

STOUT DENTAL CLINIC MEDICAL OFFICE BUILDING

COLORADO SPRINGS, CO

PROJECT DATA

DEVELOPMENT PLAN AREA: 1.28 ACRES
TAX SCHEDULE NUMBER: 6208310004
SITE ADDRESS: 850 STOUT RD
PREVIOUS ENTITLEMENTS: IDYLLWILD OFFICE PARK FILING NO. 1 DEVELOPMENT PLAN (CPC DP 06-00150)
MASTER PLAN: NORTHGATE MASTER PLAN
CURRENT ZONING: PIP-1/HR (PLANNED INDUSTRIAL PARK WITH HIGH RISE OVERLAY)(CITY FILE #CPC P 00-00269; CITY ORD. #01-19)
FLOOD STATEMENT: THE SITE IS NOT LOCATED WITHIN A DESIGNATED 10 YEAR FLOOD HAZARD AREA, AS DEPICTED ON FIRM COMMUNITY PANEL NUMBER 08041C0290F AND 08041C0295F, DATED DECEMBER 7, 2018.
DRAINAGE BASIN: MONUMENT BRANCH
PROPOSED SCHEDULE OF DEVELOPMENT:
DECEMBER 2022 - BEGIN CONSTRUCTION LOT 850
MAY 2023 - COMPLETE CONSTRUCTION LOT 850

DRAWING INDEX

DP-1 COVER SHEET
DP-2 DEVELOPMENT SITE PLAN
DP-3 DEVELOPMENT GRADING PLAN
DP-4 SITE DEVELOPMENT PLAN
DP-5 PRELIMINARY GRADING PLAN
DP-6 PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
DP-7 FINAL LANDSCAPE PLAN
DP-8 FINAL LANDSCAPE DETAILS
DP-9 SITE PHOTOMETRIC PLAN
DP-10 LIGHTING CUTSHEETS
DP-11 BUILDING ELEVATIONS

LEGAL DESCRIPTION

LOT 4 IDYLLWILD OFFICE PARK FILING NO. 2

AMENDMENT HISTORY (CPC DP 06-00150)

CPC DP 06-00150 / JUNE 2006
REQUEST FOR APPROVAL OF A DEVELOPMENT PLAN FOR IDYLLWILD OFFICE PARK FILING NO. 1 CONSISTING OF 8.53 ACRES ZONED PIP1/HR (PLANNED INDUSTRIAL PARK WITH HIGHRISE OVERLAY) LOCATED NORTHWEST OF STOUT ROAD AND VOYAGER PARKWAY.
CPC DP 06-00151 / SEPTEMBER 28, 2006
REQUEST FOR FINAL SUBDIVISION PLAT APPROVAL FOR IDYLLWILD OFFICE PARK FILING NO. 1 CONSISTING OF 8 LOTS ON 8.53 ACRES ZONED PIP1/HR (PLANNED INDUSTRIAL PARK WITH HIGHRISE OVERLAY) LOCATED NORTHWEST OF STOUT ROAD AND VOYAGER PARKWAY.
CPC DP 06-00150-A1MN07 / SEPTEMBER 2007
REQUEST FOR APPROVAL OF A MINOR AMENDMENT TO AN APPROVED DEVELOPMENT PLAN FOR IDYLLWILD OFFICE PARK FILING NO. 1 CONSISTING OF 8.53 ACRES ZONED PIP-1A/HR (PLANNED INDUSTRIAL PARK AND AGRICULTURAL WITH HIGH RISE OVERLAY) LOCATED AT THE NORTHWEST CORNER OF VOYAGER PARKWAY AND STOUT ROAD AT 750 AND 850 STOUT ROAD.
AR FP 07-00816 / DECEMBER 12, 2007
REQUEST FOR FINAL SUBDIVISION PLAT APPROVAL OF IDYLLWILD OFFICE PARK FILING NO. 2 CONSISTING OF 5 LOTS ON 4.753 ACRES ZONED PIP-1A/HR (PLANNED INDUSTRIAL PARK AND AGRICULTURAL WITH HIGH RISE OVERLAY) LOCATED AT THE NORTHWEST CORNER OF VOYAGER PARKWAY AND STOUT ROAD AT 750 AND 850 STOUT ROAD.
CPC DP 06-00150-A2MJ22 / PENDING
REQUEST FOR APPROVAL OF A MAJOR AMENDMENT TO AN APPROVED DEVELOPMENT PLAN FOR IDYLLWILD OFFICE PARK FILING NO. 1 CONSISTING OF 1.28 ACRES ZONED PIP-1/HR (PLANNED INDUSTRIAL PARK WITH HIGH RISE OVERLAY) LOCATED AT THE NORTHWEST CORNER OF VOYAGER PARKWAY AND STOUT ROAD AT 850 STOUT ROAD.

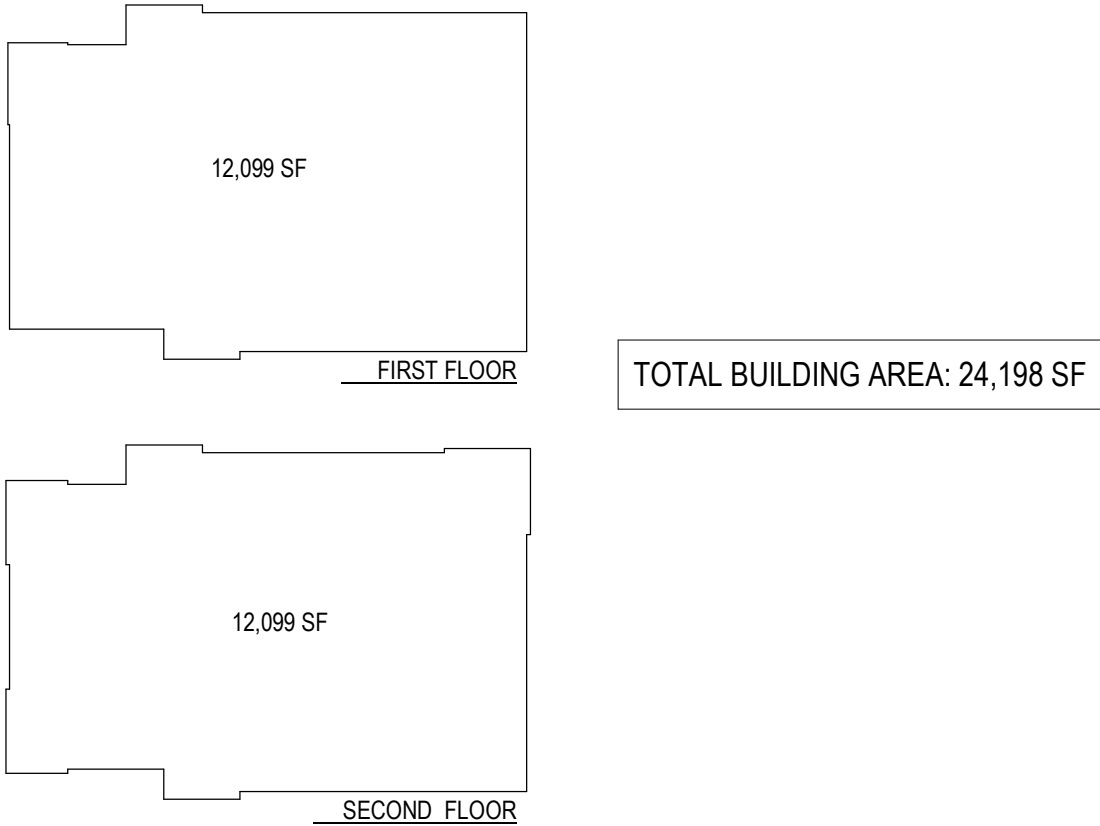
ZONING DATA

PROPOSED USES:
GENERAL OFFICE AND MEDICAL OFFICE

STANDARD	REQUIREMENT	PROVIDED
MAXIMUM BUILDING HEIGHT	45FT	38FT
MINIMUM SETBACKS		
FRONT	50 FT	101 FT
SIDE	30 FT ³	46 FT
REAR	50 FT ³	10.5 FT
MAXIMUM LOT COVERAGE	30%	21.6%
LANDSCAPE SETBACK	25 FT	26 FT

NOTE 5: NOTE SIDE AND REAR SETBACKS APPLY ONLY TO THE SIDE AND/OR REAR PROPERTY LINES ON THE PERIPHERY OF THE DEVELOPMENT. SIDE AND REAR SETBACKS FOR LOTS CONTAINED WITHIN A UNIFIED DEVELOPMENT SHALL BE DETERMINED IN CONJUNCTION WITH REVIEW OF THE DEVELOPMENT PLAN. *NO SET BACKS WERE DETERMINED IN THE ORIGINAL DP DOCUMENTS.

