

# 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

## PARKING DATA

| DEVELOPMENT TOTALS        |            |                 |                 |       |
|---------------------------|------------|-----------------|-----------------|-------|
| USE                       | SF PLANNED | SPACES REQUIRED | SPACES PROVIDED |       |
| GENERAL OFFICE (1/400 SF) | 114,800    | 287             |                 |       |
| MEDICAL OFFICE (1/200 SF) | 24,500     | 122             |                 |       |
| TOTAL                     | 139,300    | 409             | 414             | 16 HC |

| CONSTRUCTED TO-DATE TOTALS & PENDING 850 LOT DEVELOPMENT |          |                 |                 |  |
|--|----------|-----------------|-----------------|--|
| USE  | SF BUILT | SPACES REQUIRED | ALT. REDUCTION  | SPACES PROVIDED AT TIME OF DEVELOPMENT |
| GENERAL OFFICE (1/400 SF)                                | 25,300   | 63              |                 | 103                                    |
| MEDICAL OFFICE (1/200 SF)                                | 24,198   | 121             | 30% (37 SPACES) | 84                                     |
| TOTAL  | 49,498   | 184             |                 | 187                                    |
|  |          |                 |                 | 2 HC                                   |

**PARKING REDUCTION REQUEST:**  
 PER CITY CODE SECTIONS 7.4.204 C(1)(A), (B), AND (D), THE APPLICANT HAS REQUESTED A 30% REDUCTION OF THE REQUIRED PARKING FOR THE PROPOSED MEDICAL OFFICE USE ON LOT 4. WITH A 30% REDUCTION, THE 121 REQUIRED PARKING SPACES WOULD BE REDUCED TO 84 SPACES. THIS REQUEST IS HEREBY GRANTED WITH THE ADMINISTRATIVE APPROVAL OF THIS APPLICATION

## 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-A1M07 / 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-1/A/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 07-00616 / 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-1/A/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-A2M22 / 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.

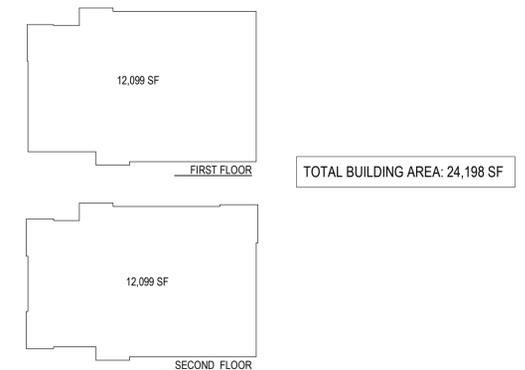
## ZONING DATA

**PROPOSED USES:**  
 GENERAL OFFICE AND MEDICAL OFFICE

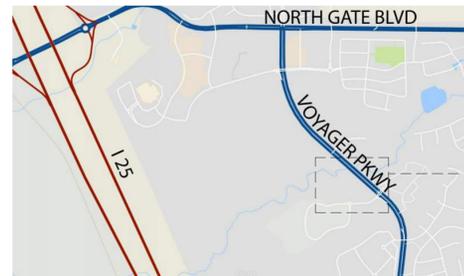
| STANDARD                | REQUIREMENT        | PROVIDED |
|-------------------------|--------------------|----------|
| MAXIMUM BUILDING HEIGHT | 45FT               | 38FT     |
| MINIMUM SETBACKS        |                    |          |
| FRONT                   | 50 FT              | 101 FT   |
| SIDE                    | 30 FT <sup>3</sup> | 46 FT    |
| REAR                    | 50 FT <sup>3</sup> | 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



## LOCATION MAP



## VICINITY MAP



## 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:  
 - RAMP 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 USAFA 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.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLAN.
- PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITH THIS DEVELOPMENT: PROPOSED PUBLIC SIDEWALK AND REQUIRED PEDESTRIAN RAMPS ALONG VOYAGER PARKWAY.
- STANDARD ADA NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADDA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH THE RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- THE MINIMUM BUILDING/ LANDSCAPE SETBACK REQUIREMENTS ARE:  
 17.1. BUILDING FRONT, SIDE, AND REAR YARD: THIRTY (25)  
 17.2. LANDSCAPE BUFFER: FIFTEEN (25) FEET ALONG VOYAGER PARKWAY; TEN (10) ON OTHER SIDES.
- THIS DEVELOPMENT IS PROPOSED IN AN EIGHT PHASES OR LESS CONSTRUCTION. FUTURE EXPANSION IS ANTICIPATED IN 3-8 YEARS.
- MOUSE PRESERVATION AREA WILL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION OF IDYLLWILD OFFICE PARK FILING NO. 1.
- PRIOR TO BUILDING PERMIT APPROVAL THE SITE ACCESS TO STOUT ROAD NEEDS PRELIMINARY PLAN REVIEW TO ENSURE ALL PAVEMENT MARKINGS, SIGNS, AND GEOMETRY MEET CITY STANDARDS.
- A FUTURE SIGNAL AT STOUT ROAD AND VOYAGER PARKWAY IS REQUIRED FOR AN ESCROW OF \$150,000 AMONG CLASSICAL ACADEMY, BELLA SPRINGS APARTMENTS AND IDYLLWILD OFFICE PARK FILING NO. 1. THE OWNER/DEVELOPER OF IDYLLWILD OFFICE PARK FIL. NO. 1 SHALL ESCROW \$50,000 TO CITY FOR THE FUTURE TRAFFIC SIGNAL PRIOR TO BUILDING PERMIT APPROVAL.
- DEVELOPMENT HISTORY:  
 22.1. CPC DP 06-00150: DEVELOPMENT PLAN APPROVED ON SEPTEMBER 18, 2006  
 22.2. CPC DP 06-00150-A1M07: MINOR AMENDMENT. DIVIDED LOT 4 AND 5 FILINGS NO. 1 INTO 5 LOTS FILING NO. 2 & ADDED BUS STOP CONCRETE PAD NEAR ENTRANCE OFF VOYAGER PARKWAY.  
 22.3. CPC DP 06-00150-A2M18: MINOR CHANGES ON LOT 4 FILING NO. 2 BEING UNDER CITY'S REVIEW.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATIONS.
- "STOP SIGN" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGN & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG VOYAGER PARKWAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977.



