



2880 International Circle, Suite 110
 Colorado Springs, CO 80910
 Phone 719-520-6300
 Fax 719-520-6695
 www.elpasoco.com

Please remove
 checklist from the plan

**EL PASO COUNTY PLANNING AND
 COMMUNITY DEVELOPMENT
 DEPARTMENT**

SIGN PLAN CHECKLIST

Revised: January 2022

Sign Plan		
<p>The purpose of the sign plan is to promote the public health, safety and general welfare through reasonable, consistent and non-discriminatory sign standards. The sign regulations are not intended to censor speech or to regulate viewpoints, but instead are intended to regulate the adverse secondary effects of signs. The sign regulations are especially intended to address the secondary effects that may adversely impact aesthetics, traffic, and pedestrian safety. The sign regulations are designed to serve substantial governmental interests and, in some cases, compelling governmental interests such as traffic safety and warning signs of threats to bodily injury or death.</p>		
<p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>		
	Applicant	PCD
<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>	✓	Office use only
Sign Plan Drawing to include the following elements:		
1	Date, north arrow, and a graphic scale	X
2	Vicinity map showing the property in relation to major roadways, unless otherwise shown on the site development plan	X
3	Location of the property line, right-of-way, and all existing and proposed easements	
4	The outlines of all buildings showing their proposed uses, setbacks, dimensions, and points of access in relation to the lot configuration	X
5	Depiction of any sidewalks, fences, walls, or berms located near any existing or proposed freestanding signs	
6	Location of any existing and proposed signage on site	
7	Depiction of any loading and other vehicular use areas located near any existing or proposed freestanding signs	
8	Location, height and intensity of all outdoor illumination for the sign	
9	Depiction of any no-build areas, floodplain, drainage facilities located near any existing or proposed freestanding signs	
10	Depiction of all garbage receptacles located near any existing or proposed freestanding signs	
11	Depiction of all existing and proposed utility lines and associated infrastructure located near any existing or proposed freestanding signs	
12	Depiction of any sight triangles when located near any existing or proposed freestanding signs	
Sign Plan to include the following elements:		
1	Sign elevation and detail.	X
2	Dimensions and location of all existing and proposed sign	X
3	Summary of square footage of the total allowed signage and existing and proposed signage for the property	X
4	Setback distances from all lot line to all existing and proposed signs	
5	If illuminated, detailed description of illuminating devices and how the proposed illumination will be in compliance with the lighting standards.	
6	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:	