BUILDING AREA



850 STOUT RD OWNER / DEVELOPER INFORMATION

SR2A, LLC / WO HOLDINGS, LLC
595 CHAPEL HILLS DRIVE, SUITE 300
COLORADO SPRINGS, CO 80920

CONTACT:
MATTHEW D'ADDARIO
(719) 599-0500
MATTHEW.DADDARIO@ICLOUD.COM

APPLICANT

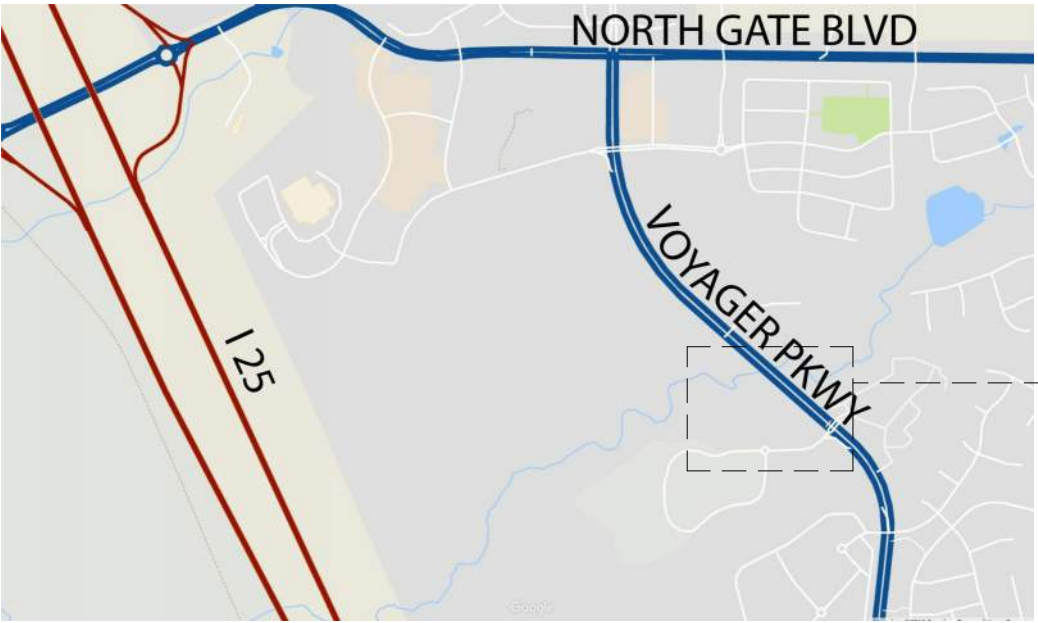
RTA, INC.
19 S TEJON ST., SUITE 300
COLORADO SPRINGS, CO 80903

CONTACT:
MARK E. PIERSON
(719) 471-7566
MPIERSON@RTAARCHITECTS.COM

GENERAL NOTES

- PER CITY CODE SECTION 7.4.102.D., ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ANY ADJOINING PREMISES AND ANY PUBLIC RIGHT-OF-WAY AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS ON THE SITE. THE EXTERIOR BUILDING LIGHTING, INCLUDING PARKING LOT LIGHTS, SHALL BE FULL CUTOFF FIXTURES WITHOUT SAG LENSES.
- THIS PROPERTY INCLUDES ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NOS. 08041C0290F AND 08041C0295F, EFFECTIVE DATE MARCH 17, 1997.
- THE GENERAL DRAINAGE PATTERNS ARE TO SOUTHWESTERLY DIRECTION.
- THIS DEVELOPMENT IS PROPOSED IN A SINGLE PHASE CONSTRUCTION.
- FIRE LANE STRIPING - STRIPING SHALL CONSIST OF PAINTED LINES OF RED TRAFFIC PAINT SIX (6") INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" SHALL APPEAR IN FOUR (4") INCHES WHITE REFLECTIVE LETTERS HAVING A THREE-QUARTER (3/4) INCH STROKE AND SPACED AT TWENTY-FIVE (25) INTERVALS ON THE RED TRAFFIC PAINT ON THE VERTICAL FACE OF THE CURB.
- HANDICAPPED PARKING SPACE DESIGN CRITERIA:
 - RAMPS SHALL NOT BE PLACED IN HANDICAPPED ACCESS AISLE, BUT SHALL BE PLACED WITHIN ADJOINING SIDEWALKS.
 - ACCESS AISLES MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
 - HANDICAPPED RAMPS MAY NOT EXCEED A SLOPE OF 8%.
 - THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES.
 - THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
 - HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AMR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD EXEMPTION REPORT PREPARED BY KUMAR AND ASSOCIATES. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC-DP 06-150 OF THE CITY OF COLORADO SPRINGS CITY PLANNING OFFICE. CONTACT CITY LAND USE REVIEW, 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- AN EXISTING MASTER WATER QUALITY POND/EXTENDED DETENTION POND IS PROVIDED AT THE CLASSICAL ACADEMY SCHOOL SITE. THE FACILITY IS UNDER OPERATIONAL, AND NO SEPARATE DETENTION FACILITY IS REQUIRED.
- SPEED LIMITS INFORMATION: VOYAGER PARKWAY: 35 MPH STOUT SPECTRUM LOOP: 25 MPH
- NOTICE: IF A CRANE IS REQUIRED FOR CONSTRUCTION ON THIS SITE, FAA IS REQUIRED TO BE NOTIFIED SO THAT IT CAN BE COORDINATED WITH AIRMANSHIP ACTIVITIES AT THE USFAA MAIN AIRFIELD.
- A STOP SIGN WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATION SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD & TRAFFIC ENGINEERING STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 385-6720 FOR ASSISTANCE.
- IDYLLWILD OFFICE PARK ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREA AS STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS FOR IDYLLWILD OFFICE PARK, RECEPTION NO. #206178655.

LOCATION MAP



VICINITY MAP



19 SOUTH TEJON ST., SUITE 300
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STOUT DENTAL CLINIC

850 Stout Rd.
Colorado Springs, CO 80921

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SHEET TITLE

COVER SHEET

RTA PROJECT NUMBER

2021-033.01

DATE

4/15/2022

REVISIONS

DATE DESCRIPTION

GAOIC APPROVAL:

DRAWN BY:

CHECKED BY:

STR

STB

ISSUED FOR:

DEVELOPMENT PLAN

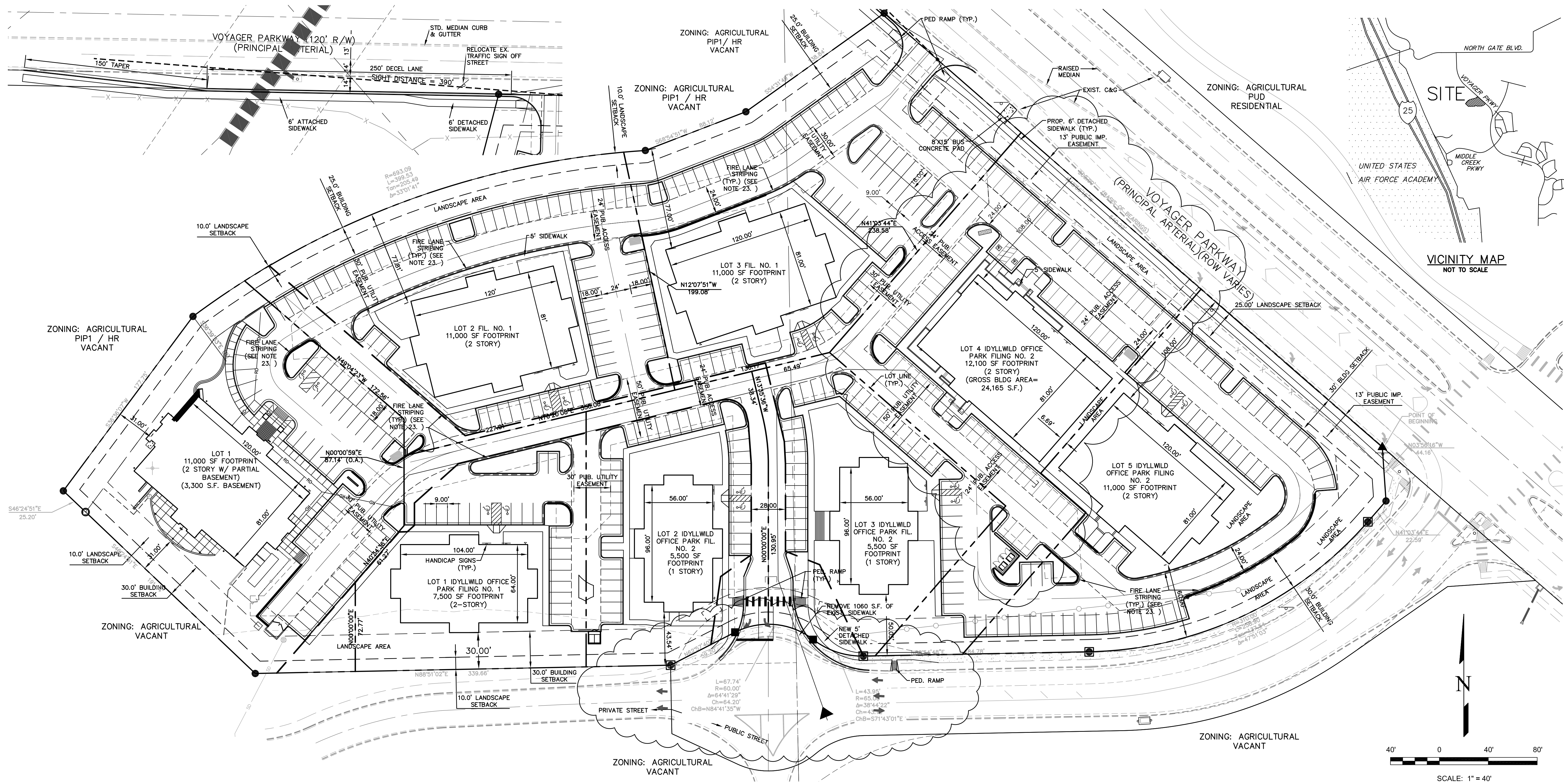
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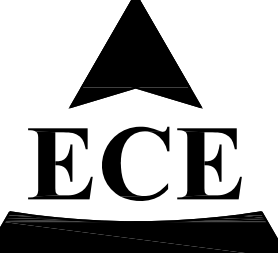
DP-1

1 OF 11

CITY PLANNING FILE #:

CPC DP 06-00150-A2MJXX





EXECUTIVE CONSULTING ENGINEERS
13540 Meadowgrass Drive
Suite 200
Colorado Springs, Colorado 80921
(719) 531-0707

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NO.	REVISION DESCRIPTION	DATE	BY
1	MINOR AMENDMENT	09/14/06	BHY
2	LOT 4 FIL. NO. 2 MAJOR AMENDMENT	4/15/2022	BHY

PROJECT NAME

PROJECT TITLE

1D YLLWILD OFFICE PARK FILING NO. 1 AND 2

COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN

DEVELOPMENT SITE PLAN

H-Scale 1"=40'

V-Scale N/A

Date 10/12/07

Project No. 1612

Drawn by BHY

Designed by BHY

Approved by

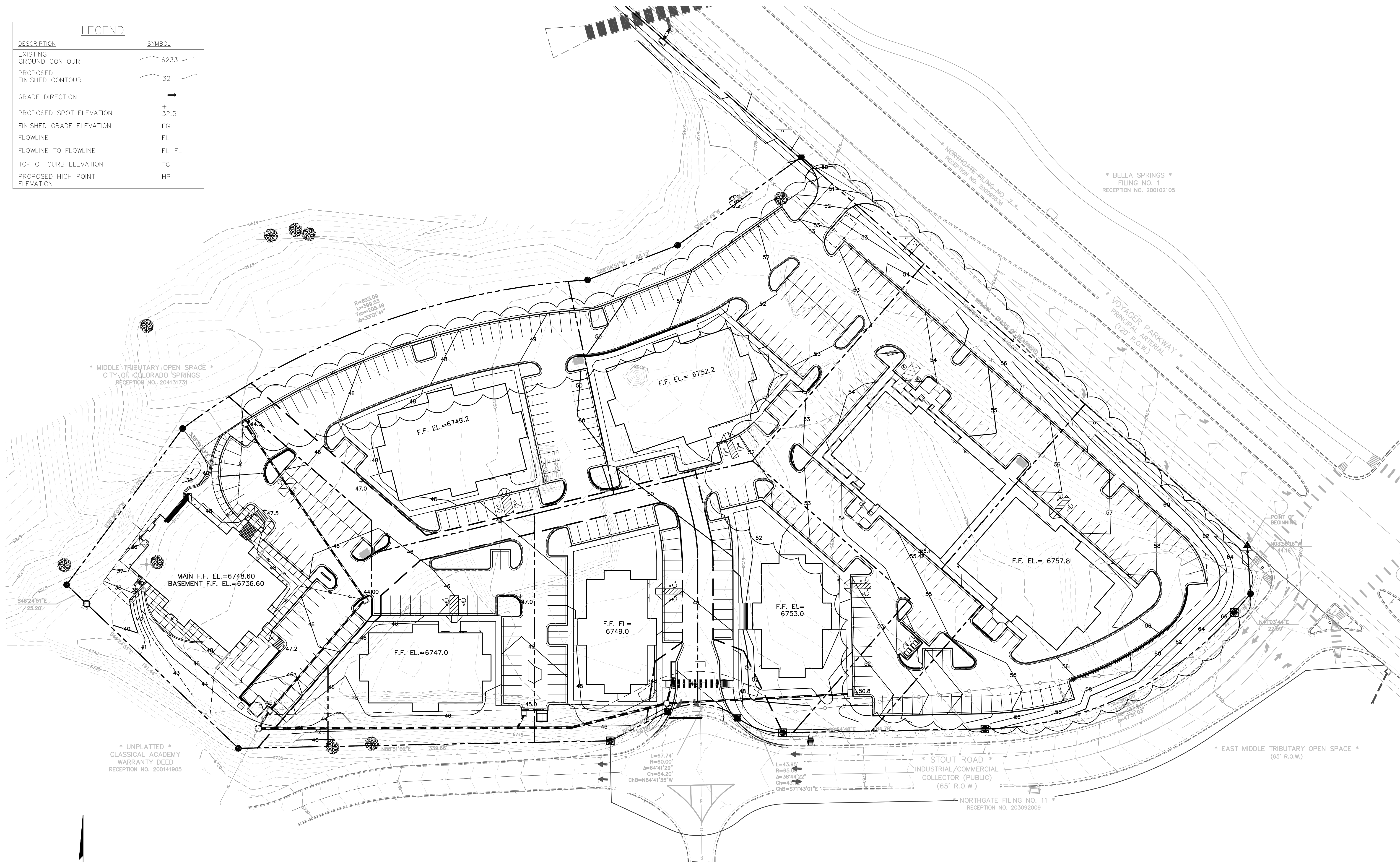
SHEET: DP-2

SHEET 2 OF 11

CITY PLANNING FILE #:

CPC DP 06-00150-A2MJXX

LEGEND	
DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	6233
PROPOSED FINISHED CONTOUR	32
GRADE DIRECTION	→
PROPOSED SPOT ELEVATION	+ 32.51
FINISHED GRADE ELEVATION	FG
FLOWLINE	FL
FLOWLINE TO FLOWLINE	FL-FL
TOP OF CURB ELEVATION	TC
PROPOSED HIGH POINT ELEVATION	HP



PRELIMINARY GRADING PLAN
SCALE: 1"=40'-0"

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NO.	REVISION DESCRIPTION	BY	DATE
1	MINOR AMENDMENT	BHY	08/14/06
2	LOT 4 FIL. NO. 2 MAJOR AMENDMENT	BHY	4/15/2023

PROJECT NAME: IDYLLWILD OFFICE PARK FILING NO. 1 AND 2
DRAWING TITLE: COLORADO SPRINGS, COLORADO
DEVELOPMENT PLAN
DEVELOPMENT GRADING PLAN

H-Scale: 1"=40'
V-Scale: N/A
Date: 10/12/07
Project No.: 1612
Drawn by: BHY
Designed by: BHY
Approved by: _____
SHEET: DP-3