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DELETE THIS TEXT  
 CONSULTANT LOGO HERE

CONSULTANT ADDRESS HERE

STOUT DENTAL - CORE & SHELL  
 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

ISSUED FOR:

DEVELOPMENT PLAN

CHECKED BY: **STR**  
**STB**

ISSUED FOR:

DEVELOPMENT PLAN

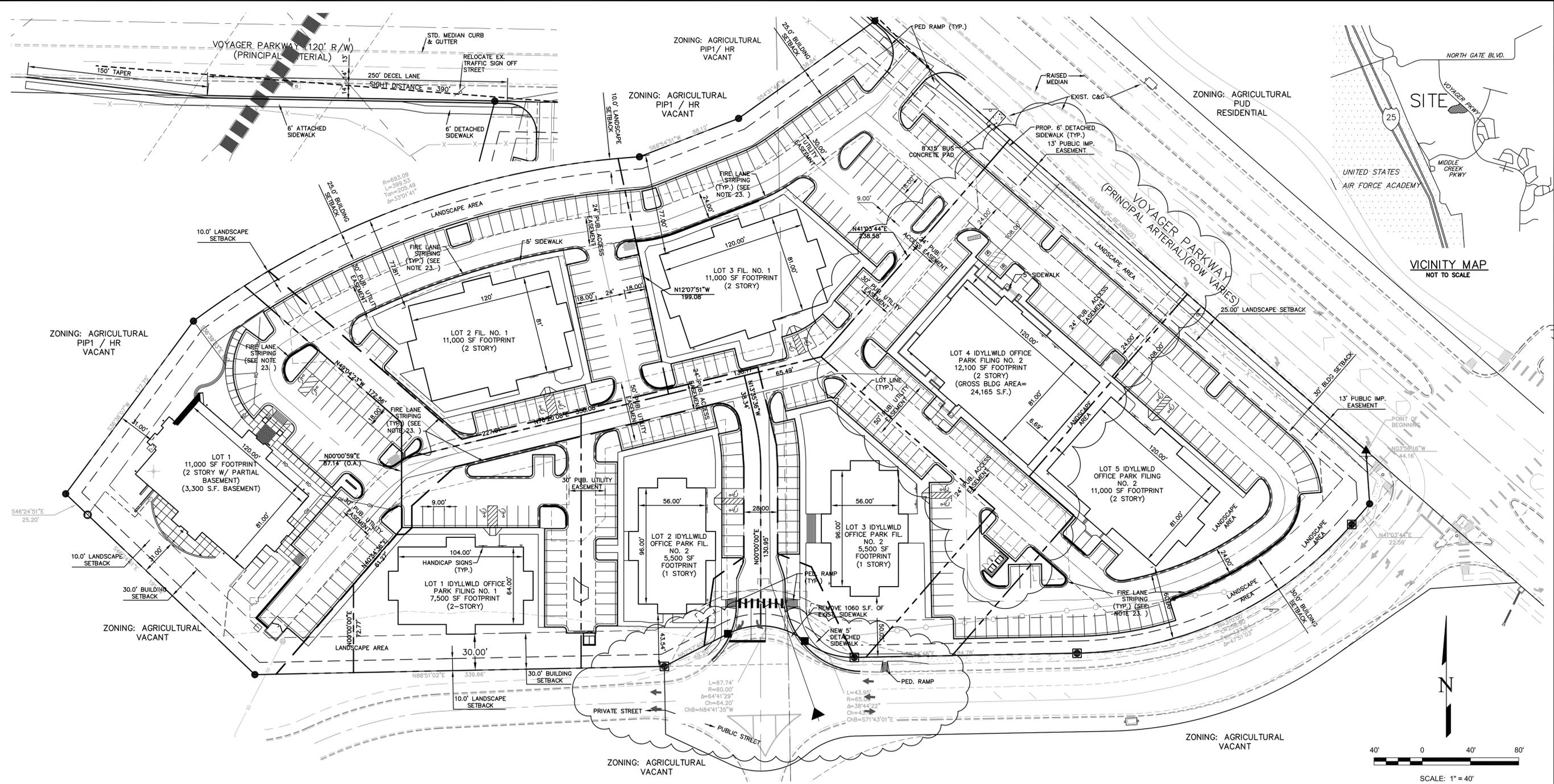
SHEET NO:

**DP-1**

1 OF 11

CITY PLANNING FILE #:

**CPC DP 06-00150-A2MJXX**



**ECE**  
 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 | 01/15/07 | BHY |

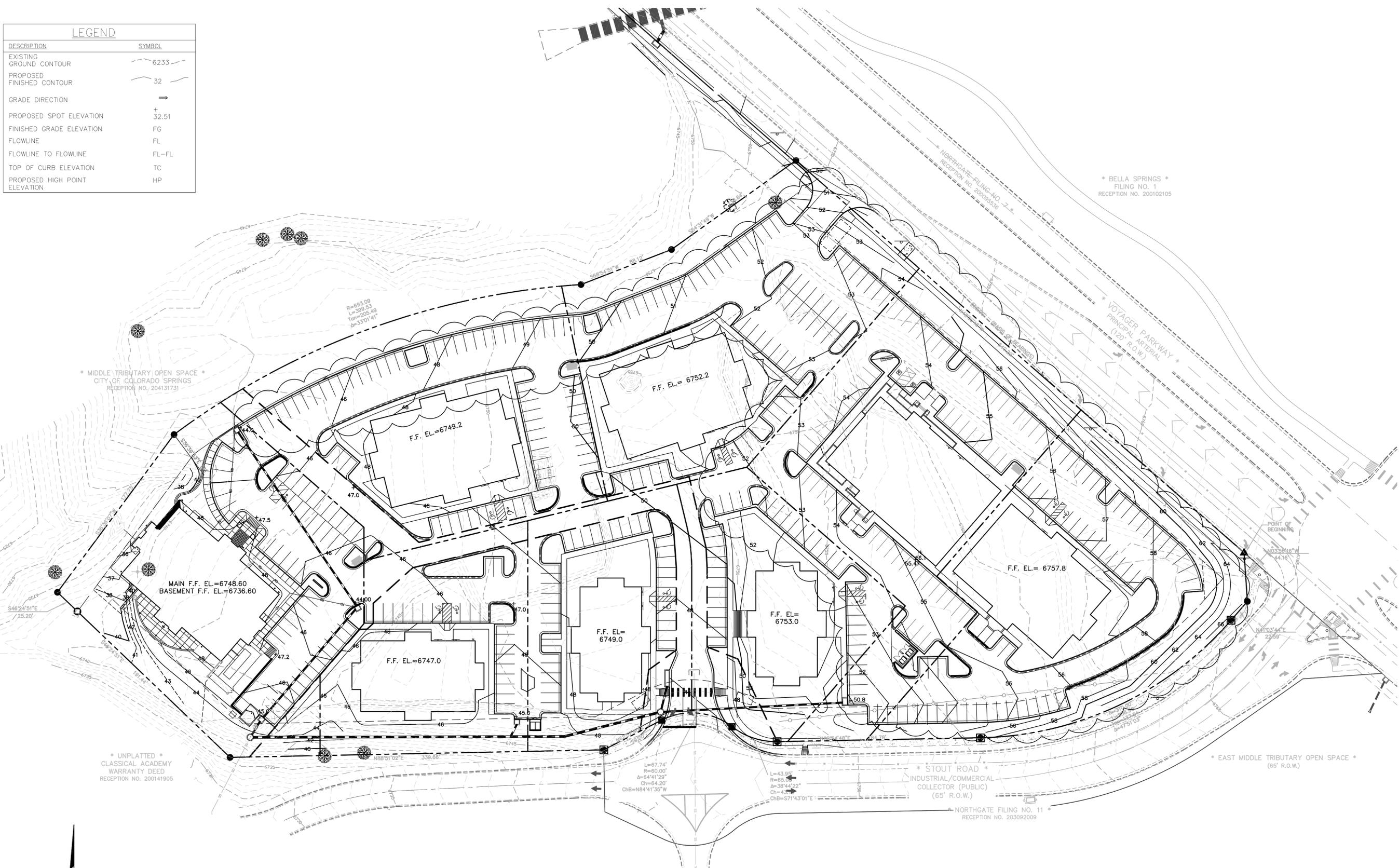
VICINITY MAP  
 NOT TO SCALE

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

|               |   |
|---------------|---|
| PROJECT NAME  | IDYLLWILD OFFICE PARK FILING NO. 1 AND 2                          |
| DRAWING TITLE | 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       | 62.33   |
| 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"

**ECE**  
EXECUTIVE CONSULTING ENGINEERS  
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Colorado Springs, Colorado 80921  
(719) 531-0707

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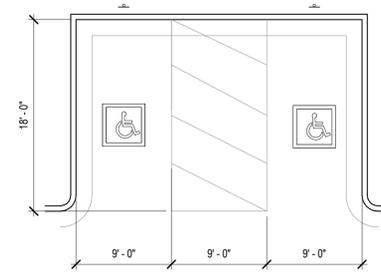
| NO. | REVISION DESCRIPTION               | BY  | DATE       |
|-----|------------------------------------|-----|------------|
| 1   | MINOR AMENDMENT                    | BHY | 09/14/06   |
| 2   | LOT 4, FIL. NO. 2, MAJOR AMENDMENT | BHY | 01/19/2023 |

**IDYLLWILD OFFICE PARK FILING NO. 1 AND 2**  
**COLORADO SPRINGS, COLORADO**  
**DEVELOPMENT PLAN**  
**DEVELOPMENT GRADING PLAN**

| PROJECT NAME                             | DRAWING TITLE            |
|--|--------------------------|
| IDYLLWILD OFFICE PARK FILING NO. 1 AND 2 | 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:                                   | <b>DP-3</b>              |
| SHEET 3 OF 11                            |                          |

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

**ACCESSIBLE PARKING STALL DETAIL**



**SCOPE OF WORK**

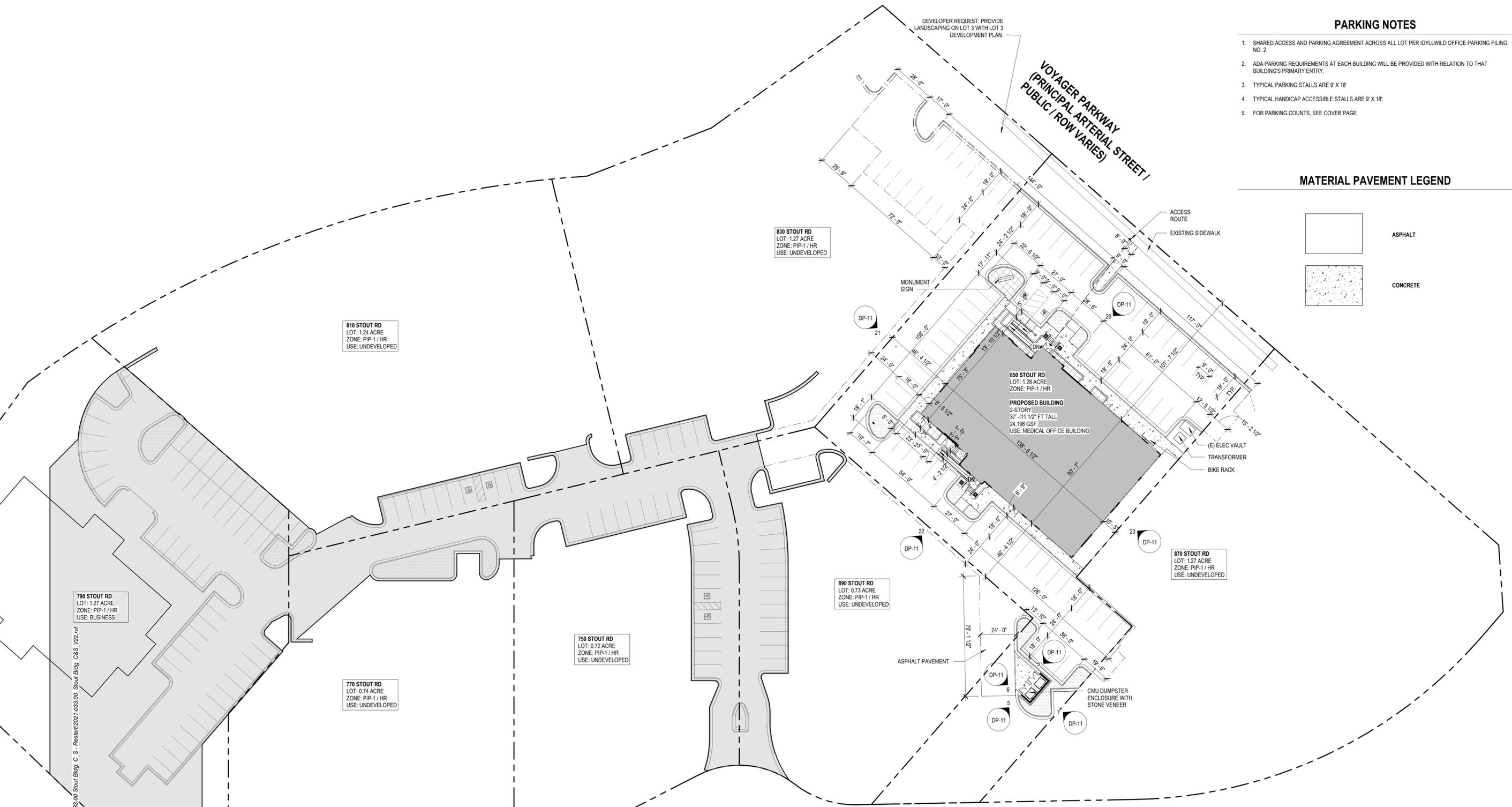
- EXISTING DEVELOPMENT
- PROPOSED WORK ON LOT 850
- PROPOSED WORK ON ADJACENT LOTS NECESSARY FOR DEVELOPMENT OF LOT 850

