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Kathleen Neel - Summit County Recorder

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**ENTRADA AT BRECKENRIDGE PLANNED UNIT DEVELOPMENT (PUD)  
SIGN PROGRAM**

(Approved by the Upper Blue Planning Commission on September 27, 2012)

**I. General Provisions**

**A. Purpose and Intent**

The purpose and intent of the Entrada at Breckenridge PUD Sign Program ("Sign Program") is to encourage signs that communicate in a manner that complement the natural and built environment. Signs play an important role in insuring safety, providing guidance and information identifying commercial services, and helping to reinforce the unique character of a place in which they are located. This Sign Program seeks to control the quality, design and location of signs in a manner that is compatible with the natural environment.

**B. Authority and Applicability**

This Sign Program is a free-standing document rather than a part of the Entrada at Breckenridge PUD Designation. The sign regulations and standards specifically stated in this Sign Program supersede the Sign Regulations of the Summit County Land Use and Development Code ("Development Code"). Where this Sign Program does not address a specific standard or requirement, the specific provisions of the Development Code shall apply as determined by the Planning Department. In making this determination, the Planning Department shall consider the original intent of this Sign Program, the type of use, intensity of use, type of structure and similar factors to identify the situation covered by the Development Code closest in comparison to the situation in the Sign Program.

No modification to the Entrada at Breckenridge PUD Designation is required for this Sign Program, or any future amendments to this Sign Program. Amendments to this Sign Program shall follow the requirements and processes of the Sign Regulations contained in Chapter 9 of the Development Code. However, no modifications to this Sign Program are required for minor adjustments in the signs' locations as noted in Section II.E. of this Sign Program. Moreover, it is expressly anticipated that reasonable modifications to this Sign Program will be made, in accordance with Section 9402 of the Development Code, in reflection of the actual commercial activity established for Tract A in the future.

**C. Relationship to the Development Code**

Unless otherwise stated in this Sign Program, the following sections of the Sign Regulations of the Development Code are applicable to all signage within the Entrada at Breckenridge PUD Sign Program:

1. Authority
2. Applicability
3. Compliance with Sign Regulations
4. Exempt Signs
5. Prohibited Signs
6. Seasonal Decorations

7. Signs Displayed on Vehicles
8. Political Campaign Signs
9. Ideological Signs
10. Special Events Devices
11. Quality of Construction
12. Readability
13. Maintenance
14. Permit Authority for Signs Under the Sign Program
15. Enforcement of the Sign Program
16. Variances
17. Enforcement
18. Non-Conforming Signs
19. Illegal Signs
20. Removal of Hazardous Signs
21. Definitions
22. Figure 9-1: Specific Sign Regulations for Temporary Signs Permitted in Commercial/Industrial Zoning Districts and in Commercial or Mixed Use PUDs

## II. General Provisions

The following specific standards and requirements shall govern all signs within the Entrada at Breckenridge PUD Sign Program:

- A. Sign Area: The sign area includes the entire face of a sign including the advertising surface and any framing trim or molding, but does not include the sign's base, supports, posts, beams, wall mounting brackets or lighting. Measuring Sign Area and Measuring the Sign Area of a Two-Sided Sign are per the requirements of the Development Code. The allowed sign areas identified in this Sign Program are specifically allowed. The height of a sign shall be measured from natural grade. Sign height shall not be calculated from the top of any berms where signs are proposed to be located.
- B. Sign Material: Unless otherwise stated in this Sign Program, natural or non-natural materials that emulate natural materials are required. This includes sign elements such as the sign face, base, columns, posts and beams, but does not include wall mounting brackets or lighting. Metal may be used for wall brackets and lighting, or as an accent material so long as it is non-reflective and/or painted a dark color. Metal or vinyl signs may only be used to identify the mini-warehouse individual storage units and office. All other signs must be constructed of natural or non-natural materials that emulate natural materials.
- C. Sign Colors: The main ground mounted signs of this Sign Program shall have unified materials, colors and lettering. Tenant Identification Signs may have individual designs and colors, and need not meet the requirements of uniform materials, colors and lettering required of the main ground mounted signs. All sign elements shall be painted, and exposed reflective metal elements are prohibited except those associated with solar electricity to illuminate the signs.