CITY PLANNING FILE #:
CPC DP 06-00150-A2MJXX

SHEET 3 OF 11

A:\projects\2021-033-00 Stout Bldg_C_S_Restaurant\2021-033-00 Stout Bldg_C&S_V22.rvt
4/14/2022 3:33:08 PM

790 STOUT RD
LOT: 1.27 ACRE
ZONE: PIP-1 / HR
USE: BUSINESS

810 STOUT RD
LOT: 1.24 ACRE
ZONE: PIP-1 / HR
USE: UNDEVELOPED

770 STOUT RD
LOT: 0.74 ACRE
ZONE: PIP-1 / HR
USE: UNDEVELOPED

750 STOUT RD
LOT: 0.72 ACRE
ZONE: PIP-1 / HR
USE: UNDEVELOPED

830 STOUT RD
LOT: 1.27 ACRE
ZONE: PIP-1 / HR
USE: UNDEVELOPED

880 STOUT RD
LOT: 0.73 ACRE
ZONE: PIP-1 / HR
USE: UNDEVELOPED

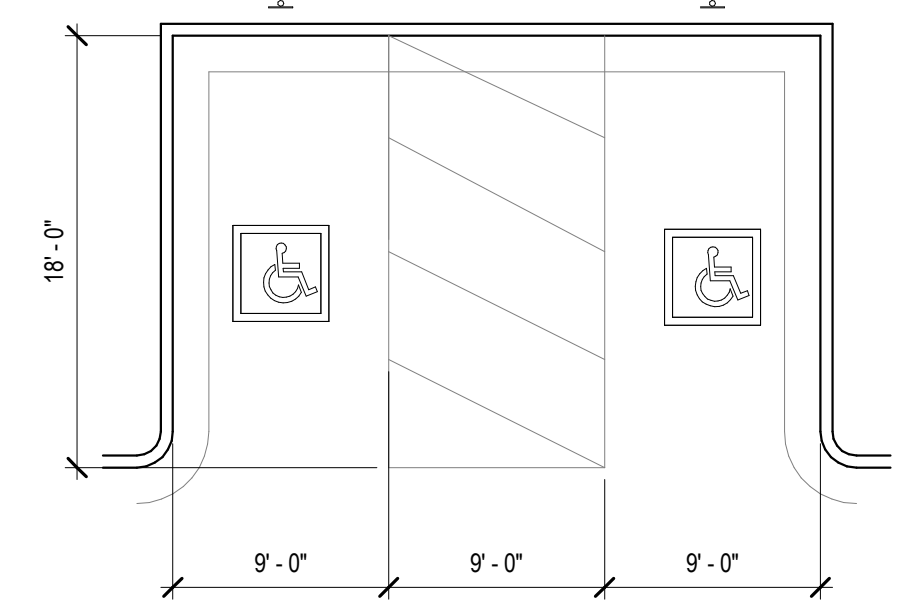
870 STOUT RD
LOT: 1.27 ACRE
ZONE: PIP-1 / HR
USE: UNDEVELOPED

850 STOUT RD
LOT: 1.28 ACRE
ZONE: PIP-1 / HR
PROPOSED BUILDING
2 STORY
37'-11 1/2" FT TALL
24,198 GSF
USE: MEDICAL OFFICE BUILDING

DEVELOPER REQUEST: PROVIDE
LANDSCAPING ON LOT 3 WITH LOT 3
DEVELOPMENT PLAN.

VOYAGER PARKWAY
(PRINCIPAL ARTERIAL STREET /
PUBLIC / ROW VARIES)

ACCESSIBLE PARKING STALL DETAIL



SCOPE OF WORK

- EXISTING DEVELOPMENT
- PROPOSED WORK ON LOT 850
- PROPOSED WORK ON ADJACENT LOTS
NECESSARY FOR DEVELOPMENT OF LOT 850

PARKING NOTES

- SHARED ACCESS AND PARKING AGREEMENT ACROSS ALL LOT PER IDYLLWILD OFFICE PARKING FILING NO. 2.
- ADA PARKING REQUIREMENTS AT EACH BUILDING WILL BE PROVIDED WITH RELATION TO THAT BUILDING'S PRIMARY ENTRY.
- TYPICAL PARKING STALLS ARE 9' X 18'
- TYPICAL HANDICAP ACCESSIBLE STALLS ARE 9' X 18'
- FOR PARKING COUNTS, SEE COVER PAGE

MATERIAL PAVEMENT LEGEND

- ASPHALT
- CONCRETE

STOUT RD
(NON-ARTERIAL / PUBLIC)

1
DP-4
PRELIMINARY SITE PLAN
1" = 30'-0"

CITY PLANNING FILE #:

CPC DP 06-00150-A2MJXX



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SHEET TITLE

**SITE
DEVELOPMENT
PLAN**

WITH PROJECT NUMBER

2021-033.01

DATE:

4/15/2022

REVISIONS

DATE DESCRIPTION

GAOIC APPROVAL:

DRAWN BY:

CHECKED BY:

STR

STB

ISSUED FOR:

DEVELOPMENT PLAN

SHEET NO.

DP-4

4 OF 11

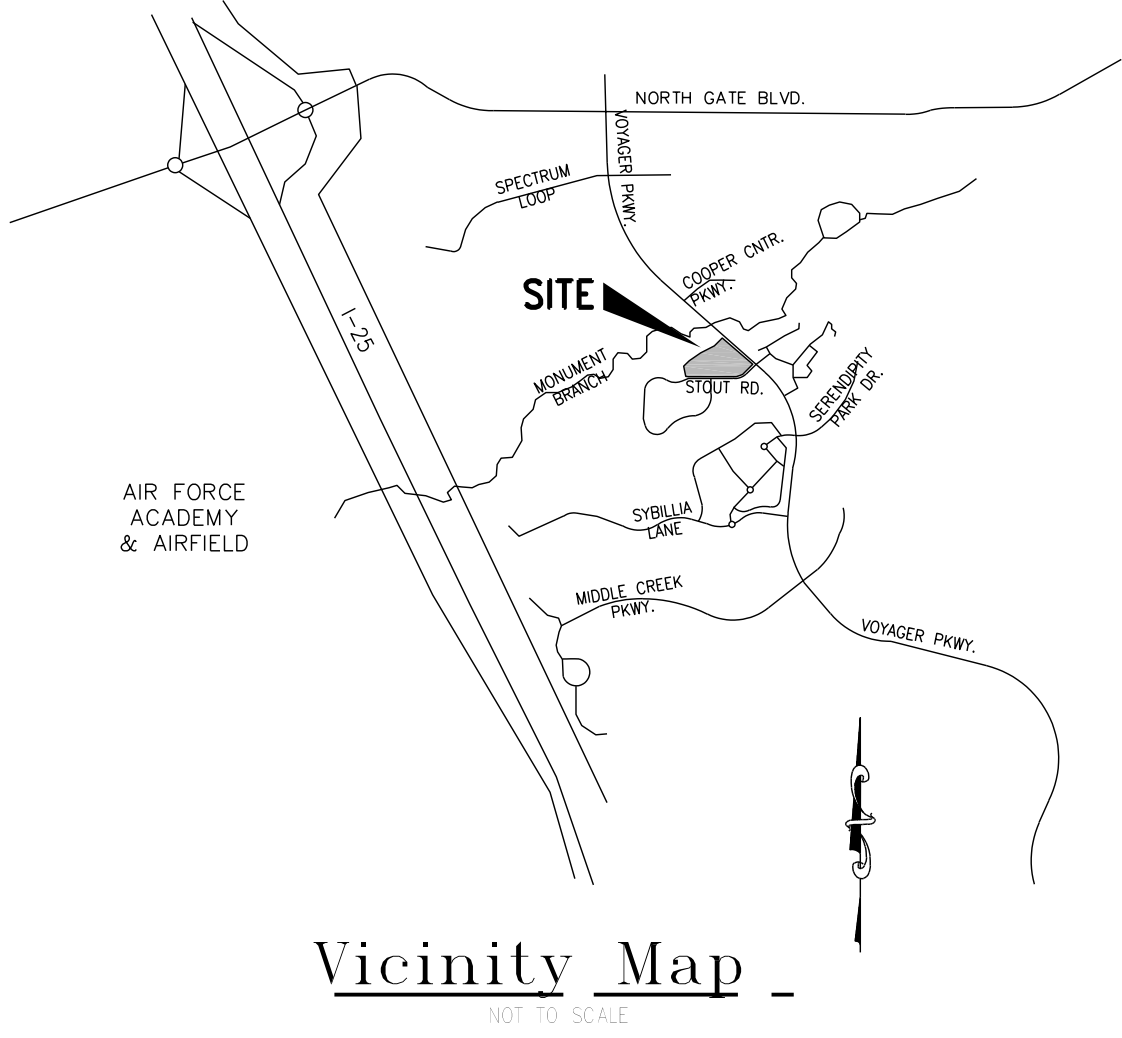
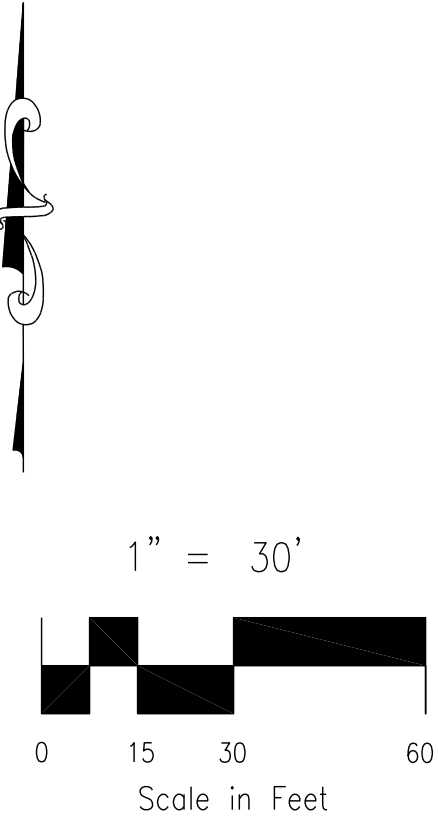
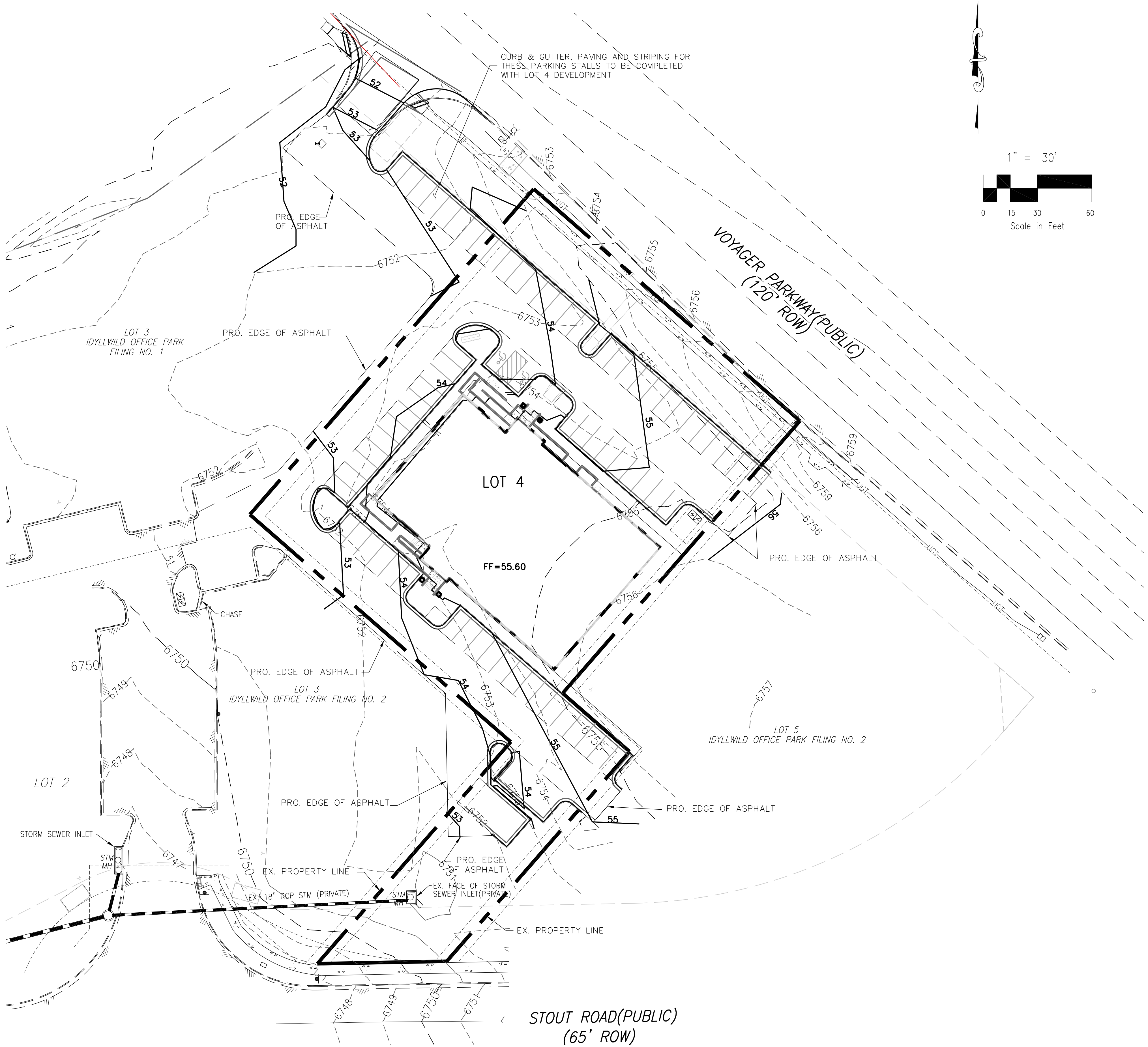


