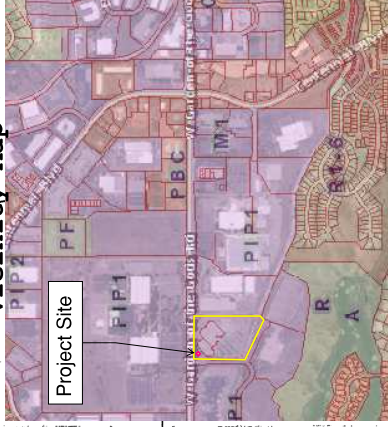


USE VARIANCE DEVELOPMENT PLAN

SPACE FOUNDATION ELECTRONIC MESSAGE CENTER SIGN

Vicinity Map



SHEET INDEX:
 Cover Page 1 of 3
 Site Plan 2 of 3
 Sign Detail 3 of 3

PROJECT STATEMENT:
 A use variance development plan to allow an electronic message center sign type with a civic land use.

PROJECT DATA

OWNER:
 United States Space Foundation
 4425 Arrowswest Dr.
 Colorado Springs, CO 80907

PROJECT ADDRESS:
 Arrowswest Condominiums, Units 1 & 2
 4425 Arrowswest Dr.
 Colorado Springs, CO 80907

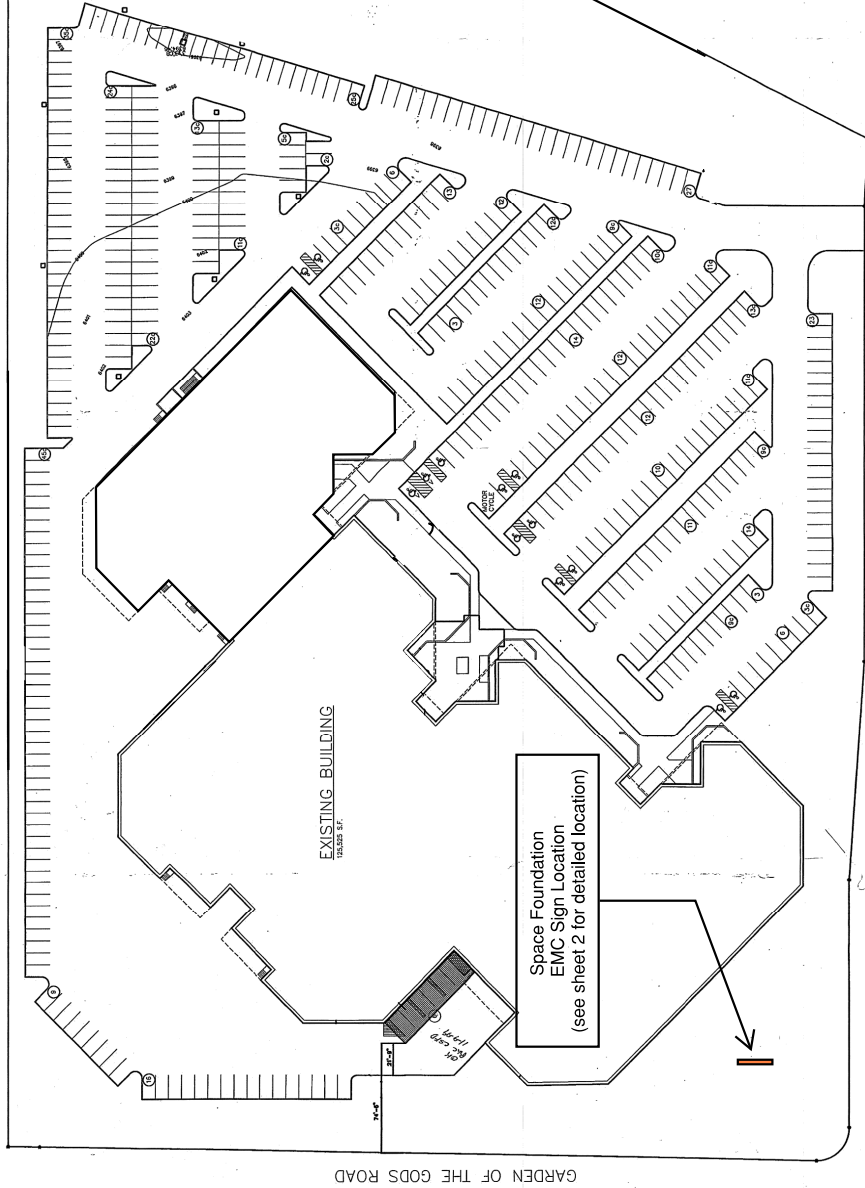
ASSESSOR'S SCHEDULE NO:
 7326201004 and 7326201005