- D. **Lighting or Illumination:** Lighting may be used to illuminate the signs within this Sign Program, but is not required. All lighting shall be external to the sign and installed using full cut-off luminaires so that the light sources is obscured from view to the extent practical, and so that all direct rays are confined to the sign on which the lighting is located. Conventional electricity or solar power may used to illuminate the signs per this Sign Program. The lighting source may be integrated into the design of the ground mounted signs or provided by adjacent building lighting. All other applicable regulations of the Sign Regulations shall be met.
- E. **Sign Location:** Unless otherwise stated in this Sign Program, all signs shall be located in the general areas shown on the attached Entrada Sign Program and Landscaping Plan which is part of this Sign Program. The signs shall be located where appropriate, based on this Sign Program, by the applicant in consultation with the Planning Department during the individual sign permit review process. Minor adjustments to the signs' locations are administrative and not "Non-Substantial Amendments" to Existing Sign Programs or "Substantial Amendments" to Existing Sign Programs per the Development Code. No modifications to the Entrada at Breckenridge PUD Designation or this Sign Program are required for minor adjustments in the signs' locations. All signs shall be placed a minimum of five (5) feet from road rights-of-ways.
- F. **Sign Definitions:** Unless otherwise stated in this Sign Program, all sign definitions are per the Development Code currently in effect.
- G. **Sign Permit Review:** All signs, except those exempted by the Development Code, must be reviewed and receive a sign permit from the Planning Department. If Building or Owners Associations regulations require review, signs must be approved by these entities before a sign permit is submitted to the Planning Department. Minor adjustments to the signs' locations are administratively reviewed by the Planning Department as described above.
- H. **General Parking and Directional Signs:** Signs as required by the Manual on Uniform Traffic Control Devices (MUTCD) are permitted, as well as signs necessary to designate parking for tenant commercial and residential occupants, employees, customers, handicapped persons, emergency vehicles, delivery, loading and other general parking signs. Pedestrian directional signs, delivery-type signs and bus stop signs are also permitted. Sign sizes shall be no larger than what is allowed, or required by the MUTCD.
- I. **Landscaping:** Landscaping shall be installed in the general locations around the four main ground mounted signs as shown on the attached Entrada Sign Program and Landscaping Plan. A separate landscaping plan in compliance with Chapter 3 of the Development Code shall be submitted to the County for review and approval in conjunction with the individual sign permit which the landscaping is associated with. The landscaping plan may be installed in phases coinciding with each of the main free standing signs. Only that portion of the landscaping plan associated with each individual sign is required to be installed at the time of the sign's construction/installation, rather than all the landscaping shown on the landscaping plan.

A berm, a maximum of two feet high, may be installed at the corner of Highway 9 and County Road 450/Huron Road in connection with that sign. The berm shall meet all applicable requirements of Chapters 3 and 6 of the Development Code, and the berm shall be shown on the landscaping plan submitted to the Planning Department for review and approval. All proposed landscaping, including the berm, must not obstruct pedestrian or vehicular site distance triangles or create a hazard.

### III. Sign Types and Specific Regulations

#### A. Mini-Warehouse Facility Signs

The mini-warehouse facility consists of three buildings located on Tract B, the rear/eastern portion of the property, accessed from a single curb cut off of County Road 450/Huron Road. A fourth two story mini-warehouse building may be constructed in the future on the center of the site.

##### 1. Business Identification Sign (Tract B)

This sign will indicate the location and access point for the mini-warehouse facility off of County Road 450.

Number Allowed:	One (1)
Location:	Ground mounted near the County Road 450 southeast entrance.
Design:	Coordinated materials, colors and lettering with the other ground mounted signs. Optional cultured stone post bases allowed, but not required.
Maximum Size:	May be double-sided, but only one sign face counted per the requirements of the Development Code. Not to exceed eight (8) square feet in size. A rider sign may be placed on the bottom of the sign to provide directions or additional information.
Maximum Height:	Eight (8) feet from grade including the support structure and optional stone post bases.
Illumination:	Electric or solar power may be installed to illuminate the sign and shall meet the requirements of Section II.D. of this Sign Program.
Landscaping:	Landscaping as shown and specified on the attached Entrada Sign Program and Landscaping Plan must be installed in conjunction with this sign as per the requirements of this Sign Program and the applicable requirements of the Development Code.

2. Building Identification Signs

These signs will identify the mini-warehouse buildings by numbers.