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ELECTRIC, WATER & TELEPHONE LINES
WATER EMERGENCIES 520-0300

LOT 4, IDYLLWILD OFFICE PARK FILING NO. 2

PRELIMINARY GRADING PLAN



LEGEND	
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR

- NOTES:
1. PROPOSED CONTOURS ARE TO FINISH GRADE.
 2. THIS GRADING PLAN IS FOR DEVELOPMENT PLAN ONLY NOT FOR CONSTRUCTION



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ENGINEERING - SURVEYING
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO. 80909
(719) 475-2575 • FAX (719) 475-9223

STOUT DENTAL - CORE & SHELL

STOUT DENTAL

850 Stout Rd.

Colorado Springs, CO 80921

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SHEET TITLE

PRELIMINARY GRADING PLAN

RTA PROJECT NUMBER

2021-033.01

4/15/2022

REVISIONS

DATE DESCRIPTION

GADC APPROVAL

KDR

DRAWN BY

MEM

CHECKED BY

KDR

ISSUED FOR:

DEVELOPMENT PLAN

SHEET NO.

DP-5

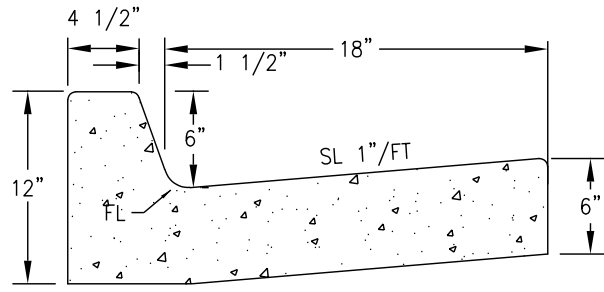
5 OF 11

CITY PLANNING FILE #:

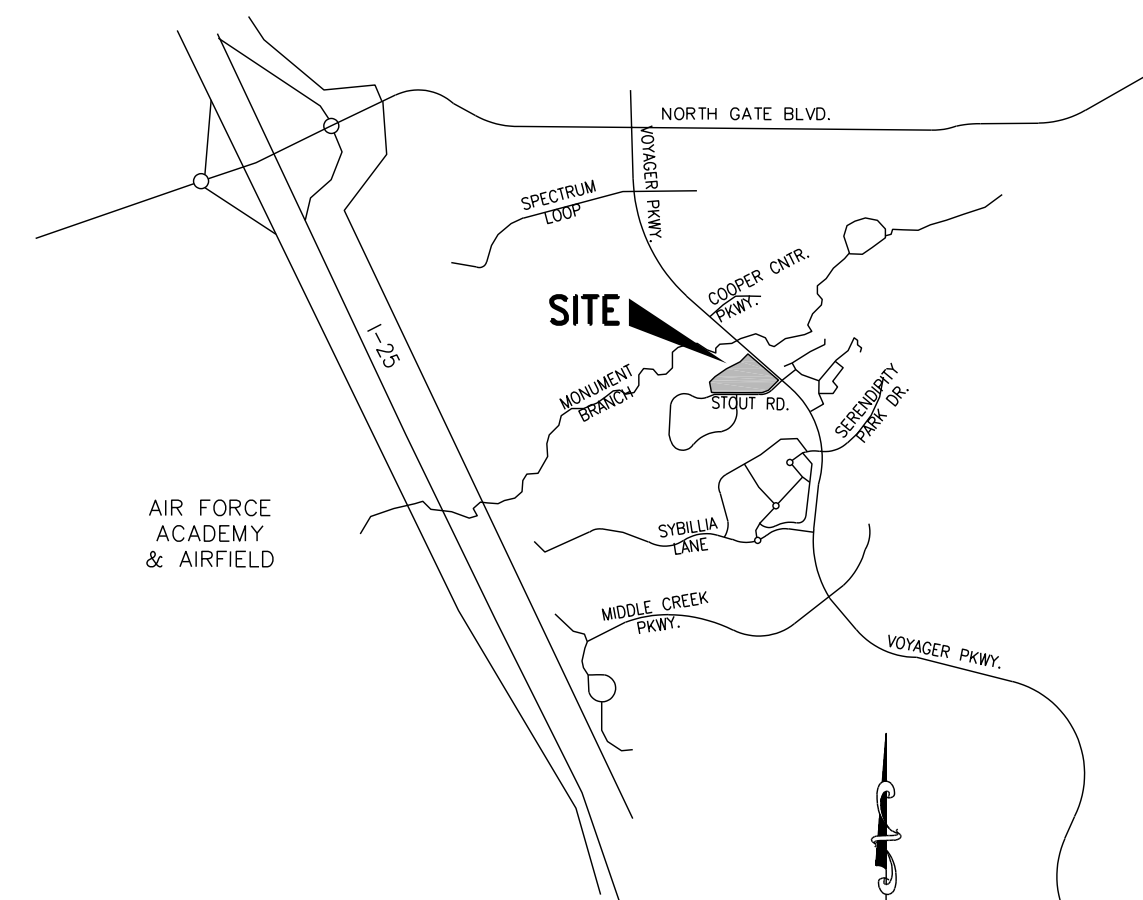
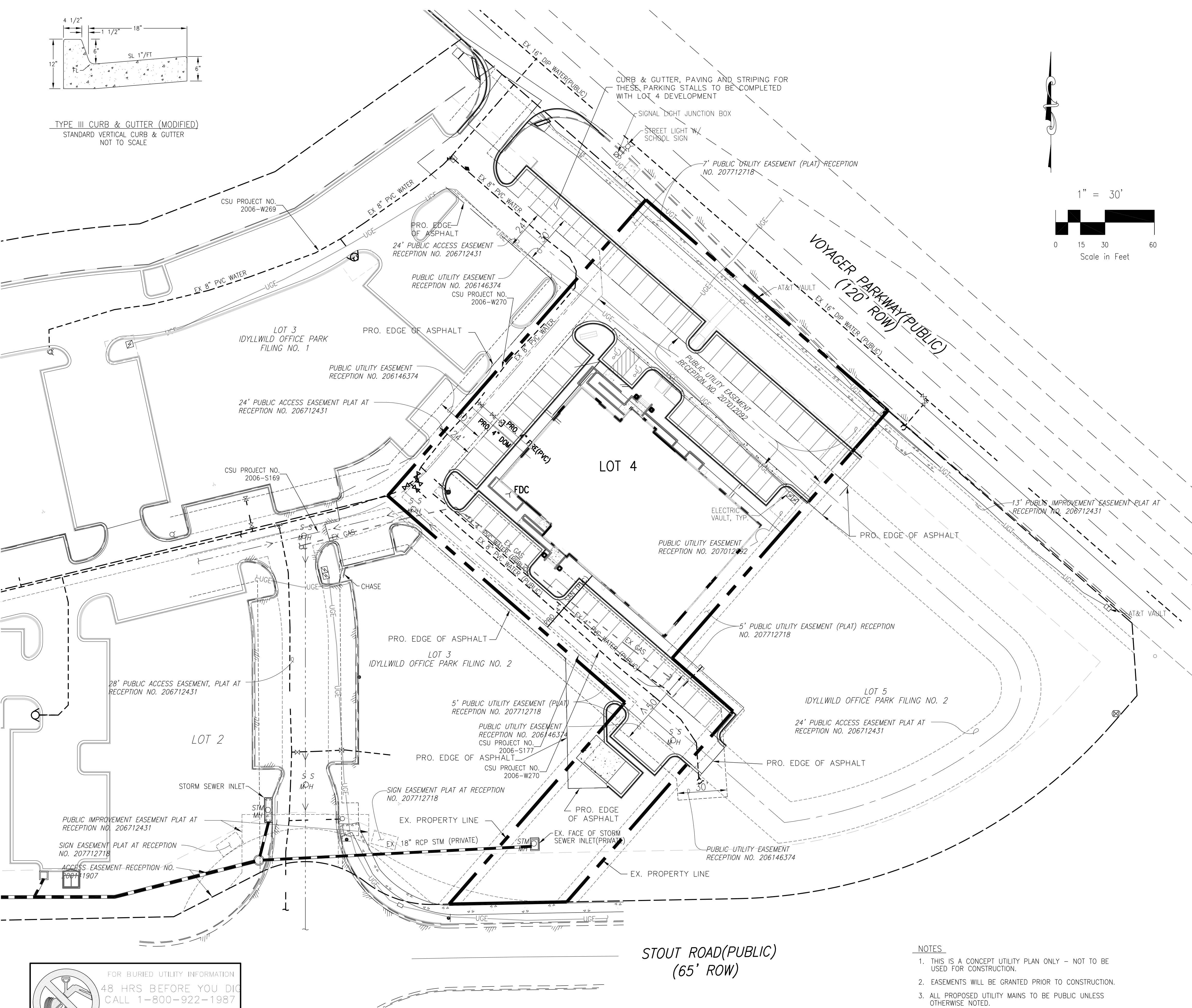
CPC DP 06-00150-A2MJXX

LOT 4, IDYLLWILD OFFICE PARK FILING NO. 2

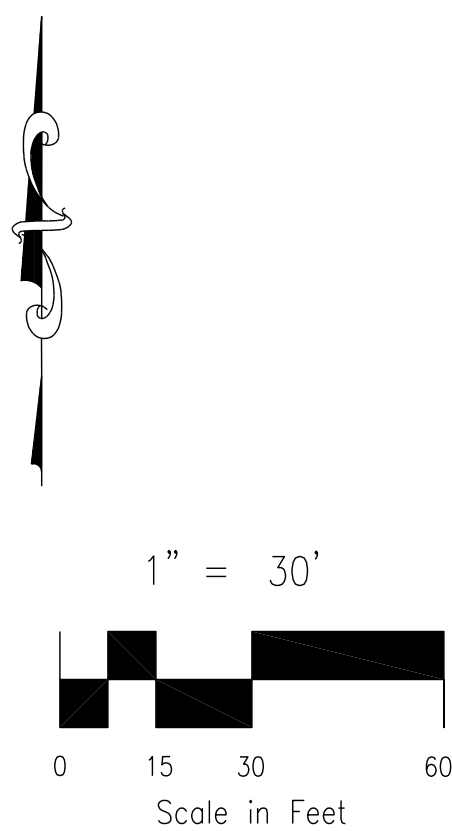
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN



TYPE III CURB & GUTTER (MODIFIED)
STANDARD VERTICAL CURB & GUTTER
NOT TO SCALE



Vicinity Map
NOT TO SCALE



LEGEND		
PROPOSED	UTILITY	EXISTING
— WATER —	WATER	--- WATER ---
— SAN —	SANITARY SEWER	--- SAN ---
— GAS —	GAS	--- GAS ---
□ INLET	UNDERGROUND ELECTRIC	--- ELEC ---
□ INLET	STORM SEWER	--- STORM ---
•	VALVE	— V —
•	FIRE HYDRANT	— FH —
•	MANHOLE	— MH —
•	SERVICE CLEANOUT	— SC —

General Notes for Preliminary Utility Plans

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

- Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
- Property Owner(s) ("Owner") acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension & Service Standards ("Standards"), Tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
- Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems, and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities' Rules and Regulations.
- Springs Utilities utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application for permanent service is approved by Springs Utilities.
- The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
- Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.
- The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).
- Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
- Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
- It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.
- Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities.

THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATING CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

NOTE: FOR DEVELOPMENT PLAN ONLY.
NOT FOR CONSTRUCTION.

- NOTES
- THIS IS A CONCEPT UTILITY PLAN ONLY - NOT TO BE USED FOR CONSTRUCTION.
 - EASEMENTS WILL BE GRANTED PRIOR TO CONSTRUCTION.
 - ALL PROPOSED UTILITY MAINS TO BE PUBLIC UNLESS OTHERWISE NOTED.
 - ALL PRIVATE STREET SIGNS SHALL BE IN CONFORMANCE WITH MUTCD GUIDELINES AND INSTALLED BY THE DEVELOPERS. ALL PRIVATE STREET NAME SIGNS SHALL INCLUDE THE BROWN SIGNS WITH 4" FONT WHITE LETTERING EXCEPT FOR 6" FONT ON ARTERIAL ROADWAYS.

CITY PLANNING FILE #:
CPC DP 06-00150-A2MJXX



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850 Stout Rd.
Colorado Springs, CO 80921

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SHEET TITLE
**PRELIMINARY
UTILITY AND
PUBLIC FACILITY
PLAN**

RTA PROJECT NUMBER
2021-033.01

4/15/2022

REVISIONS

#	DATE	DESCRIPTION
---	------	-------------

QA/QC APPROVAL:
DRAWN BY: **KDR**
CHECKED BY: **NEM**
KDR

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
DP-6

6 OF 11

EVERGREEN TREES	
#	DESCRIPTION
#A	7" DIA. PONDEROSA PINE
#B	9" DIA. PONDEROSA PINE
#C	10" DIA. PONDEROSA PINE
#D	5" DIA. BORDER PINE
#E	5" DIA. BORDER PINE

KEY	DESCRIPTION
#F	4" DIA. CRIMSON OAK
#G	3" DIA. CRIMSON OAK
#H	3" DIA. MAPLE
#I	3" DIA. MAPLE
#J	3" DIA. MAPLE

3" DEPTH COBBLE MULCH -
AT PARKING LOT EDGE
AND ISLANDS

ASPHALT PARKING

$$FF = 55.80$$

EEL EDGER

	3" DEPTH 2"-4" DIAMETER COBBLE MULCH OVER FILTER FABRIC
	3" DEPTH WOOD MULCH W/O FILTER FABRIC AT ALL ORNAMENTAL GRASSES AND BLDG. PLANTER WALLS
	IRRIGATED SOD: RTF FESCUE
	IRRIGATED NATIVE SEED
	EXISTING IRRIGATED SOD TO REMAIN

CODE	QTY.	BOTANIC NAME	COMMON NAME	SIZE	SCHD KEY	FOOT HILLS & PLAINS	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES								
SH	4	GLEDISIA TRIACANTHOS F. INERMIS	HONEYLOCUST, SKYLINE	1.5" CAL.	4SA	COMPATIBLE	60'	30'
NC	3	POPULUS ANGUSTIFOLIA	COTONWOOD, NARROWLEAF		4578A	NATIVE	60'	50'
HA	2	CELTIS OCCIDENTALIS	HACKBERRY, COMMON		3457DA	COMPATIBLE	75'	50'
SW	3	QUERCUS BICOLOR	OAK, SWAMP WHITE		4S	COMPATIBLE	55'	55'
12 SUBTOTAL								

AP	9	PINUS NIGRA	PINE, AUSTRIAN	8' HT.	25678A	ADAPTABLE	40'	30'
	9	SUBTOTAL						

TM	4	ACER TARTARICUM	MAPLE, TATARIAN	8' HT.	457A	ADAPTABLE	20'	15'
	4	SUBTOTAL						
	25	TOTAL TREES						

DECIDUOUS SHRUBS									
MC	14	'STRYINGA PATULA 'MISS KIM'	LILAC, DWARF KOREAN	#5 CONT.	568A	ADAPTABLE	5'	5'	
WP	21	POTENTILLA FRUTICOSA MC KAY'S WHITE'	POTENTILLA, MC KAY'S WHITE	#5 CONT.	4567S	COMPATIBLE	2'	4'	
KV	47	VIBURNUM CARLESII, VAR.	VIBURNUM, KOREANSPICE	#5 CONT.		ADAPTABLE	4'	4'	
AC	0	RIBES ALPINUM	CURRENT, ALPINE	#5 CONT.	5678A	ADAPTABLE	3'	3'	
SS	30	SPIREA NIPPONICA 'SNOWMOUND'	SPIREA, SNOWMOUND	#5 CONT.	SA	ADAPTABLE	3'	3'	
WR	10	ROSA WINNIEPEG PARKS	ROSE, WINNIEPEG PARKS	#5 CONT.	45678A	STEADY	3'	3'	
RS	22	PEROVSKIA ATRIPICIFOLIA	SAGE, RUSSIAN	#5 CONT.	12D	COMPATIBLE	4'	4'	
144 SUBTOTAL									

AJ	12	JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5 CONT.	568A	ADAPTABLE	2'	4'
	12	SUBTOTAL						

MG	5	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS, DWARF	#1 CONT.	DA	-	4'	3'
FR	12	CALAMOGROSTIS x AC. 'KARL FORESTER'	REED GRASS, FEATHER	#1 CONT.	A	-	4'	3'
	17	SUBTOTAL						
	173	TOTAL SHRUBS AND GRASSES						

LANDSCAPE SETBACK

STREET NAME	STREET CLASSIFICATION	WIDTH REQ./PROVIDED	LINEAR FOOTAGE	TREE / FEET REQUIRED	NO. TREES REQ./PROVIDED
Voyager Parkway	PRINCIPAL ARTERIAL	25' / 21' -23' VARIES	195'	1 / 20'	10/10
Stout Street	NON-ARTERIAL	6' /13'	72'	1 / 30'	3/3

MOTOR VEHICLE LOTS	SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROVIDED			
	69	5/6			
PARKING LOT SCREEN NORTH SIDE	TOTAL L.F. 195 L.F.			2/3 REQ. SCREEN 130 L.F.	SCREEN PROVIDED 195 L.F.
INTERIOR AREAS	TOTAL AREA		REQUIREMENT	MIN. AREA REQUIRED	AREA PROVIDED
	55,793 S.F.		5%	2,789 S.F.	6,574 S.F.
INTERIOR TREES	LS REQUIREMENT 1 / 500 S.F.			MIN. TREES REQUIRED	TREES PROVIDED
				6	6

		TOTAL	MIN. 60% SIGNATURE REQ.	TOTAL SIGNATURE PROVIDED
TOTAL TREES		25	15	25
TOTAL SHRUBS		156	94	156
TOTAL GRASSES		17	11	12
TOTAL PLANTS		198	120	193 (97%)

1. A PRELIMINARY LANDSCAPE PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE APPROVED CONCURRENT WITH DEVELOPMENT PLAN REVIEW.
2. A FINAL LANDSCAPE PLAN, TO INCLUDE AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO THE BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST.
3. IN THE CASE OF CONVERSION OF VACANT LAND TO NONRESIDENTIAL USE THAT DOES NOT INVOLVE THE CONSTRUCTION OF A STRUCTURE, A FINAL LANDSCAPE PLAN, TO INCLUDE AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED AND APPROVED CONCURRENT WITH DEVELOPMENT PLAN REVIEW.
4. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

1. PROVIDE 4 C.Y. TOPSOIL MIXTURE (1/3 TOPSOIL, 1/3 PEAT 1/3 SAND) AT ALL SOD AND SHRUB BED AREAS.
2. PLANTERS ADJACENT TO BUILDING SHALL RECEIVE 3" DEPTH SHREDDED WOOD MULCH W/O FABRIC.
3. PARKING LOT EDGE AND PARKING LOT ISLANDS SHALL RECEIVE 3" DEPTH, 2"-4" DIAMETER COBBLE MULCH. OVER FLURRY FABRIC.
4. ALL SHRUB BEDS TO BE EDGED WITH RYERSON ROLLED TOP STEEL EDGER.
5. ALL SLOPES ARE LESS THAN 6:1.
6. ALL PARKING LOT ISLAND SOIL SHALL BE COMPLETELY REPLACED TO A DEPTH OF 30" WITH SPECIFIED TOPSOIL MIXTURE
7. ALL GENERAL REQUIREMENTS AS DESCRIBED IN THE CITY OF COLORADO SPRINGS 'LANDSCAPE CODE AND POLICY MANUAL SHALL BE STRICTLY ADHERED TO.
8. APPROVAL OF THIS LANDSCAPE PLAN DOES NOT CONSTITUTE SIGN APPROVAL. SIGN APPROVAL HAS A SEPARATE APPROVAL.

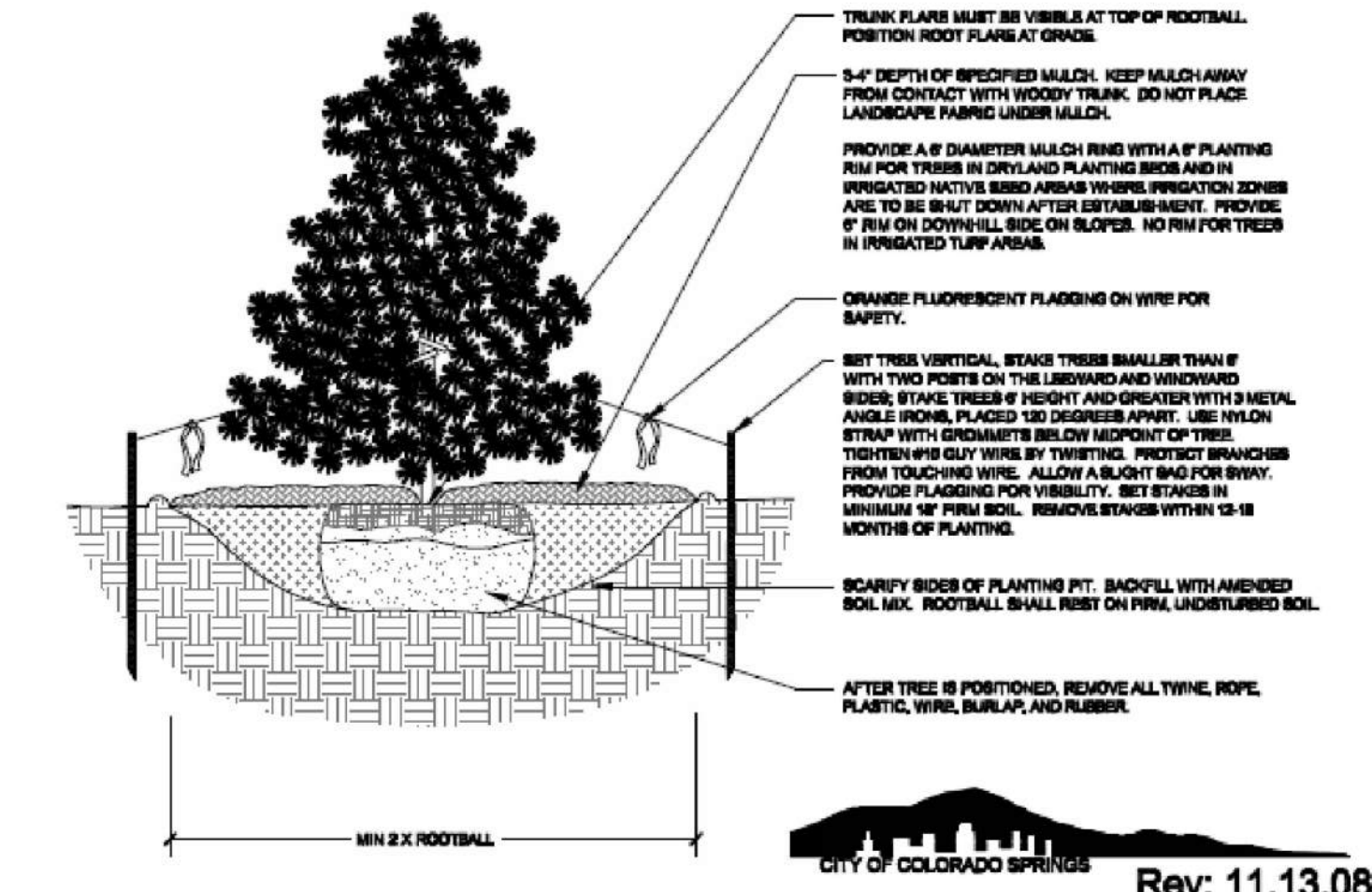
1. AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING A BUILDING PERMIT
2. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A COMMERCIAL GRADE, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM
3. ALL TREES AND SHRUBS SHALL BE DRIP IRRIGATED, ALL TURF AREAS SHALL BE SPRAY IRRIGATED.