**PARKING NOTES**

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

**MATERIAL PAVEMENT LEGEND**

- ASPHALT
- CONCRETE



**STOUT RD  
 (NON-ARTERIAL / PUBLIC)**

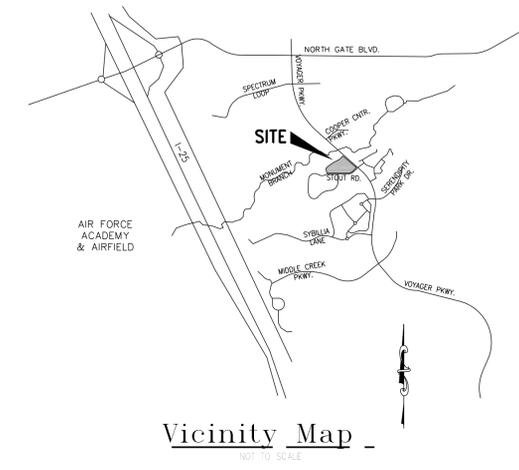
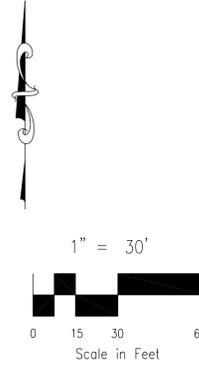
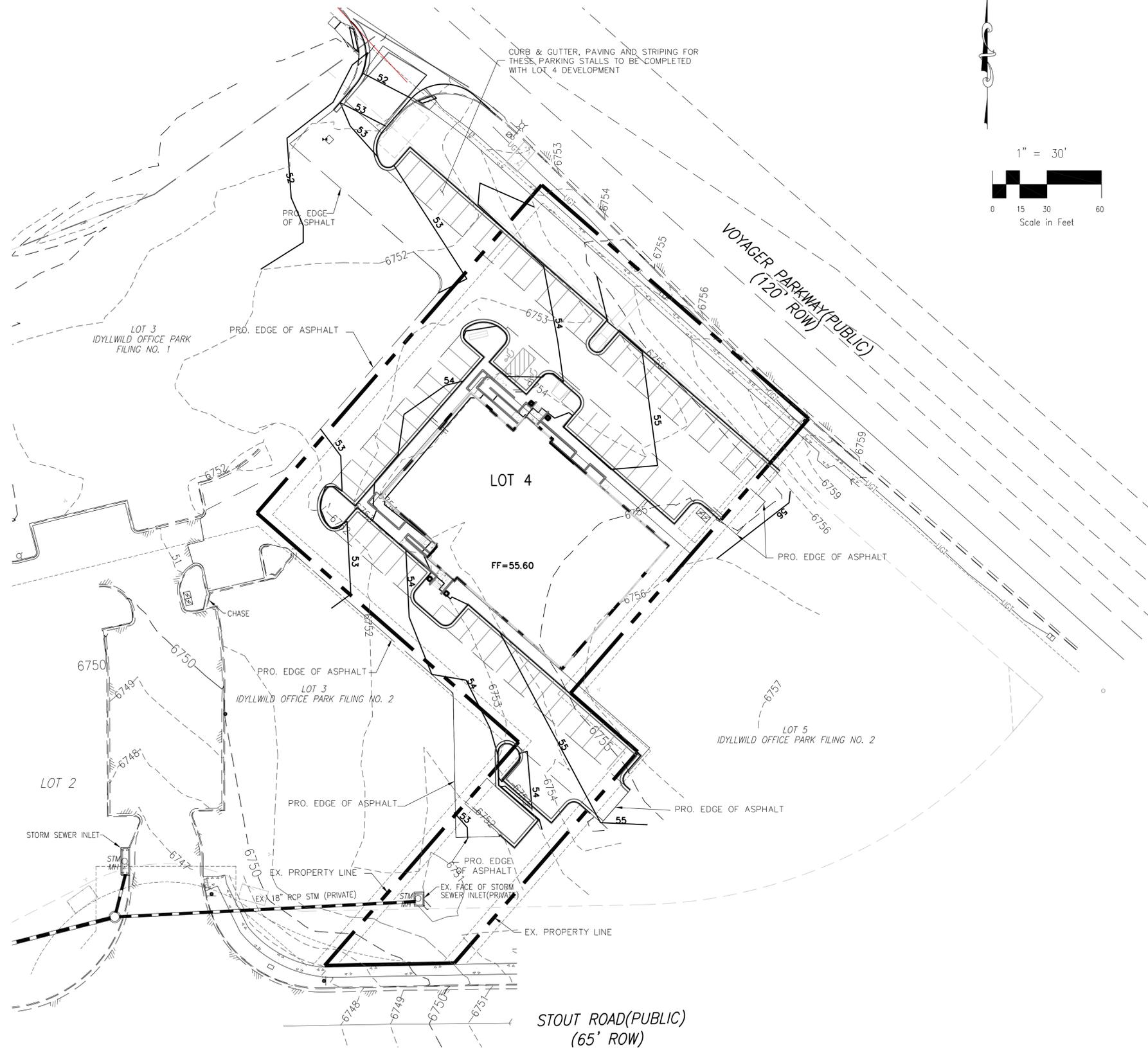
**CITY PLANNING FILE #:**  
**CPC DP 06-00150-A2MJXX**

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



# 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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**STOUT DENTAL - CORE & SHELL**  
**STOUT DENTAL**  
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SHEET TITLE  
**PRELIMINARY GRADING PLAN**