Number Allowed:	Two (2) per Buildings B, C and D; Four (4) per future Building A—two (2) per floor.
Location:	Wall mounted and located on the south and west building facades to identify each building by number “100,” “200,” “300,” “400” and “500.”
Design:	High Density Urethane (HDU)
Maximum Size:	12 inch tall numbers. Six (6) square feet total area for each sign.
Maximum Height:	No higher than the roof eave.

3. Storage Unit Identification Signs

These signs will identify each individual warehouse unit.

Number Allowed:	One set of three (3) numbers per individual warehouse unit.
Location:	Wall mounted above or next to the garage door to each of the storage units, and wall mounted above or next to the pedestrian door to each of the interior storage units.
Design:	“Industry standard” black vinyl numbers supplied by warehouse manufacturer.
Maximum Size:	Three (3) inches per number of each set. (I.e. Unit 101 consists of three (3) numbers, three (3) inches each number.)
Maximum Height:	No higher than the roof eave.

4. Office Identification Signs

These signs will designate the office.

Number Allowed:	Two (2)
Location:	Wall mounted on the south and west office facades of Building B/“300” designating the mini-warehouse office.
Design/Materials:	Painted metal
Maximum Size:	Six (6) square feet
Maximum Height:	No higher than the roof eave.

B. Office/Commercial Tenant Signs for the Entrada PUD

These signs address any office/commercial buildings in the Entrada PUD. Additionally, the Tenant Directory Sign permits the name of the mini-warehouse facility on Tract B as described in Section B.1 below.

1. Tenant Directory Sign\*

This sign may display the name of any business located within the Entrada PUD and shall display the name of the development complex (to be determined).

Number Allowed: One (1)  
 Location: Ground mounted near the corner of Highway 9 and County Road 450.  
 Design: Coordinated materials, colors and lettering with the other ground mounted signs. Optional cultured stone post bases allowed, but not required. This sign shall include individual tenant panels which are of uniform size except for the top panel which may be reserved for the principal tenant in the Entrada PUD. Said top panel may be larger than the other individual panels. The principal tenant may be considered to be the mini-warehouse facility on Tract B until the remainder of the property outside of Tract B, either Tract A, or as said property may be modified into separate tracts or parcels in the future, receives 100% occupancy. At the time of 100% occupancy of the property outside of Tract B, the principal tenant shall be defined as the tenant with the largest square footage on the Property outside of Tract B. At no time shall there be less than two tenant panels, even if a tenant name is not included on any other panels except for the principal tenant panel.  
 Maximum Size: May be double-sided, but only one sign face counted per the requirements of the Development Code. Not to exceed 36 square feet in size.  
 Maximum Height: 12 feet from grade including the support structure, optional cultured stone post bases, and optional berm.  
 Illumination: Electric or solar power may be installed to illuminate the sign and shall meet the requirements of Section II.D. of this Sign Program.  
 Landscaping: Landscaping as shown and specified on the attached Entrada Sign Program and Landscaping Plan must be installed in conjunction with this sign as per the requirements of this Sign Program and the applicable requirements of the Development Code. A berm, a maximum of two (2) feet high, may be installed in connection with the sign as per the requirements of Section II.I. of this Sign Program, but is not required.

\*The tenant panels are intended to be interchangeable based upon current tenant occupancy.

2. Business Identification Sign (Tract A)

This sign will identify the principal tenant on Tract A.

Number Allowed: One (1)  
 Location: Ground mounted adjacent to Highway 9.

Design:	Coordinated materials, colors and lettering with the other ground mounted signs. Optional cultured stone post bases allowed, but not required.
Maximum Size:	May be double-sided, but only one sign face counted per the requirements of the Development Code. Not to exceed 32 square feet in size.
Maximum Height:	12 feet from grade including the support structure and optional cultured stone post bases.
Illumination:	Electric or solar power may be installed to illuminate the sign and shall meet the requirements of Section II.D. of this Sign Program.
Landscaping:	Landscaping as shown and specified on the attached Entrada Sign Program and Landscaping Plan must be installed in conjunction with this sign as per the requirements of this Sign Program and the applicable requirements of the Development Code.

3. Directional Sign

This sign will display the name of the office/commercial complex (to be determined) and the address(es), and identify the access point from County Road 450.