1 OF 1 1" = 20'-0"

NOTE: FOR DEVELOPMENT PLAN ONLY.
NOT FOR CONSTRUCTION.

CPC DP 06-00150-A2MJXX

- NOTES:**
1. DO NOT REMOVE OR CUT LEADER.
 2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY OTHER LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 4. KEEP PLANTS MOIST AND SHADEN UNTIL PLANTING.
 5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 6. MARK THE NORTH SIDE OF TREE IN THE NURSEY, AND ROTATE TREES TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 7. PINE AND SPRUCE TREES TO BE SPRAYED FOR YELBARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



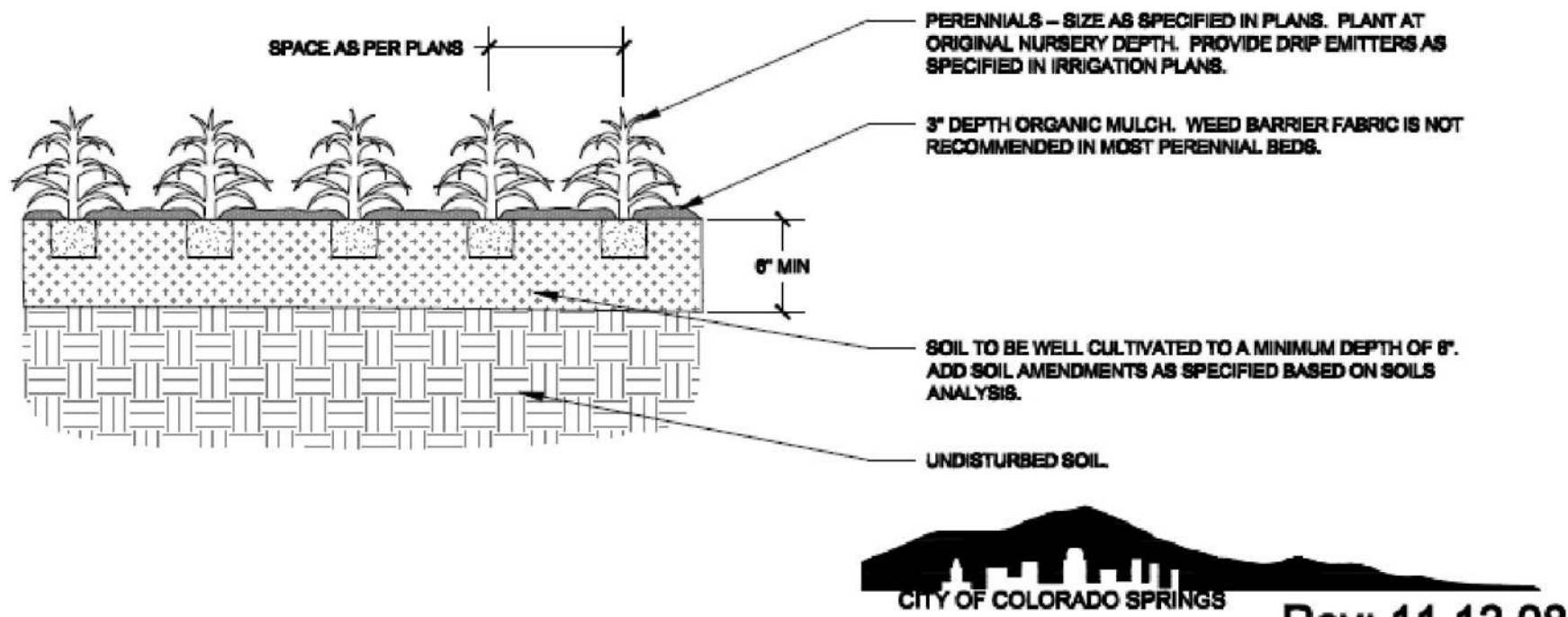
Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

SECTION

- NOTES:**
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 2. PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



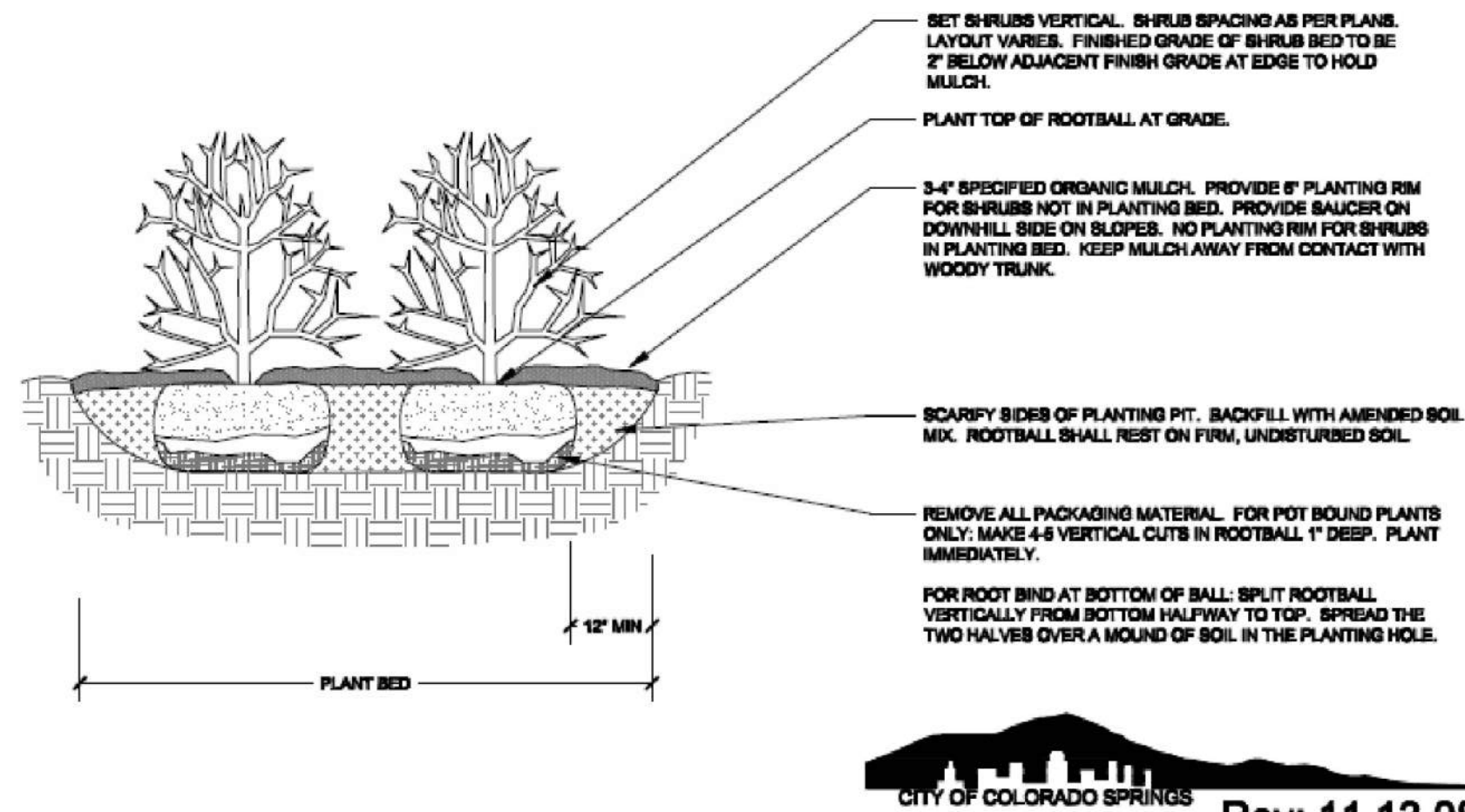
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PERENNIAL/GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

SECTION

- NOTES:**
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



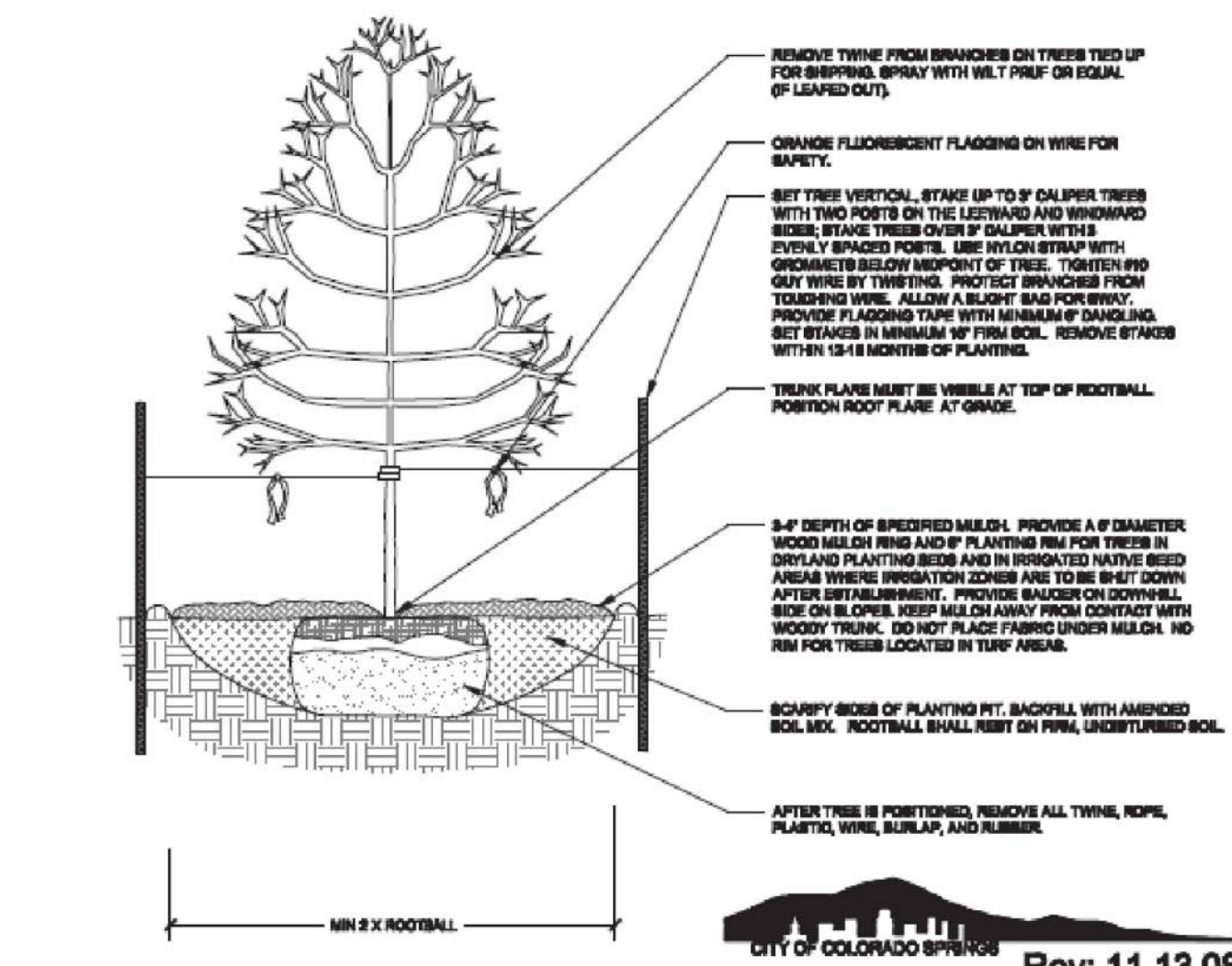
Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

SHRUB PLANTING DETAIL

NOT TO SCALE

SECTION

- NOTES:**
1. MARK THE NORTH SIDE OF TREES IN THE NURSERY, AND ROTATE TREES TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, OR BRANCHES THAT ARE THICKER THAN THE TRUNK. REMOVE BRANCHES THAT ARE THINER THAN THE TRUNK. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 4. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 5. DO NOT FERTILIZE TREES THAT ARE NOT FULLY CLASSIFIED AND 30 NATIVE AND/OR IMPORTED SPECIES.
 6. WRAP TRUNK ON EXPOSED SIDES AND BRACES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TYING.
 7. COORDINATE WITH CITY PLANTING FOR CURB, STREET PEST AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