RTA PROJECT NUMBER  
**2021-033.01**

**4/15/2022**

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

GAO/C APPROVAL: **KDR**  
 DRAWN BY: **MEM**  
 CHECKED BY: **KDR**

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

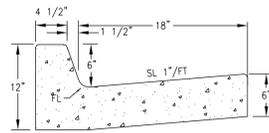
ISSUED FOR:  
**DEVELOPMENT PLAN**

SHEET NO.  
**DP-5**

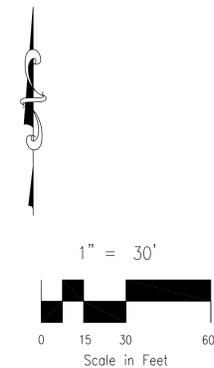
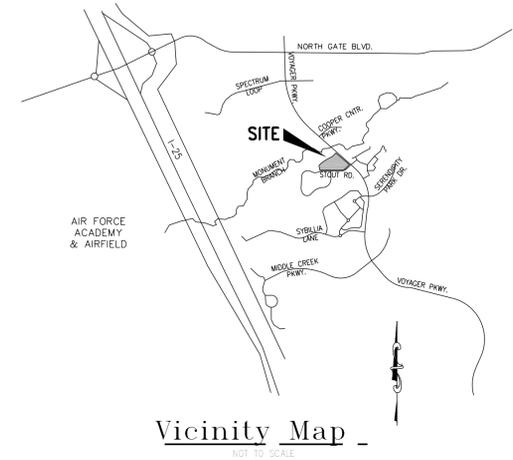
5 OF 11

# 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



| PROPOSED | UTILITY              | EXISTING |
|----------|----------------------|----------|
| WATER    | WATER                | WATER    |
| SAN      | SANITARY SEWER       | SAN      |
| GAS      | GAS                  | GAS      |
| INLET    | UNDERGROUND ELECTRIC | ELEC     |
| INLET    | STORM SEWER          | STORM    |
|          | VALVE                |          |
|          | FIRE HYDRANT         |          |
|          | MANHOLE              |          |
|          | SERVICE CLEANOUT     |          |

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 necessary 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



19 SOUTH TEJON ST., SUITE 300  
COLORADO SPRINGS, CO. 80903  
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1955 N. UNION BLVD., SUITE 200  
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STOUT DENTAL - CORE & SHELL

STOUT DENTAL

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

DESIGNED BY: KDR  
DRAWN BY: MEN  
CHECKED BY: KDR

ISSUED FOR:  
DEVELOPMENT PLAN

SHEET NO.  
DP-6

6 OF 11

EXISTING TREES TO BE REMOVED (DUE TO POOR CONDITION)

- EVERGREEN TREES**  
 KEY 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
- DECIDUOUS TREES**  
 KEY DESCRIPTION  
 #F 4" DIA. CRIMSON OAK  
 #G 3" DIA. CRIMSON OAK  
 #H 3" DIA. MAPLE  
 #I 3" DIA. MAPLE  
 #J 3" DIA. MAPLE

PLANT LIST

(PLANTS SHALL BE SELECTED FROM THE FOLLOWING PLANT LIST)

| CODE                      | QTY. | BOTANIC NAME                          | COMMON NAME               | SIZE INSTALLED | SCHD KEY | FOOTHILLS & MATURE PLAINS | MATURE HEIGHT | MATURE WIDTH |
|---------------------------|------|---------------------------------------|---------------------------|----------------|----------|---------------------------|---------------|--------------|
| <b>DECIDUOUS TREES</b>    |      |                                       |                           |                |          |                           |               |              |
| SH                        | 4    | GLEDITSIA TRIACANTHOS F. INERMIS      | HONEYLOCUST, SKYLINE      |                |          | 45A                       | 60'           | 30'          |
| NC                        | 3    | POPULUS ANGUSTIFOLIA                  | COTONWOOD, NARROWLEAF     | 1.5" CAL.      |          | 4578A                     | 60'           | 50'          |
| HA                        | 2    | CELTIS OCCIDENTALIS                   | HACKBERRY, COMMON         |                |          | 3457DA                    | 75'           | 50'          |
| SW                        | 3    | QUERCUS BICOLOR                       | OAK, SWAMP WHITE          |                |          | 4S                        | 55'           | 55'          |
|                           | 12   | <b>SUBTOTAL</b>                       |                           |                |          |                           |               |              |
| <b>EVERGREEN TREES</b>    |      |                                       |                           |                |          |                           |               |              |
| AP                        | 9    | PINUS NIGRA                           | PINE, AUSTRIAN            | 8" HT.         |          | 25678A                    | 40'           | 30'          |
|                           | 9    | <b>SUBTOTAL</b>                       |                           |                |          |                           |               |              |
| <b>ORNAMENTAL TREES</b>   |      |                                       |                           |                |          |                           |               |              |
| TM                        | 4    | ACER TARTARICUM                       | MAPLE, TATARIAN           | 8" HT.         |          | 457A                      | 20'           | 15'          |
|                           | 4    | <b>SUBTOTAL</b>                       |                           |                |          |                           |               |              |
|                           | 25   | <b>TOTAL TREES</b>                    |                           |                |          |                           |               |              |
| <b>DECIDUOUS SHRUBS</b>   |      |                                       |                           |                |          |                           |               |              |
| MK                        | 14   | SYRINGA PATULA 'MISS KIM'             | LILAC, DWARF KOREAN       | #5 CONT.       |          | 568A                      | 5'            | 5'           |
| WP                        | 21   | POTENTILLA FRUTICOSA 'MC KAY'S WHITE' | POTENTILLA, MC KAYS WHITE | #5 CONT.       |          | 4567S                     | 2'            | 3'           |
| KV                        | 47   | VIBURNUM CARLESII, VAR.               | VIBURNUM, KOREANSPICE     | #5 CONT.       |          | A                         | ADAPTABLE     | 4' 4'        |
| AC                        | 0    | RIBES ALPINUM                         | CURRENT, ALPINE           | #5 CONT.       |          | 5678A                     | 3'            | 3'           |
| SS                        | 30   | SPIREA NIPPONICA 'SNOWMOUND'          | SPIREA, SNOWMOUND         | #5 CONT.       |          | 5A                        | ADAPTABLE     | 3' 3'        |
| WR                        | 10   | ROSA WINNIPEG PARKS                   | ROSE, WINNIPEG PARKS      | #5 CONT.       |          | 45678A                    | STEADY        | 3' 3'        |
| RS                        | 22   | PEROVSKIA ATRIPICIFOLIA               | SAGE, RUSSIAN             | #5 CONT.       |          | 12D                       | COMPATIBLE    | 4' 4'        |
|                           | 144  | <b>SUBTOTAL</b>                       |                           |                |          |                           |               |              |
| <b>EVERGREEN SHRUBS</b>   |      |                                       |                           |                |          |                           |               |              |
| AJ                        | 12   | JUNIPERUS SABINA 'ARCADIA'            | JUNIPER, ARCADIA          | #5 CONT.       |          | 568A                      | ADAPTABLE     | 2' 4'        |
|                           | 12   | <b>SUBTOTAL</b>                       |                           |                |          |                           |               |              |
| <b>ORNAMENTAL GRASSES</b> |      |                                       |                           |                |          |                           |               |              |
| 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   | <b>SUBTOTAL</b>                       |                           |                |          |                           |               |              |
|                           | 173  | <b>TOTAL SHRUBS AND GRASSES</b>       |                           |                |          |                           |               |              |