Number Allowed:	One (1)
Locations:	Ground mounted near the County Road 450 southwest entrance.
Design:	Coordinated materials, colors and lettering with the other ground mounted signs. Optional cultured stone post bases allowed, but not required.
Maximum Size:	May be double-sided, but only one sign face counted per the requirements of the Development Code. Not to exceed eight (8) square feet in size.
Maximum Height:	Eight (8) feet from grade including the support structure and optional cultured stone post bases.
Illumination:	Electric or solar power may be installed to illuminate the sign and shall meet the requirements of Section II. D. of this Sign Program.
Landscaping:	Landscaping as shown and specified on the attached Sign Program and Landscaping Plan must be installed in conjunction with this sign as per the requirements of this Sign Program and the applicable requirements of the Development Code.

4. Tenant Identification Signs\*

These signs will identify each tenant in any office/commercial building located in the Entrada PUD.

Number Allowed: One (1) per tenant of Buildings 1, 2 and A  
 Location: Each sign may be mounted perpendicularly from a wall-mounted bracket to the wall (arcade sign), next to or above an entrance, or flush mounted to the wall anywhere on the floor where the tenant is located.  
 Design: Individual sign designs and colors permitted. These signs must be made of natural or non-natural materials that emulate natural materials, but need not utilize the coordinated materials, colors and lettering of the ground mounted signs.  
 Maximum Size: 20 square feet each  
 Maximum Height: No higher than the roof eave.  
 Illumination: Electric or solar power may be installed to illuminate the sign and shall meet the requirements of Section II. D. of this Sign Program.  
 Minimum Clearance: 8.5 feet from grade

\*The above regulations are based upon one-story buildings. Additional signage is allowed if any of these buildings are constructed as two-story buildings. The additional signage shall be reviewed per Section 9402.B of the Development Code.

5. Directory Signs

These signs list the businesses within any office/commercial building in the Entrada PUD where they are located.

Number Allowed: One (1) per building  
 Location: May be ground mounted or located on one of the office/commercial buildings' facades to identify each of the buildings' tenants, as well as their building number, address and/or unit number.  
 Design: Coordinated materials, colors and lettering with the ground mounted signs.  
 Maximum Size: 10 square feet  
 Maximum Height: Six (6) feet from grade if ground mounted or no higher than the roof eave if wall mounted.  
 Illumination: Electric or solar power may be installed to illuminate the sign and shall meet the requirements of Section II. D. of this Sign Program.

C. Additional Allowed Signs

1. Window and Door Signs\*

Number Allowed: One per window or door of each tenant's unit in Buildings 1, 2, and A, and the mini-warehouse facility office.



Location:	Adhered to the interior or exterior glass surface of windows or doors.
Maximum Size:	No more than 25% of the total glass area
Maximum Height:	Not applicable

\*In addition, as per the Development Code, credit card or trade association advertisement may also be located on the glass surface of the windows or doors. A maximum of four (4) advertisements are allowed per window or door, each a maximum of 25 square inches. These credit card or trade association signs do not count towards the above Door and Window Sign square footage limitations. One (1) open/closed sign is permitted per business, either on the door or window, and shall not exceed two (2) square feet. No permit is required for the credit card, trade association or open/closed signs.