LEGAL DESCRIPTION:
 Common area, Arrowswest Condominiums, according to the plat recorded at registration no. 212222221

CITY ZONING:
 PIP-1 (Planned Industrial Park)

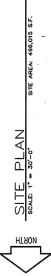
USE:
 Proposed use - Electronic Message Center

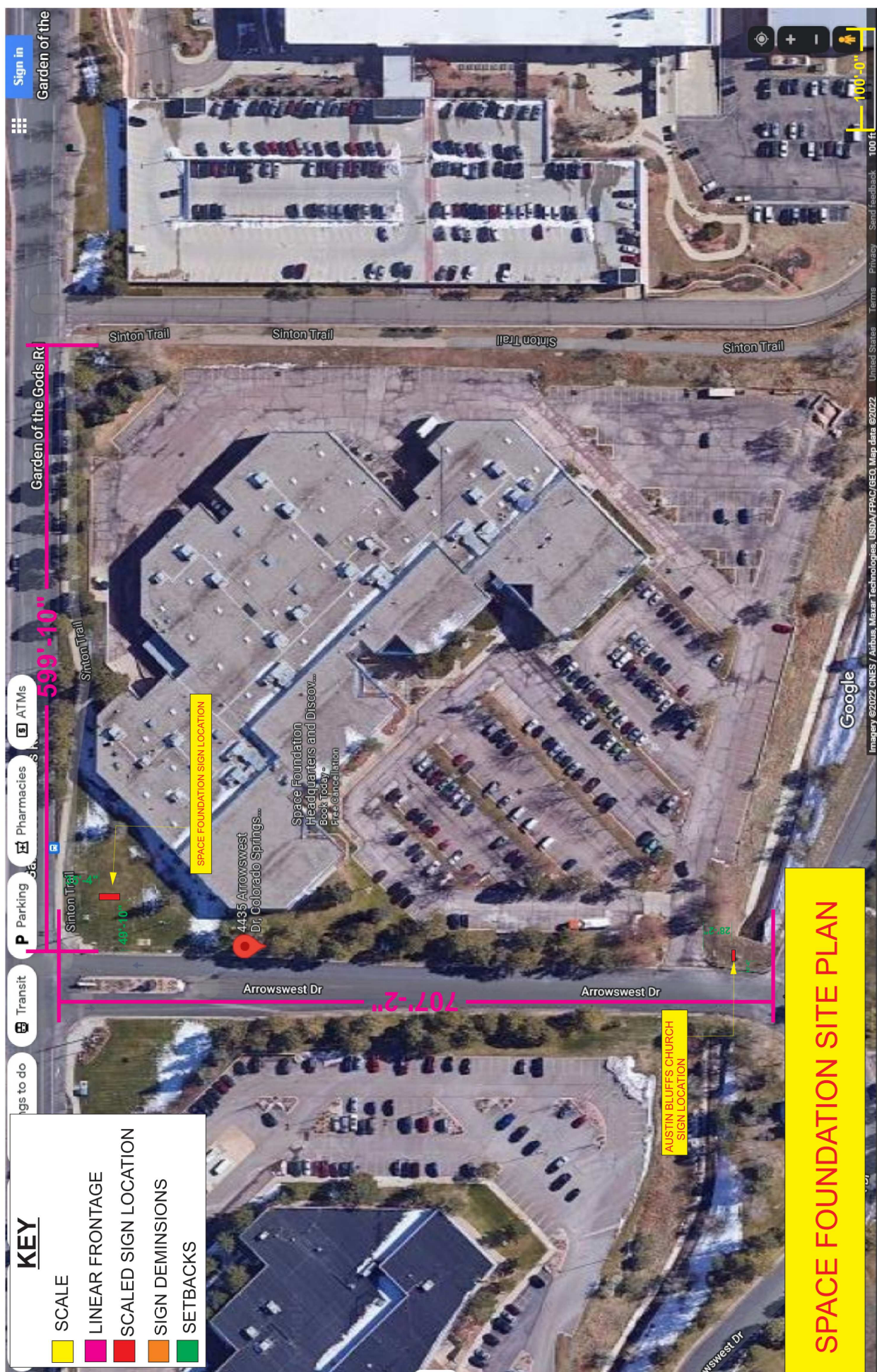
LOT SIZE:
 11.47 acres

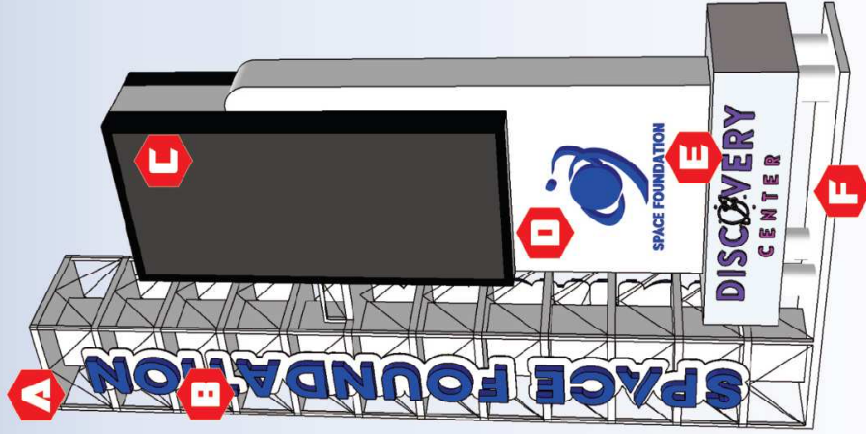
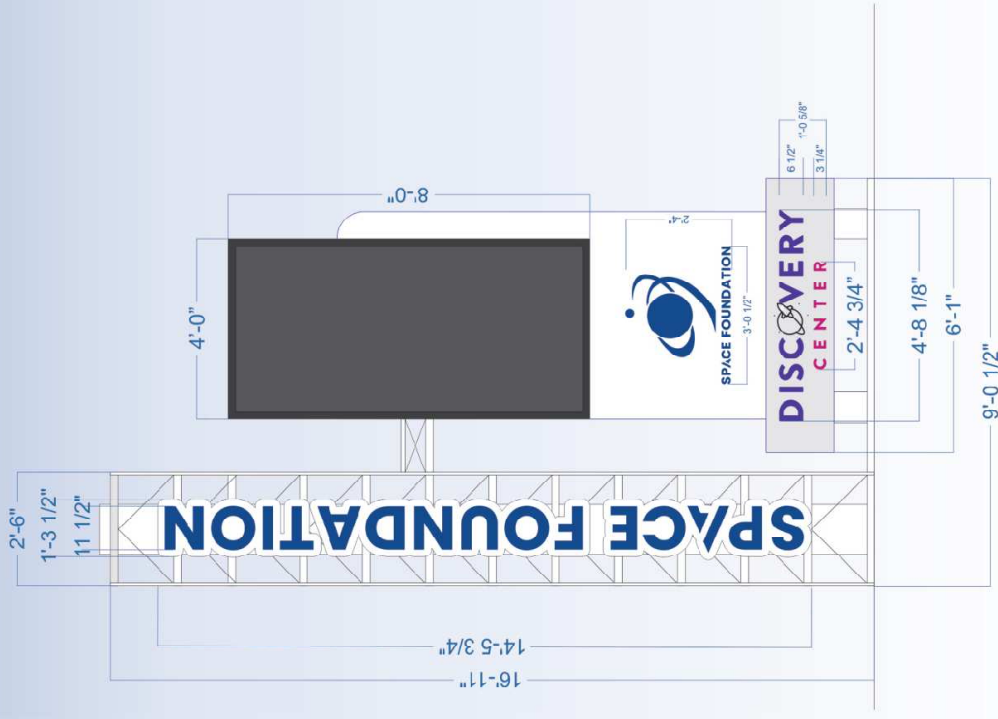