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DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

SECTION

A

1 OF 1

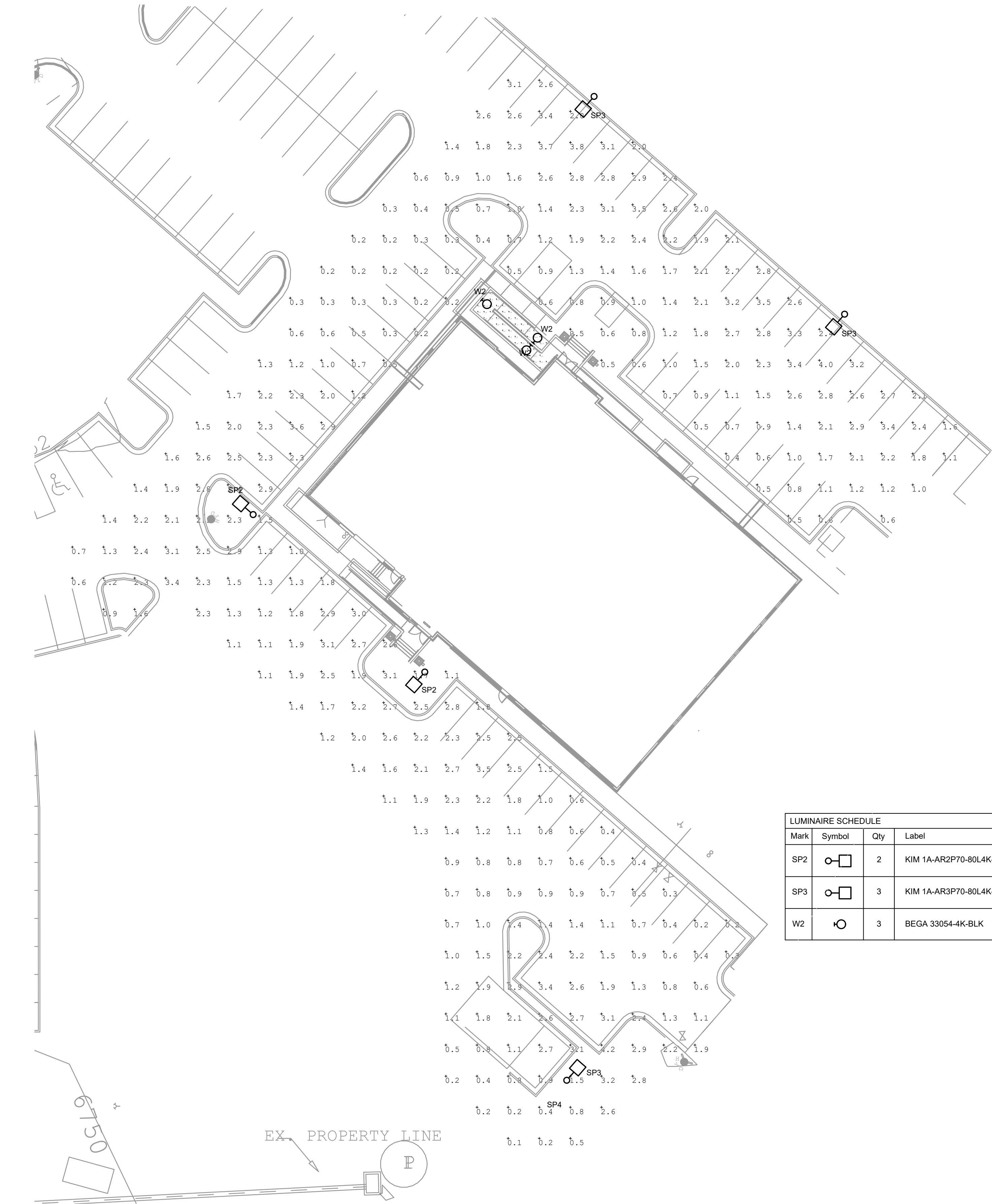
LANDSCAPE DETAILS

NOTE: FOR DEVELOPMENT PLAN ONLY.
NOT FOR CONSTRUCTION.

CITY PLANNING FILE #:

CPC DP 06-00150-A2MJXX

Autodesk Docs://2021-033.00 Stout Bldg. C.S. - Restaurant/2021-033.00 Stout Bldg. C&S_V22.rvt
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LUMINAIRE SCHEDULE								
Mark	Symbol	Qty	Label	Distribution Type	Lamp Lumens	Watts	LLF	Description
SP2		2	KIM 1A-AR2P70-80L4K-120-BL	Type 2	18,405 Lumens	133	0.855	LED POLE MOUNTED SCALABLE AREA LUMINAIRE, MOUNTED ON SQUARE STRAIGHT ALUMINUM POLE WITH A 3 FT CONCRETE BASE. TOTAL HEIGHT OF FIXTURE WITH BASE IS 21 FT.
SP3		3	KIM 1A-AR3P70-80L4K-120-BL	Type 3	19,245 Lumens	133	0.855	LED POLE MOUNTED SCALABLE AREA LUMINAIRE, MOUNTED ON SQUARE STRAIGHT ALUMINUM POLE WITH A 3 FT CONCRETE BASE. TOTAL HEIGHT OF FIXTURE WITH BASE IS 21 FT.
W2		3	BEGA 33054-4K-BLK	ASYMMETRICAL	342 Lumens	25	0.855	LED RECESSED WALL LUMINAIRE, MOUNTED AT 1.5 FT AFF.

1 SITE PHOTOMETRIC PLAN
SCALE: 1"=20'



CITY PLANNING FILE #:
CPC DP 06-00150-A2MJXX

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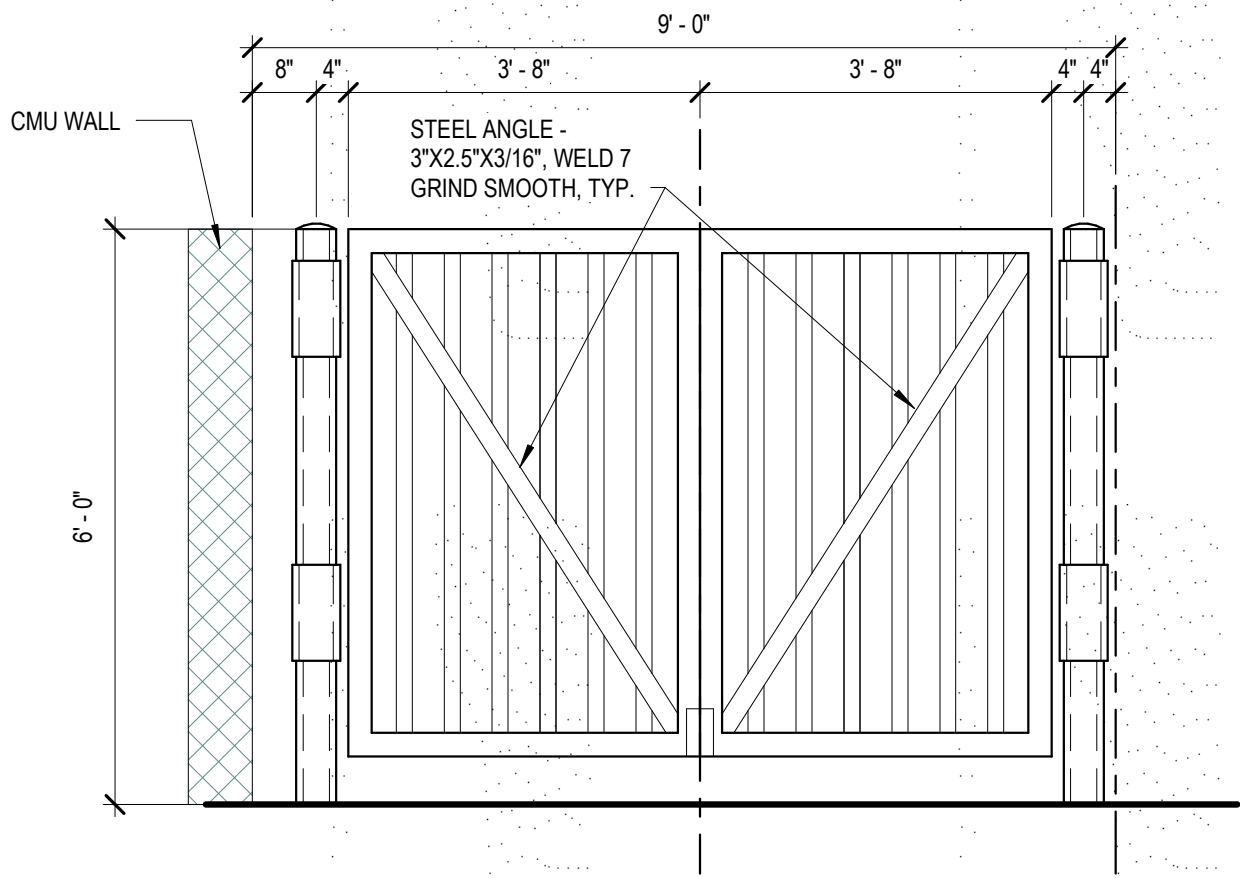
Engineers | Architects | Surveyors | Scientists

STOUT DENTAL - CORE & SHELL
STOUT DENTAL
850 Stout Rd.
Colorado Springs, CO 80921

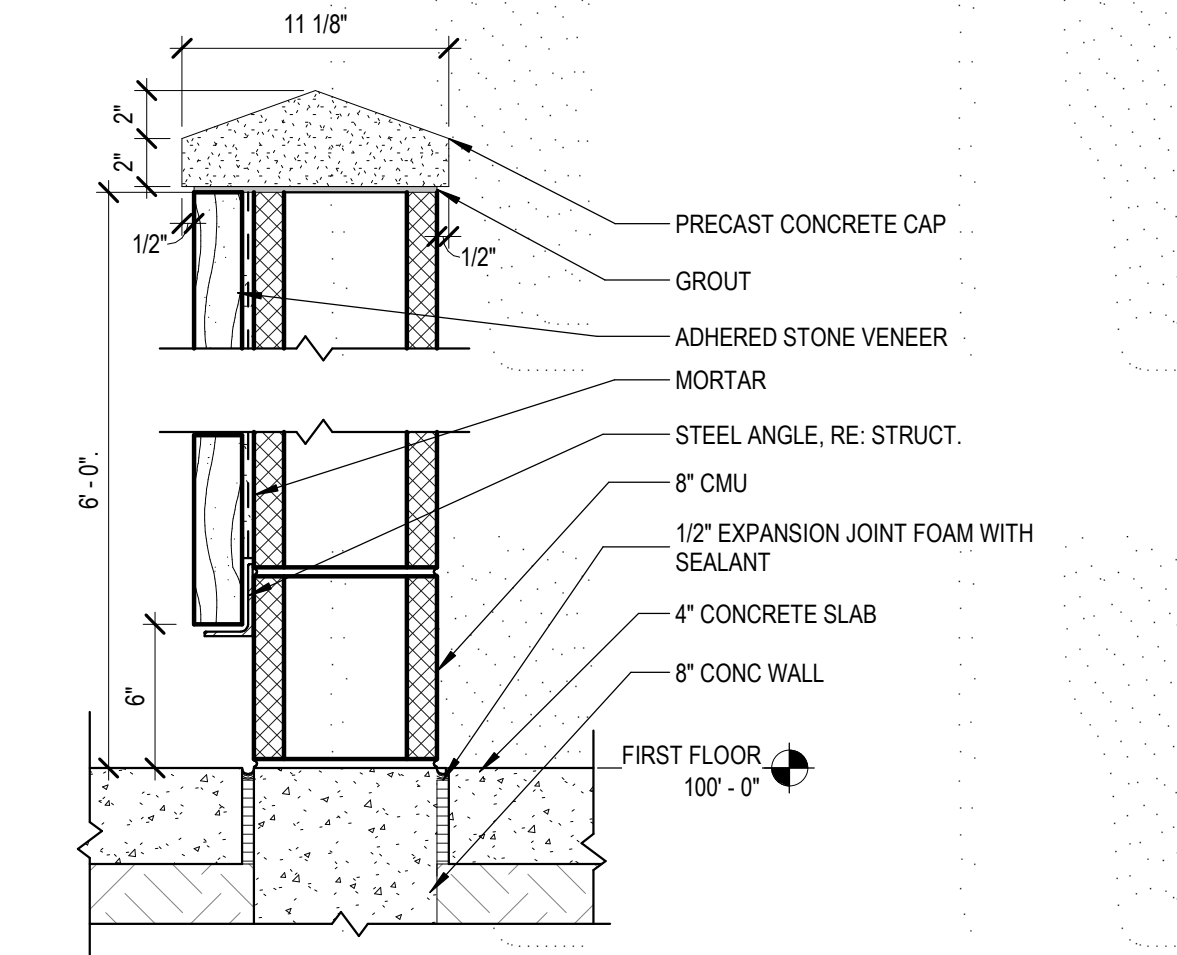
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SHEET TITLE
SITE
PHOTOMETRIC
PLAN
RTA PROJECT NUMBER
2021-033.01
DATE
4/15/2022
REVISIONS
DATE DESCRIPTION
GADC APPROVAL:
DRAWN BY:
CHECKED BY:
ISSUED FOR:
DEVELOPMENT PLAN
SHEET NO.
DP-9
9 OF 11