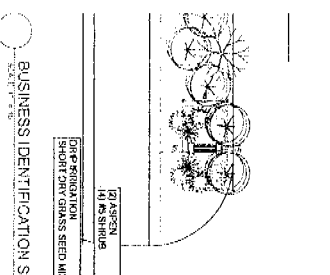
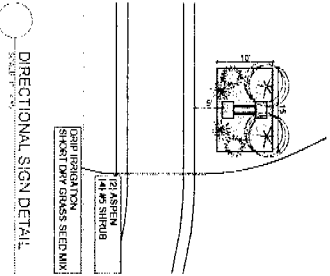
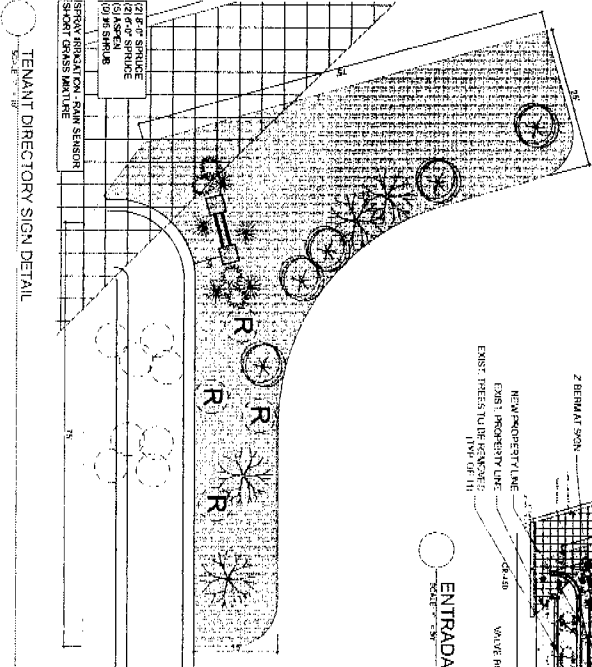
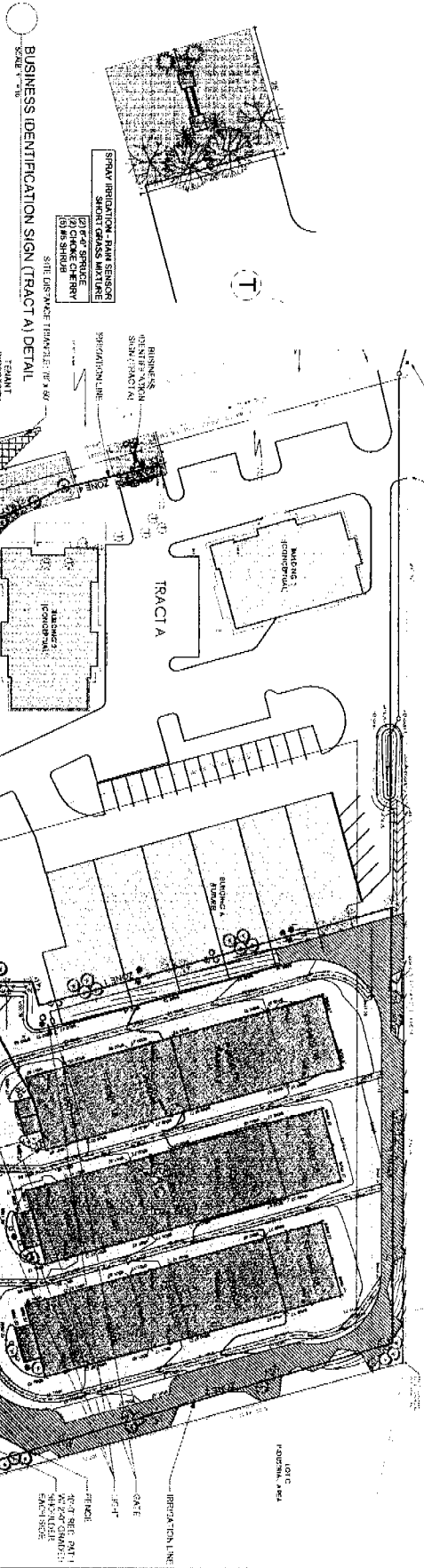
2. General Parking and Directional Signs

Signs as required by the Manual on Uniform Traffic Control Devices (MUTCD) are permitted, as well as signs necessary to designate parking for tenant commercial and residential occupants, employees, customers, handicapped persons, emergency vehicles, delivery, loading and other general parking signs. Pedestrian directional signs, delivery-type signs and bus stop signs are also permitted. Sign sizes shall be no larger than what is allowed, or required by the Manual for the MUTCD.

EXISTING PROJECT SIGNAGE CONSIDERATIONS

LOT 11

LOT 12



ENTRADA SIGN PROGRAM AND LANDSCAPING PLAN  
SCALE: 1/8" = 1'-0"



