

The Ranch

Specifications for replacing current sign and retaining wall.

We are a 40 year old community nestled near the terminus of Hermosa Creek valley and surrounded by soaring red rock peaks and mountain vistas in all directions. We enjoy lakes, streams, ponds and waterfalls. Our many common areas are filled with mature spruce, pine and aspen. We value our rustic mountain architecture, which is maintained by our architectural committee.

1. Our sign needs to be two sided, as it is today.
2. It needs to be lighted at night from both sides, as Highway 550 has no lighting. The lighting needs to be tied to a sensor so it comes on automatically when it gets dark.
3. The sign is currently 73” high and 148” wide. We want to shorten the height to approximately 60” because the current sign is rotting out from being watered by the irrigation. The new length just needs to be proportionate to the new design.
4. The current sign support beam is 8 feet from the top of the soil in the planter bed. We want to keep the new height roughly the same as it is in balance with the size of the planter bed and is easily visible from Highway 550.
5. The sign location needs to remain the same in order to be visible from Highway 550. The front sign support post is 9’ from the front of the planter bed.
6. The interior support post contains an electrical outlet which we use for Christmas decorations. This needs to be included in the new design.
7. We would like the new sign to include some graphic art that reflects what is unique about our community. Some ideas that have been suggested are a water feature or the mountain directly across the highway from our community.
8. We like the idea of metal supports and/or sign as long as they reflect the rustic character of our community and have a substantial look and feel.
9. The planter currently contains a street sign. This sign must remain as it is a CDOT requirement.
10. We want to replace the RR ties on our retaining wall with boulders.

Appendix A – Specifications for Front Entrance Sign and Planter

11. The approximate dimensions of the planter bed are 40 ½ feet long and 6 feet wide. We want to remove approximately 8 feet from the interior, downhill side, which will make the new dimensions approximately 32 feet long by 6 feet wide. By removing 8 feet from the downhill side, the sign becomes centered in the bed, which is more visually appealing. It also cuts down on the amount of rock material required by 16 linear feet.
12. The road slants downhill. Because of this, the height of the current retaining wall starts out at approximately 12” and goes to 18” in order for the planter bed to be level. This slant needs to be taken into account in the new design utilizing boulders. We don’t see a need to change the height of the retaining wall.
13. We are planning to remove all three trees that are currently within the planter bed and replacing them with new landscaping. The two pine trees are located above electric and irrigation lines running under the road and the roots have already damaged the irrigation line requiring repair. Additionally, the winter shade from the trees causes ice to form on the road. The aspen in the front of the bed sprouts a grove of small aspens that constantly need to be removed. A smaller deciduous tree could be incorporated into the final landscape design.