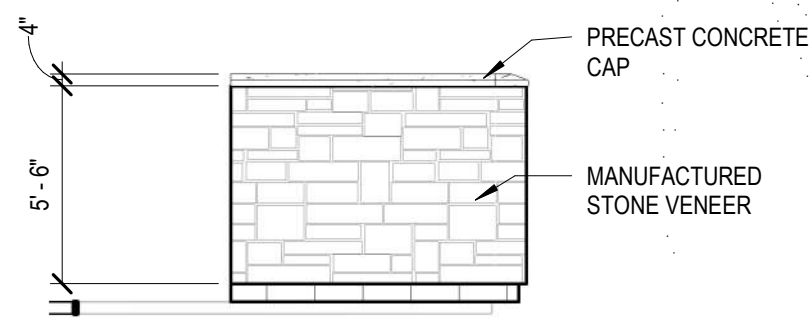
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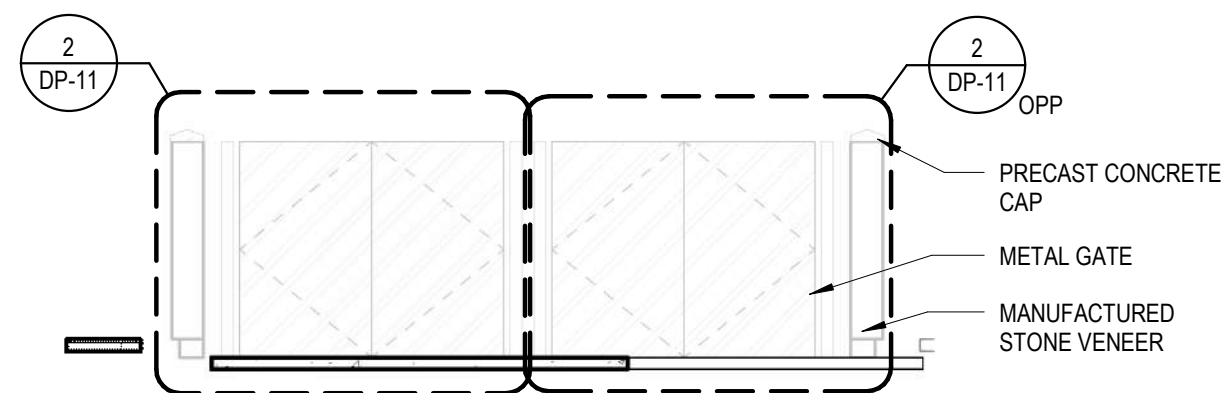
2 SITE - GATE ELEVATION
DP-11 1/2" = 1'-0" EXTR-SITE-ELEV-51



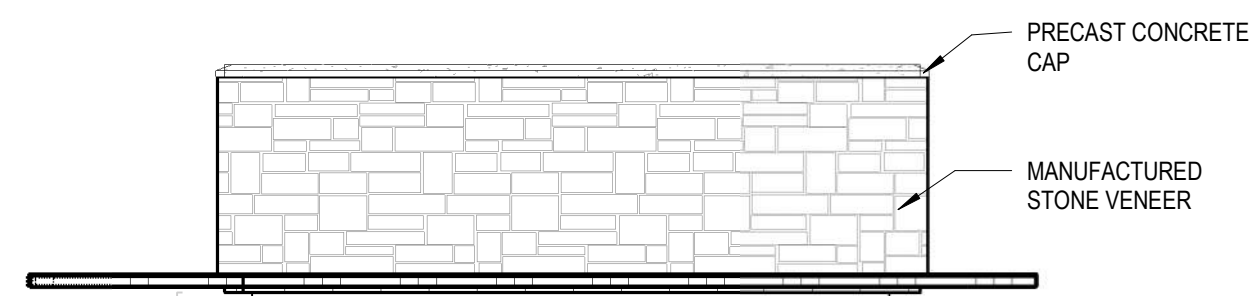
1 CMU WALL - TRASH ENCLOSURE
DP-11 1 1/2" = 1'-0" EXTR-SITE-54



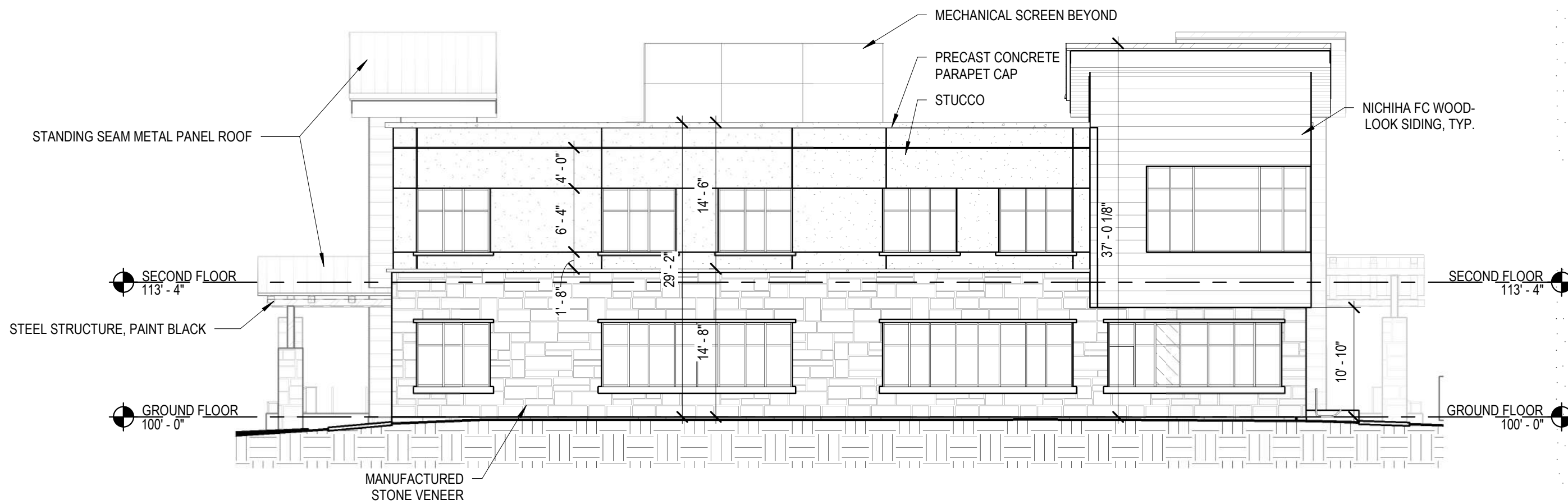
5 TRASH ENCLOSURE - SW & NE ELEVATON - DP
DP-11 3/16" = 1'-0"



6 TRASH ENCLOSURE - NW ELEVATION - DP
DP-11 3/16" = 1'-0"



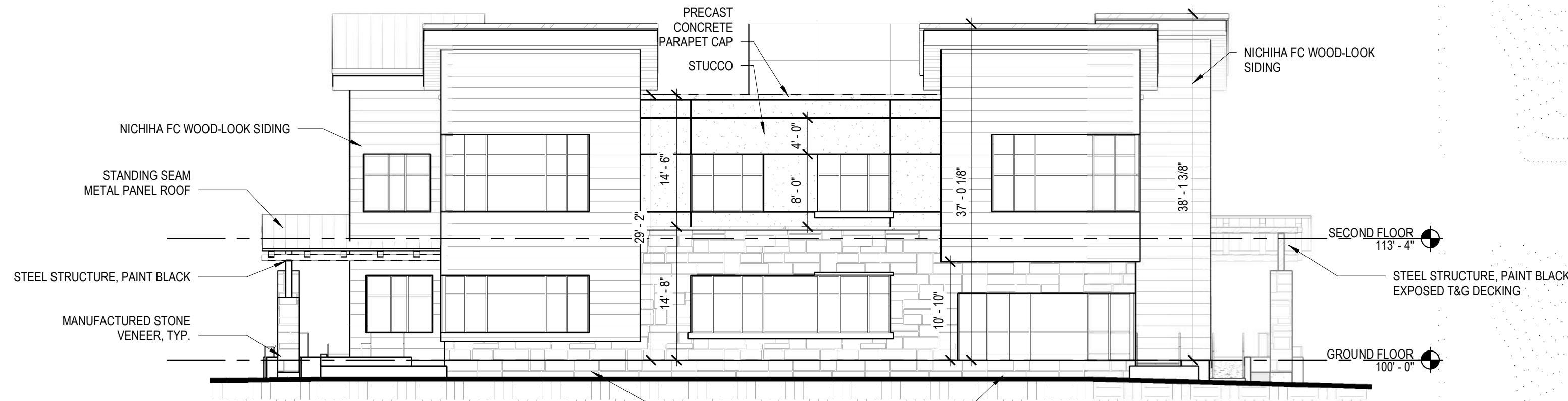
7 TRASH ENCLOSURE - SE ELEVATION - DP
DP-11 3/16" = 1'-0"



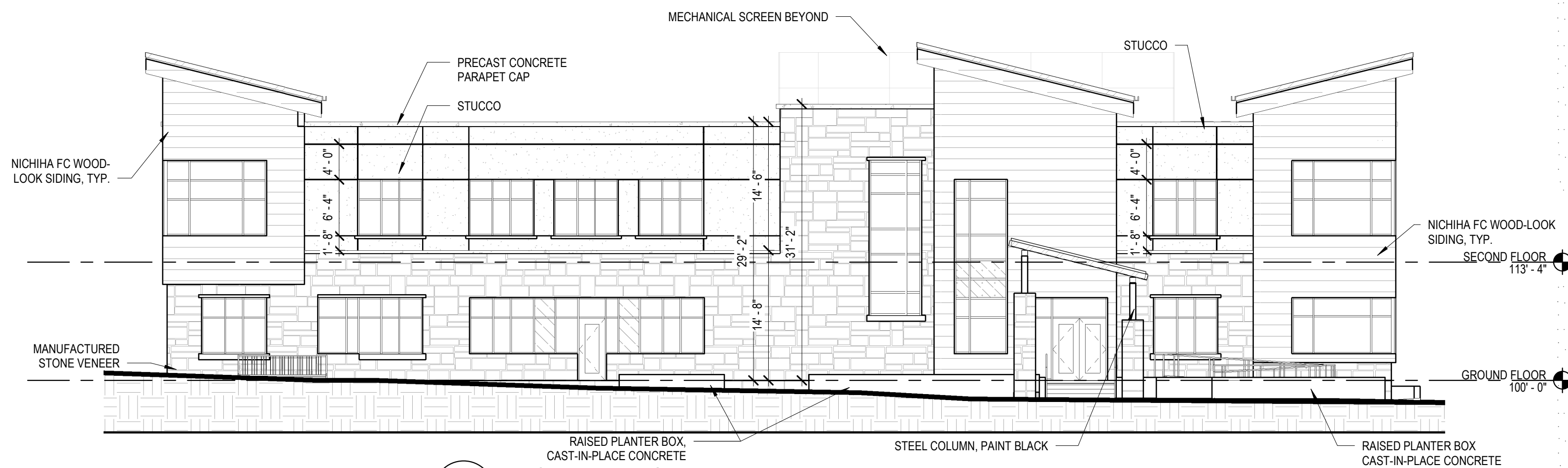
23 SOUTH ELEVATION
DP-11 3/32" = 1'-0"



22 WEST ELEVATION
DP-11 3/32" = 1'-0"



21 NORTH ELEVATION
DP-11 3/32" = 1'-0"



20 EAST ELEVATION
DP-11 3/32" = 1'-0"