LOCATION	REF.	NAME	NO.	SIZE
TRACT A A	1	ENTRADA SIGN	1	12' x 12'
TRACT A B	2	TENANT DIRECTORY SIGN	2	12' x 12'
TRACT A C	3	ENTRADA SIGN	3	12' x 12'
TRACT A D	4	TENANT DIRECTORY SIGN	4	12' x 12'
TRACT A E	5	ENTRADA SIGN	5	12' x 12'
TRACT A F	6	TENANT DIRECTORY SIGN	6	12' x 12'
TRACT A G	7	ENTRADA SIGN	7	12' x 12'
TRACT A H	8	TENANT DIRECTORY SIGN	8	12' x 12'
TRACT A I	9	ENTRADA SIGN	9	12' x 12'
TRACT A J	10	TENANT DIRECTORY SIGN	10	12' x 12'
TRACT A K	11	ENTRADA SIGN	11	12' x 12'
TRACT A L	12	TENANT DIRECTORY SIGN	12	12' x 12'
TRACT A M	13	ENTRADA SIGN	13	12' x 12'
TRACT A N	14	TENANT DIRECTORY SIGN	14	12' x 12'
TRACT A O	15	ENTRADA SIGN	15	12' x 12'
TRACT A P	16	TENANT DIRECTORY SIGN	16	12' x 12'
TRACT A Q	17	ENTRADA SIGN	17	12' x 12'
TRACT A R	18	TENANT DIRECTORY SIGN	18	12' x 12'
TRACT A S	19	ENTRADA SIGN	19	12' x 12'
TRACT A T	20	TENANT DIRECTORY SIGN	20	12' x 12'
TRACT A U	21	ENTRADA SIGN	21	12' x 12'
TRACT A V	22	TENANT DIRECTORY SIGN	22	12' x 12'
TRACT A W	23	ENTRADA SIGN	23	12' x 12'
TRACT A X	24	TENANT DIRECTORY SIGN	24	12' x 12'
TRACT A Y	25	ENTRADA SIGN	25	12' x 12'
TRACT A Z	26	TENANT DIRECTORY SIGN	26	12' x 12'

**ENTRADA LANDSCAPING PLAN**  
TRACTS A & B, ENTRADA SUBDIVISION  
SUMMIT COUNTY, COLORADO

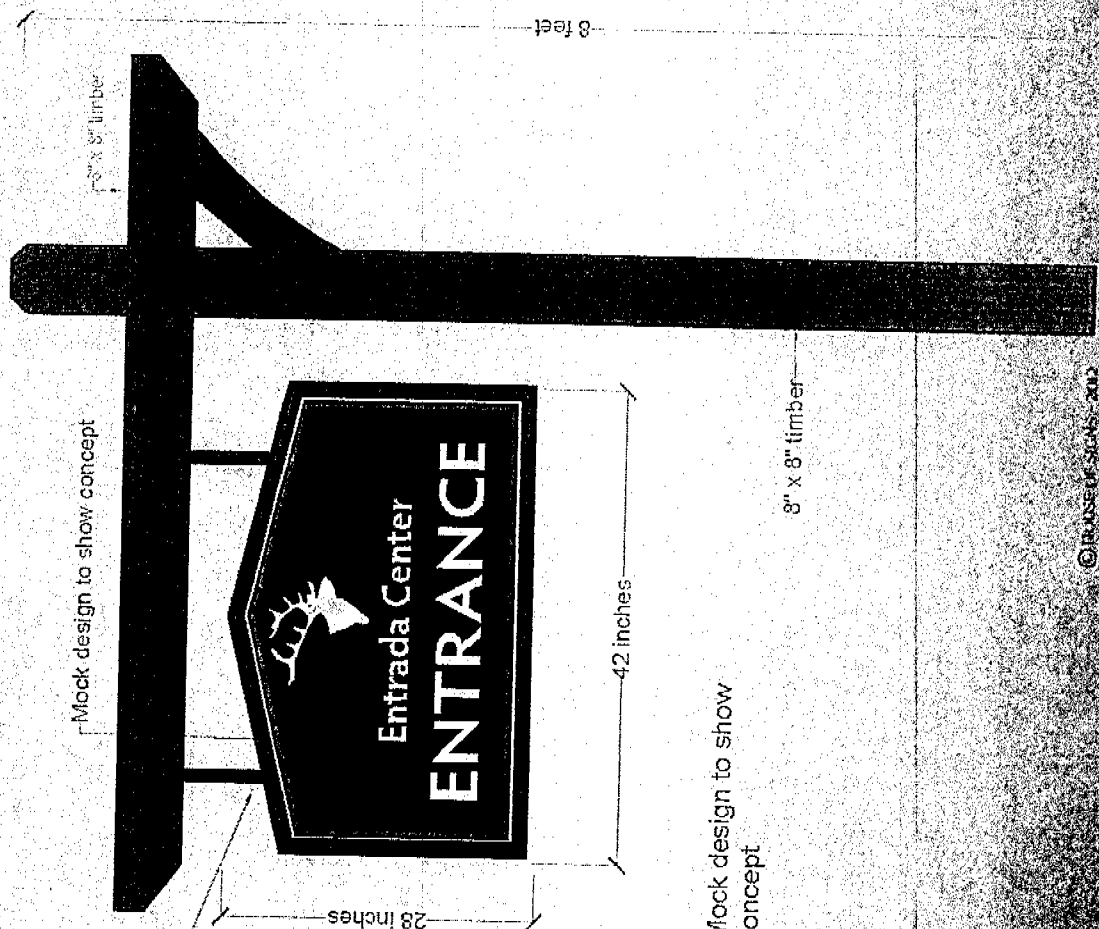
**ARCHITECT**  
JAMES W. HARRIS & ASSOCIATES  
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**Directional Sign**  
 8 square feet total  
 Two-sided, free standing sign with timber  
 support structure