Include Title:
Sign Plan
File No. PPR2349

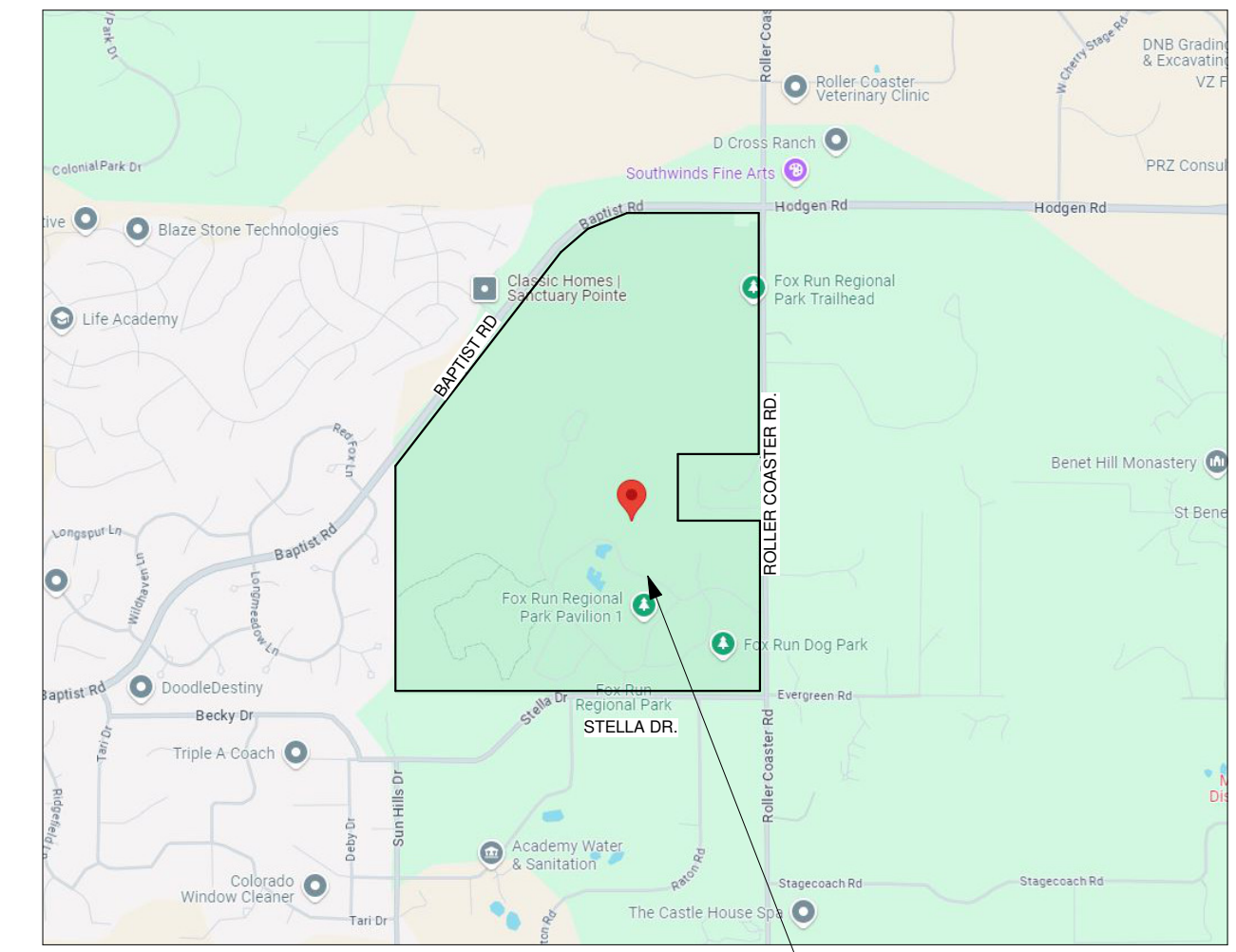
FOX RUN NATURE CENTER

FOX RUN REGIONAL PARK, EL PASO COUNTY, COLORADO



PARK MAP

SCALE: NTS



VICINITY MAP

SCALE: NTS

Project Location:
2110 Stella Dr,
Colorado Springs, CO 809021



PROJECT DATA

OWNER:

EL PASO COUNTY
200 S CASCADE AVE STE 150
COLORADO SPRINGS CO, 80903
719-520-7529
JASON MEYER
TODD MARTS

APPLICANT:

BASELINE CORPORATION
1046 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
719 531-6200
STEVE BAGGS

PROJECT ADDRESS:

2110 STELLA DR
COLORADO SPRINGS, COLORADO
809021

TAX SCHEDULE NUMBER:

610000297

LEGAL DESCRIPTION:

NW4 & SW4, EX NE4SW4 OF SEC 28-11-66 E2SE4, S2SE4NE4, THAT PART OF N2SE4NE4 OF SEC 29 LY SELY OF A STRAIGHT LN CONNECTING SW4 AND NE COR OF SD N2 SEC 29-11-66

LOT SIZE:

389.5 ACRES

ZONING:

RR-5

PROJECT DESCRIPTION:

NEW SINGLE STORY, TWO BUILDING NATURE CENTER WITH A VIEWING TOWER AND CANOPY WALK. THE NON-COMBUSTIBLE CONSTRUCTION BUILDING WITH A MULTI-PURPOSE ROOM, EXHIBIT SPACE, OUTDOOR DECK, OFFICES, STORAGE AND RESTROOMS

TOTAL BUILDING AREA:

8,245 SQFT WITH A 4,565 SQFT OUTDOOR PATIO

NUMBER OF LEVELS:

1 STORY WITH CANOPY WALK AND VIEWING PLATFORM

BUILDING HEIGHT:

75'-0"

PARKING CALCULATIONS:

PARKING SPACES	39 SPACES
ACCESSIBLE PARKING SPACES	2 SPACES
TOTAL SPACES	41 SPACES
BUS PARKING	3 SPACES



PROJECT TEAM

OWNER:

El Paso County
200 S Cascade Ave Ste 150
Colorado Springs CO, 80903
719-520-7529
Jason Meyer
Todd Marts

ARCHITECT:

TDG Architecture
201 E. Las Animas Street, Ste. 113
Colorado Springs, CO 80903
719-623-5641
Sharon Allen
Mark Tremmel

LANDSCAPE ARCHITECT:

Tapis Associates
540 Buckeye, Terrace Level
Colorado Springs, CO 80919
719 593-1540
Priscilla Marbaker

EXHIBIT DESIGNER:

Studio Tectonic
400 Marine Street, Carriage House
Boulder, CO 80302
720 398-3030
Seth Frankel
Zach Mosely

CIVIL ENGINEER:

Baseline Engineering Corporation
112 N. Rubey Drive, #210
Golden, CO 80403
303 940-9966
Steven G. Baggs, PE
Alan Lunsford

STRUCTURAL ENGINEER:

RMG Engineers
2910 Austin Bluffs Parkway
Colorado Springs, CO 80918
719 548-0600
Mike Thompson

GREEN INITIATIVES, MECHANICAL, ELECTRICAL, ENGINEER:

PCD Engineering, Inc.
4303 E. Brighton Boulevard, Suite #3
Denver, CO 80216
303 733-3078
Jacob Goodman, LEEDap, BEMP
Alex Pontasch
Walter Shoup

GEOTECHNICAL ENGINEERING:

RMG Engineers
2910 Austin Bluffs Parkway
Colorado Springs, CO 80918
719 548-0600
Kelli Zigler, PE

TRAFFIC ENGINEER:

SM Rocha, LLC
8703 Yates Drive, Suite 210
Westminster, CO 80031
719 203-6639
Mike Rocha, TOPS, TSOS
Brandon Wilson

COST ESTIMATOR:

Colarelli Construction
111 S. Tejon St., Suite 112
Colorado Springs, CO 80903
719 475-7997
Mike Senger

NOTE:
THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDING SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

REVISIONS		
DATE	FOR	

NOT FOR CONSTRUCTION

TDG Architecture

201 East Las Animas, Suite 113
Colorado Springs, CO 80903
719-623-5641 (Phone)
719-623-5643 (Fax)

FOX RUN NATURE CENTER

Fox Run Regional Park
2110 Stella Drive
Colorado Springs, CO 80921

DEVELOPMENT PLAN - COVER SHEET

DATE: 10/24/24

DRAWN BY: tdg

CHECKED BY: TDG

PROJECT NO.: 22164

SHEET:

DP-CS

1 OF XX

REVISIONS		
DATE	FOR	

NOT FOR CONSTRUCTION

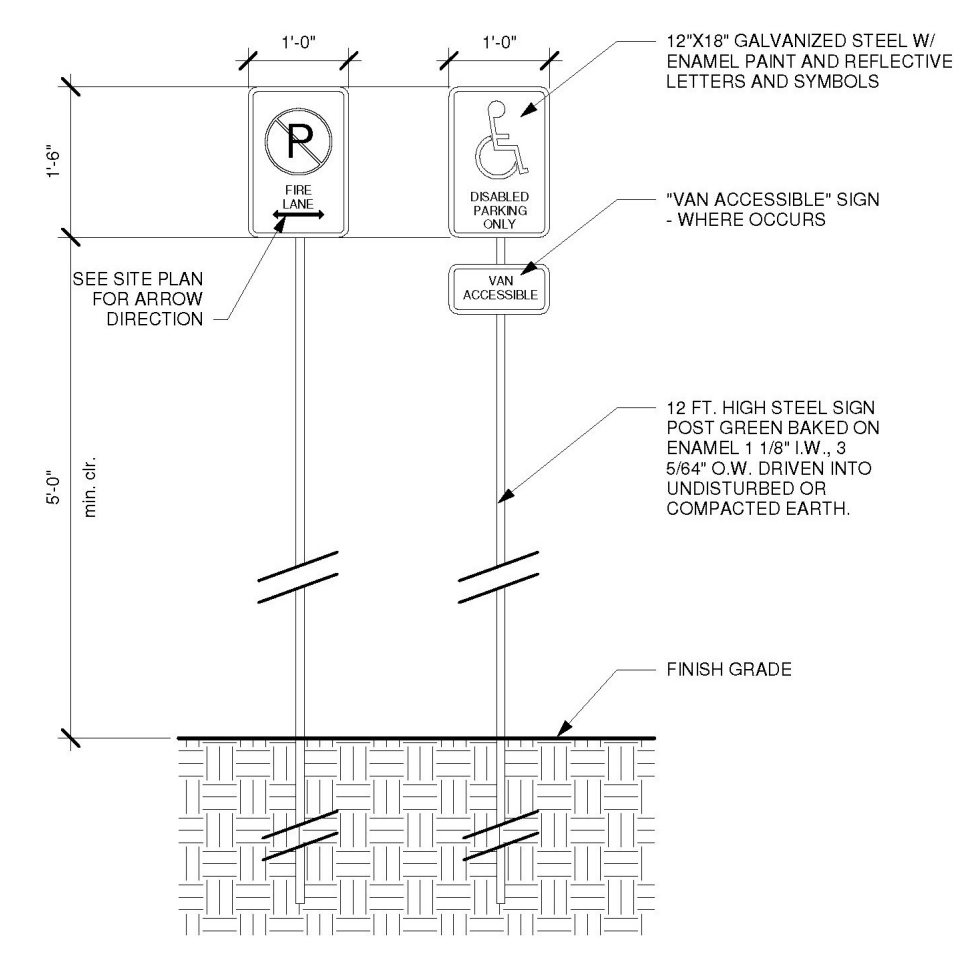
TDG Architecture
 201 East Las Animas, Suite 113
 Colorado Springs, CO 80903
 719.623.5641 (Phone)
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FOX RUN NATURE CENTER
 FOX RUN REGIONAL PARK
 2110 STELLA DRIVE
 COLORADO SPRINGS, CO 80921

DP SIGNAGE

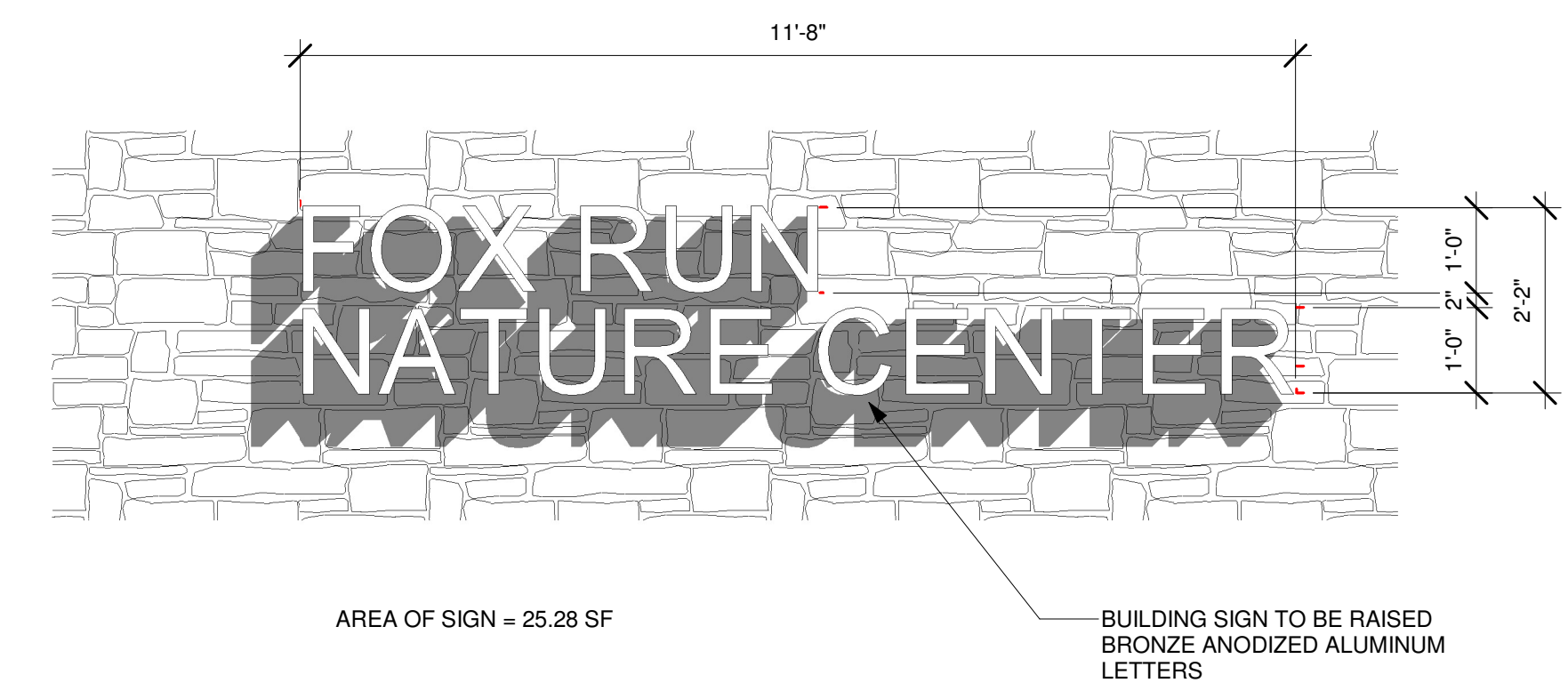
DATE: 10/24/24
 DRAWN BY: Author
 CHECKED BY: Checker
 PROJECT NO.: 22164