LANDSCAPE CODE REQUIREMENT

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 | TOAL L.F.       |   | 2/3 REQ.            | SCREEN PROVIDED |
| NORTH SIDE         | 195 L.F.        |   | 130 L.F.            | 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  |   | MIN. TREES REQUIRED | TREES PROVIDED  |
|                    | 1 / 500 S.F.    |   | 6                   | 6               |

SIGNATURE PLANT REQUIREMENTS

|               | 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%)                |

GENERAL NOTES

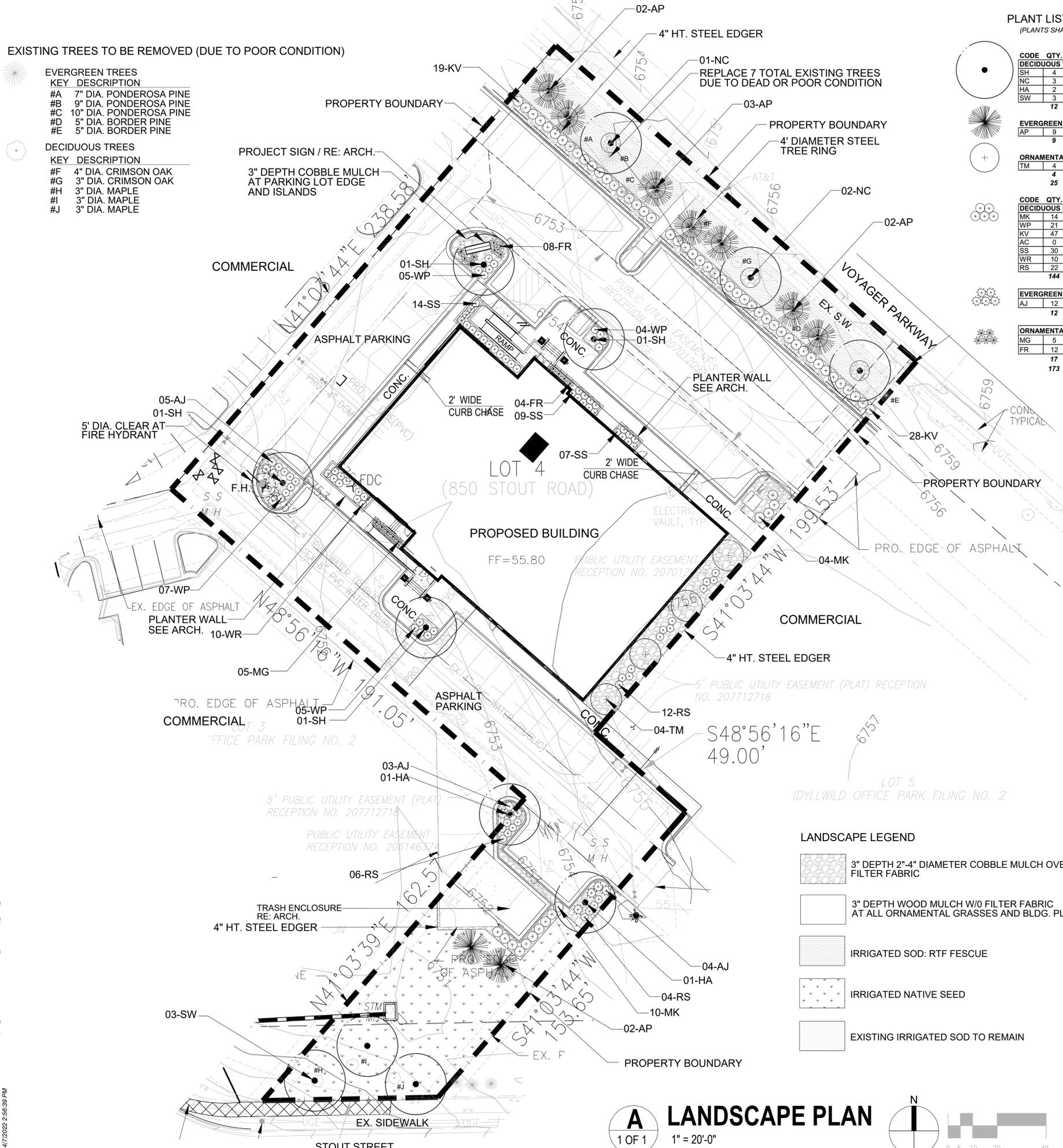
- A PRELIMINARY LANDSCAPE PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE APPROVED CONCURRENT WITH DEVELOPMENT PLAN REVIEW.
- A FINAL LANDSCAPE PLAN, TO INCLUDE AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL 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.
- IN THE CASE OF A 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.
- 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.

LANDSCAPE NOTES

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

IRRIGATION STATEMENT

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



LANDSCAPE LEGEND

- 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

**A LANDSCAPE PLAN**  
 1 OF 1 1" = 20'-0"



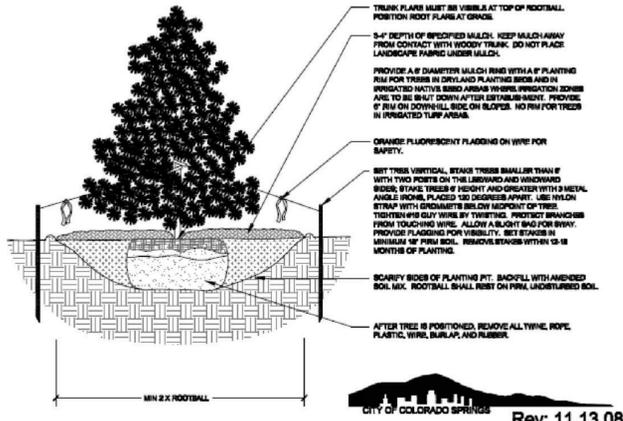
NOTE: FOR DEVELOPMENT PLAN ONLY. NOT FOR CONSTRUCTION.