**FRONT VIEW**

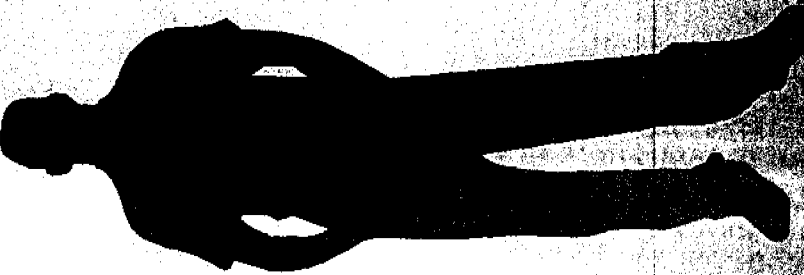
**SIDE VIEW**



Mock design to show concept

Mock design to show concept

Black effect of background high density urethane construction



**COLORS**

Color	CMYK	Color	CMYK
Black	0, 0, 0, 100	Black	0, 0, 0, 100
White	100, 100, 100, 0	White	100, 100, 100, 0
Red	0, 0, 100, 100	Red	0, 0, 100, 100
Green	100, 0, 0, 100	Green	100, 0, 0, 100
Blue	100, 0, 100, 100	Blue	100, 0, 100, 100

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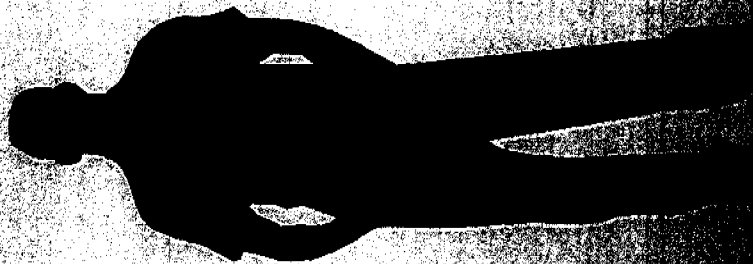
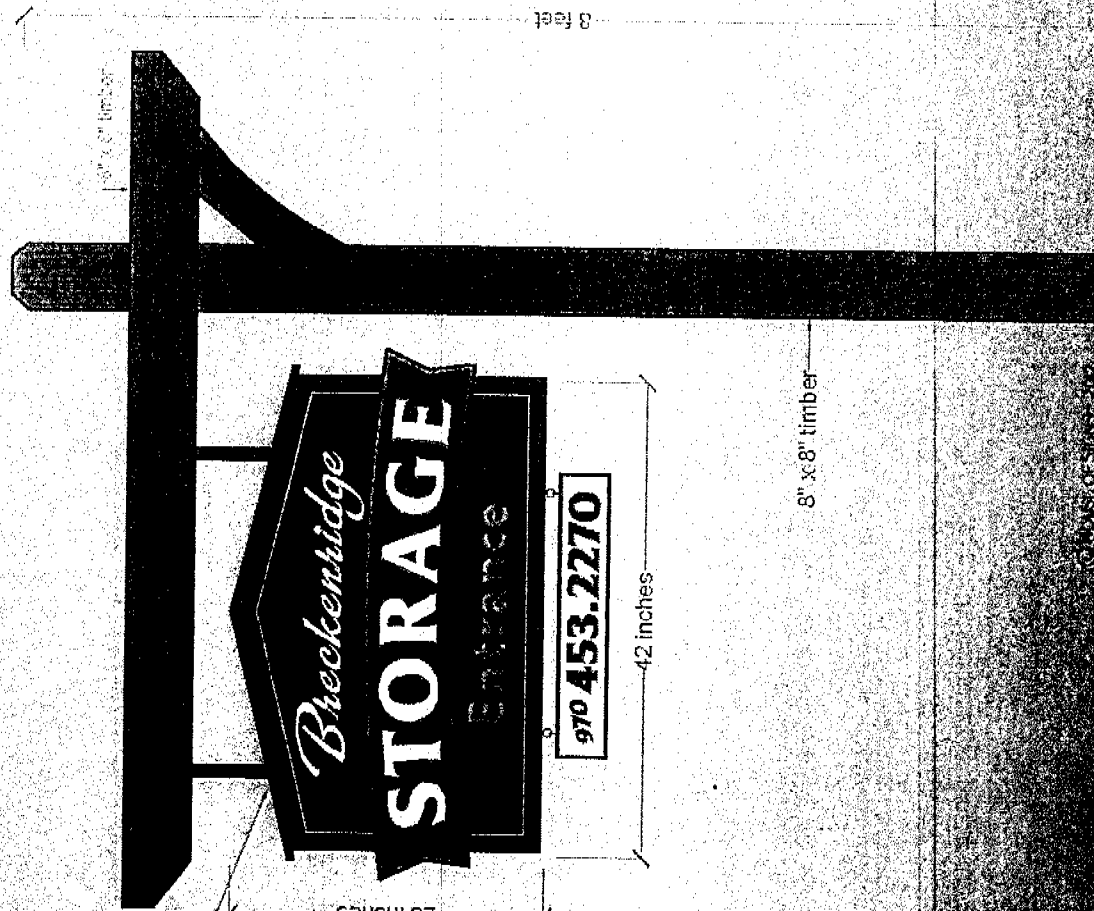
**Business Identification Sign (Tract B)**