SHEET:
DP3.1

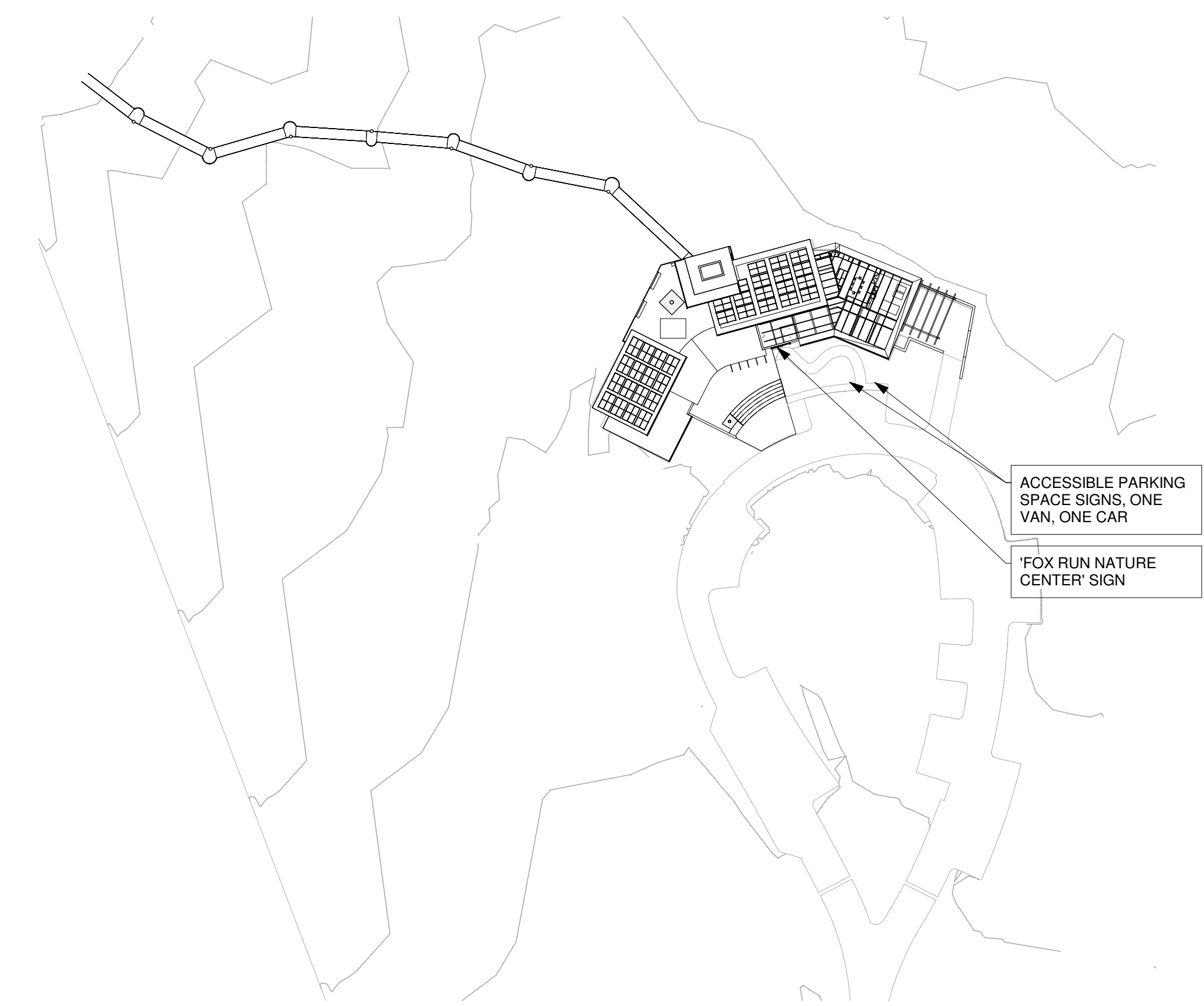


3 ACCESSIBLE PARKING SPACE SIGNAGE
 NOT TO SCALE

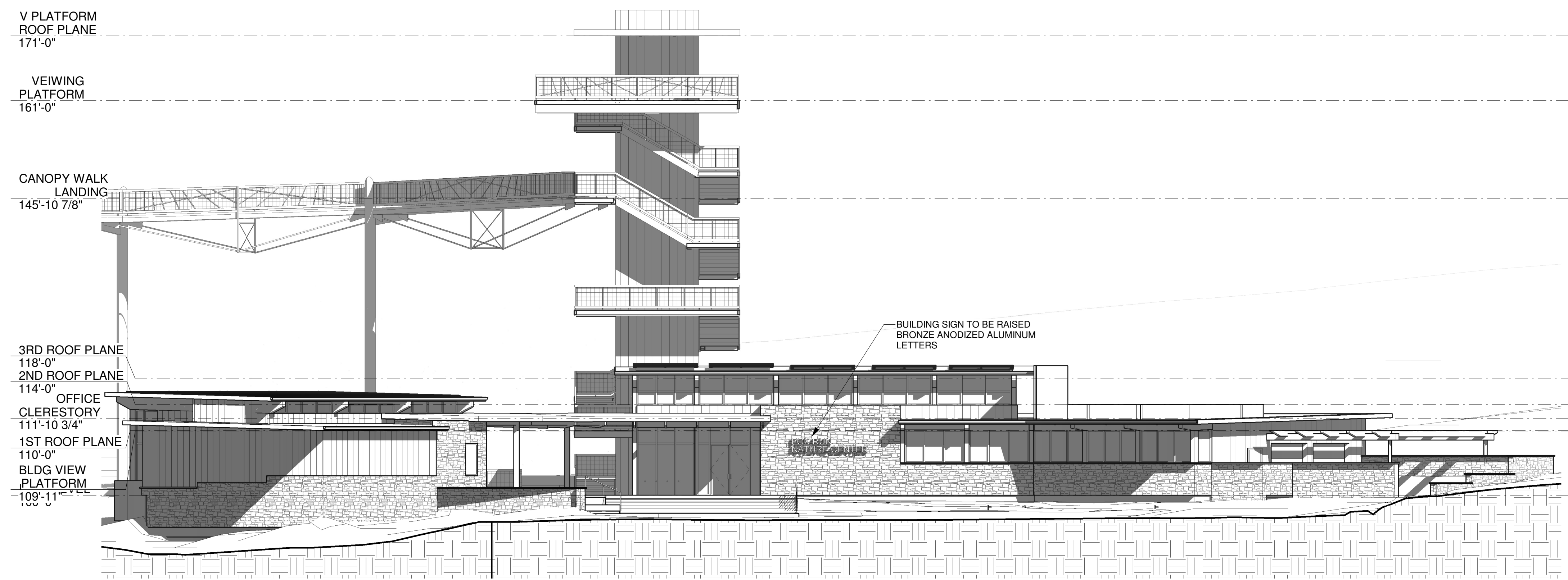
Please include:
 -Summary of square footage of the total allowed signage and existing and proposed signage for the property
 -Include note about whether sign is illuminated or not



2 ELEVATION - ENLARGED SIGN
 1/2" = 1'-0"



A SIGNAGE KEY PLAN
 1/64" = 1'-0"



1 FRONT ELEVATION (SOUTHEAST) sign sht
 3/32" = 1'-0"

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