GENERAL NOTES:

- Property owners will be required to submit for a proposed Sign Plan to combine all portable signs within this project area in order to unify these properties which will be reviewed as an Office/Civic Use. Once the CSP has been processed and approved, site will be permitted to move forward with permitting the signage package.
- No existing trees to be removed within the scope of this project. All landscaping including existing trees to be maintained or replaced as needed. All irrigation system components to be revised, repaired and/or replaced as needed.
- Improvements, structures and trees cannot be located directly over or within 6 feet of any underground gas or electric distribution facilities and comply with applicable codes (NESC or the National Electric Safety Code) or any applicable natural gas regulations or Colorado Springs Utilities Service Standards.
- Improvements, structures and trees shall not be located under or near any overhead utility facility, comply with NESC clearances, allow access or the ability to maintain utility facilities.
- Landscaping should be designed to provide required clearances for utility facilities, allow continuous access for utility equipment, and minimize conflicts with utility facilities.







- | | | |
|----------|--------------------------------------|---|
| A | Tower Section | ☐ 1" & 2" Aluminum Sq. tube
☐ .063" Aluminum Sheet
☒ 1/4" Stainless Cable Accent
☐ Painted Matthews White |
| B | Vertical Halo Channel Letters | ☐ .050" Aluminum Backer
☒ Halo lit Letters- Blue TBD
☐ .080" Alum. Face
☐ .063" Alum. Return
☐ Hanley Blue LED |
| C | Electronic Message Board | <div>  <div> watchfire
 AUTHORIZED DEALER </div> </div> ☒ Watchfire EMC
☒ Full color- 1.2 quintillion
☒ Wireless Communication
☒ Ignite Premium Software |
| D | Halo Logo section | ☒ Halo Lit Channel logo
☐ .080" Alum. Face
☐ .063" Alum. Return
☐ Hanley Blue LED |
| E | Push Through Acrylic Section | ☒ 3/4" Routed white acry. w/vinyl
☒ 3/4" Routed white acry. w/vinyl
☒ 3/4" Routed white acry. w/vinyl
☐ Brushed Aluminum Cabinet
☐ Hanley White LED Illumination |
| F | Concrete Pad/ Caissons | ☐ 6" Concrete pad
☐ Support structure TBD
☐ by engineering |

*Client to provide vector artwork final production. *Final signed approval is required.

*Artwork is for general reference only. It is an approximation of scale and placement.

	UL Listed	Customer Information Space Foundation - Discovery Center	Job Location 4425 Arrowswest Dr. Colorado Springs, CO	Customer Information 3505 E Platte Avenue Colorado Springs, Colorado 80909 719-573-1567 Wayne@signshopilluminated.com	Page 2 / 2
		APPROVAL <i>Signel</i>	APPROVAL <i>Signel</i>	Drawing by W. Gwin	Date 11/11/22
		LANDLORD <i>Signel</i>	LANDLORD <i>Signel</i>		