CITY PLANNING FILE #:

CPC DP 06-00150-A2MJXX

**NOTES:**

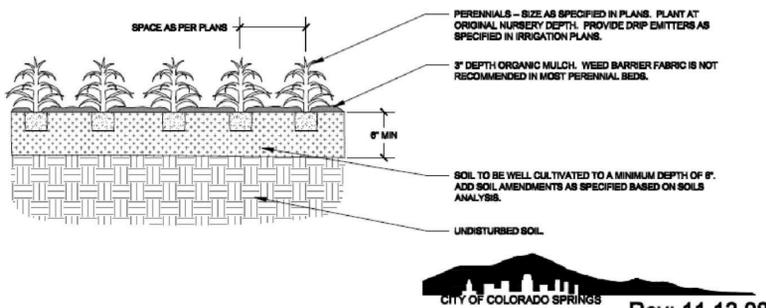
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND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



Evergreen Tree Planting Detail  
 NOT TO SCALE

**NOTES:**

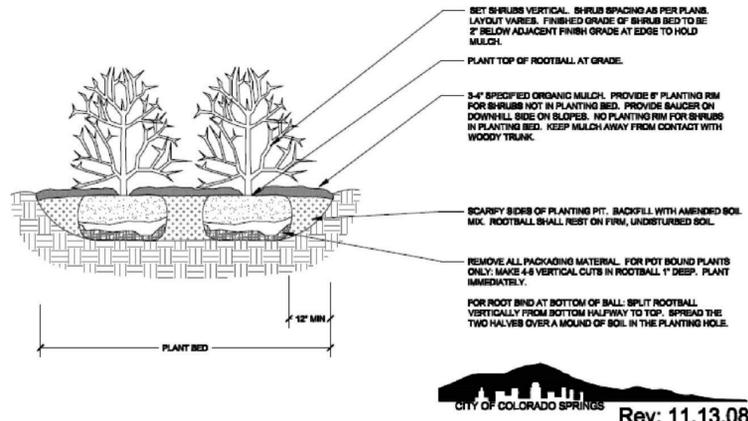
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
- PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- ALL PERENNIALS PLANTED IN ROCK MULCH AREAS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



Perennial/Groundcover Planting Detail  
 NOT TO SCALE

**NOTES:**

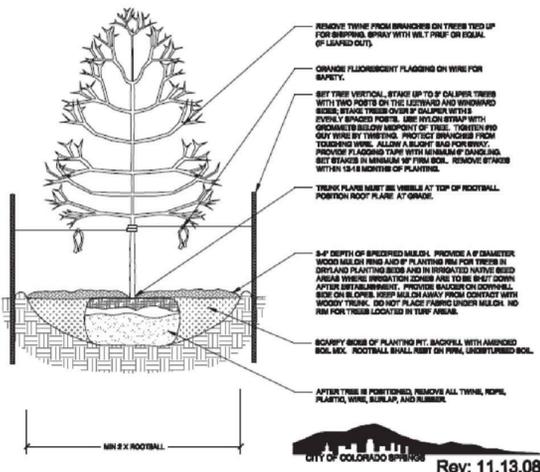
- PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- ALL SHRUBS IN ROCK AREAS TO RECEIVE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



Shrub Planting Detail  
 NOT TO SCALE

**NOTES:**

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDD OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- WRAP TRUNK ON EXPOSED BITES AND BRISSES WITH TWIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



Deciduous Tree Planting Detail  
 NOT TO SCALE



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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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**SITE  
 PHOTOMETRIC  
 PLAN**

RTA PROJECT NUMBER  
**2021-033.01**  
 DATE  
**4/15/2022**

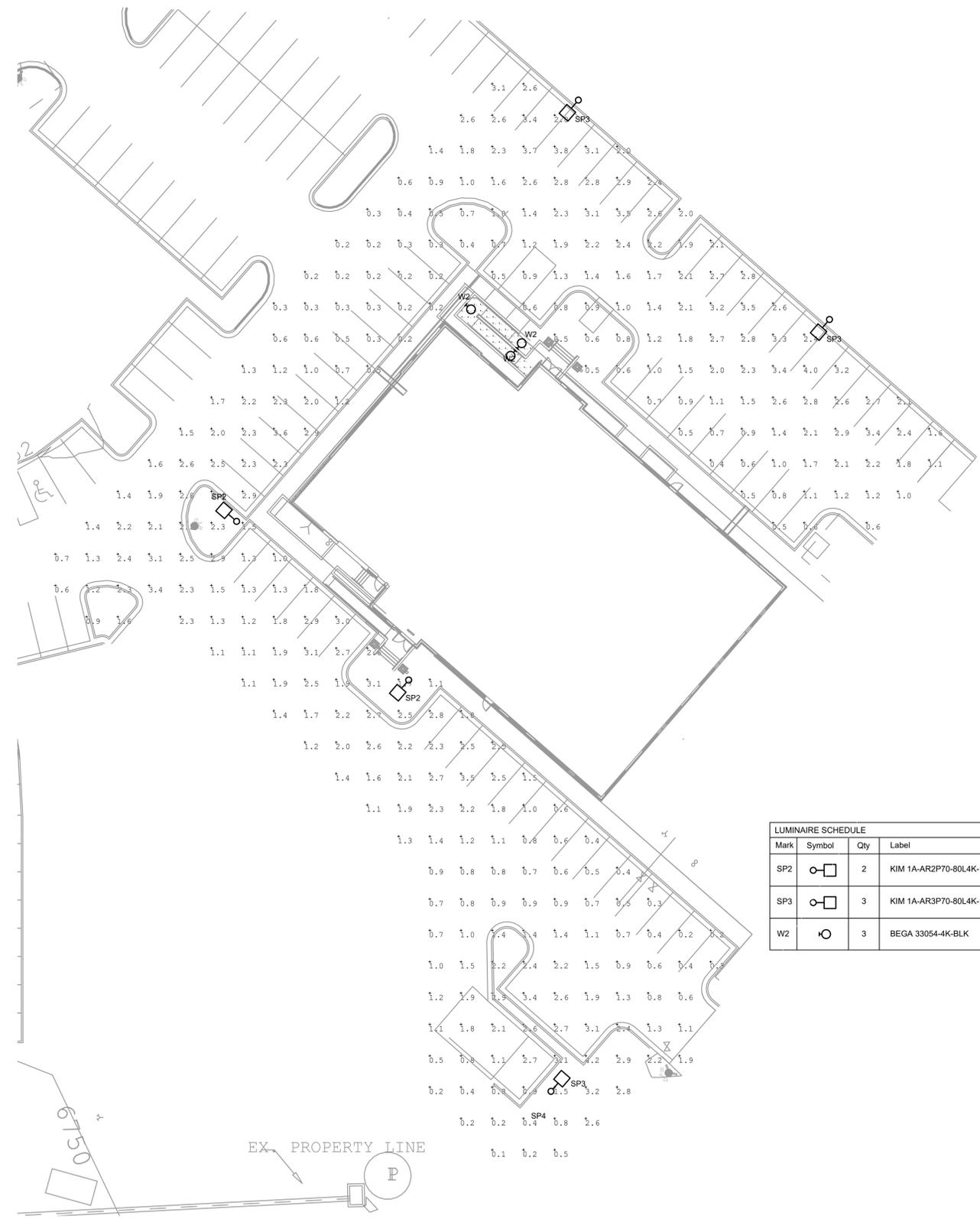
| REVISIONS |             |
|-----------|-------------|
| #         | DESCRIPTION |
|           |             |