8 square feet total  
Two-sided, free standing sign with timber support structure

Plank-style background and high density urethane construction

**FRONT VIEW**

**SIDE VIEW**

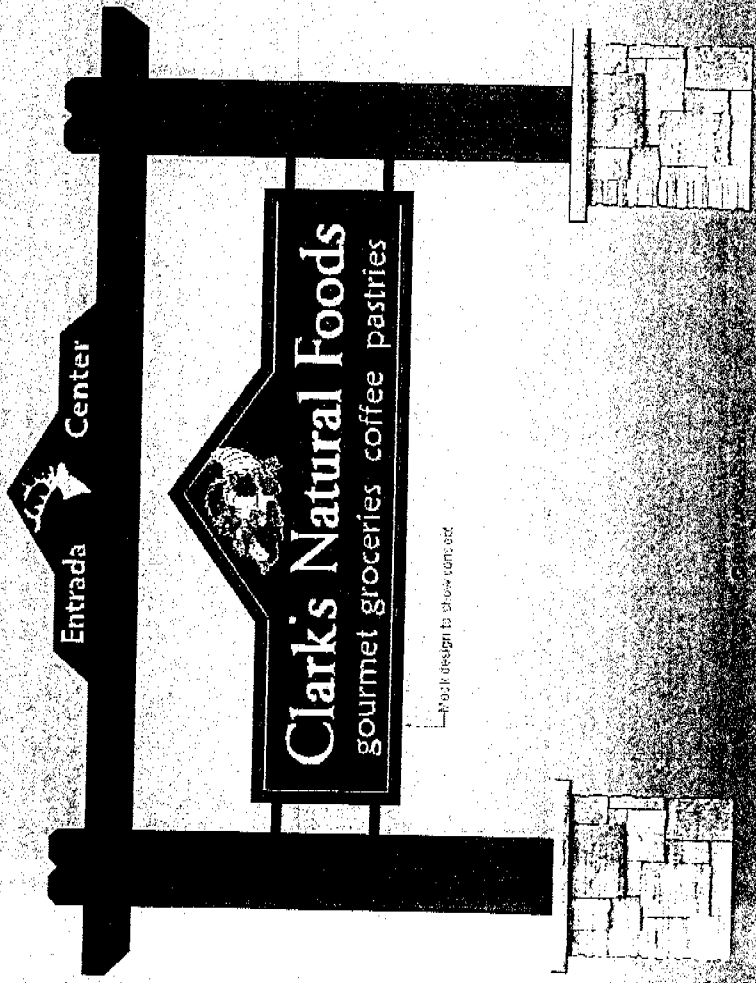


1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20





Business Identification Sign (Tract A)



—No. 10 design to show context

Tenant Directory Sign



—No. 10 design to show context





300 Sign

300 Sign  
300 Sign  
300 Sign  
300 Sign

12 inches

3

0

0

COLORS

Paint to match

Stikens  
oil stain  
buffing