QA/QC APPROVAL: AC  
 DRAWN BY: JPG  
 CHECKED BY: AC

ISSUED FOR:  
**DEVELOPMENT PLAN**

SHEET NO.  
**DP-9**

9 OF 11



| 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

Autodesk Docs://2021-033.00 Stout Bldg. C.S. - Restair/2021-033.00 Stout Bldg. C&S\_V22.rvt  
 4/17/2022 2:56:39 PM

TYPES SP2, SP3, SP4:

**AR**  
The Archetype® Large PicoPrism LED  
kl\_arpled\_spec.pdf

JOB \_\_\_\_\_ TYPE \_\_\_\_\_  
NOTES \_\_\_\_\_ APPROVALS \_\_\_\_\_

**FEATURES**

- PicoPrism® technology
- Full upright cutoff
- Available in 580nm 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5, R, L standard distributions
- 0-10V dimming drivers standard
- IP66 certified

**Certifications**

**SPECIFICATIONS**

Approx. Weight = 50 lbs. EPA 1.20 for 1A. See Configuration for Additional EPAs.

**ORDERING CODE**

| Configuration | EPA              | Fixture | Distribution | Driver/Circuit | Source          | Color Temperature* | Electrical Module | Voltages  | Finish             | PhotoCell Options                |
|---------------|------------------|---------|--------------|----------------|-----------------|--------------------|-------------------|-----------|--------------------|----------------------------------|
| 1A            | 1 Arm Side Mt.   | 1.20    | AR1          | P35            | 350mA PicoPrism | 80L LED            | 2K 300m²          | 120 120V  | BL Black           | A25-7 7-pin Photocell Receptacle |
| 2B            | 2 Arm Side Mt.   | 2.40    | AR2          | P35            | 350mA PicoPrism | 80L LED            | 2K 300m²          | 120 120V  | DB Dark Bronze     | A30 120V Button Photocell        |
| 2L            | 2 Arm Side Mt.   | 2.20    | AR2          | P35            | 350mA PicoPrism | 80L LED            | 2K 300m²          | 120 120V  | CT Graphite        | A31 20V Button Photocell         |
| 3T            | 3 Arm Side Mt.   | 3.20    | AR3          | III            | 700mA PicoPrism | 189W for 700mA     | 4K 4000K          | 240 240V  | LG Light Gray      | A32 240V Button Photocell        |
| 3Y            | 3 Arm Side Mt.   | 3.20    | AR4          | IV             |                 |                    | 5K 5000K          | 277 277V  | PS Platinum Silver | A33 277V Button Photocell        |
| 4C            | 4 Arm Side Mt.   | 3.80    | AR5          | V              |                 |                    |                   | 240 240V  | TT Titanium        | A34 240V Button Photocell        |
| 4K            | 4 Arm Side Mt.   | 3.80    | AR5          | V              |                 |                    |                   | 277 277V  | WR White           | A34 480V Button Photocell        |
| 1W            | Single Wall Mt.  | na      | AR6          | Right          |                 |                    |                   | 347 347V* | CC Custom Color*   | A35 347V Button Photocell        |
| HSF           | Recess. Slipster | na      | ABL          | Type L, Left   |                 |                    |                   | 480 480V* |                    |                                  |

\* Available in other pole only EPA's for fixture only

| Control Accessories                  | Wireless                               | Motion  | Mounting Options  |
|--------------------------------------|--|---|---|
| SW7PR7 Site Sync with 7 pin PCR      | WIR-RM-ID 120-247V, 100' range, WScape | SCL-R Round Pole Mounted Occupancy Sensor up to 16'   | VSF Vertical Slipster Mount for 3" O.D. Pole                  |
| SWUSB7 SiteSync Software on USB      | WIR-RM-ID 120-247V, 100' range, WScape | SCL-S Square Pole Mounted Occupancy Sensor up to 16'  | VSF Vertical Slipster Mount for 2" pipe tenon, 3.5" O.D. Pole |
| SWTAB7 SiteSync Wireless Tablet      | WIR-RM-ID 120-247V, 100' range, WScape | SCH-R Round Pole Mounted Occupancy Sensor up to 16'   | VSF Vertical Slipster Mount for 2" pipe tenon, 5" O.D. Pole   |
| SWBRG7 SiteSync Wireless Bridge Node | WIR-RM-ID 120-247V, 100' range, WScape | SCH-S Square Pole Mounted Occupancy Sensor 16' to 30' | SQ Square Pole  |

**Control Accessories**

- SW7PR7 Site Sync with 7 pin PCR
- SWUSB7 SiteSync Software on USB
- SWTAB7 SiteSync Wireless Tablet
- SWBRG7 SiteSync Wireless Bridge Node
- WIR-RM-ID WISCAP External Fixture Module

**Wireless**

- WIR-RM-ID 120-247V, 100' range, WScape

**Motion**

- SCL-R Round Pole Mounted Occupancy Sensor up to 16'
- SCL-S Square Pole Mounted Occupancy Sensor up to 16'
- SCH-R Round Pole Mounted Occupancy Sensor up to 16'
- SCH-S Square Pole Mounted Occupancy Sensor 16' to 30'

**Mounting Options**

- VSF Vertical Slipster Mount for 3" O.D. Pole
- VSF Vertical Slipster Mount for 2" pipe tenon, 3.5" O.D. Pole
- VSF Vertical Slipster Mount for 2" pipe tenon, 5" O.D. Pole
- SQ Square Pole

**Control Accessories**

- 1 When ordering with SiteSync, one of the following peripheral options must be chosen and ordered separately. Each option contains the SiteSync camera, GUI and bridge node.
- For Pole Spec Select: [http://www.kimlighting.com/products/forms\\_and\\_poles/](http://www.kimlighting.com/products/forms_and_poles/)
- For Control Spec Select: <http://tpspid.com/index.html>
- 1 US Patent No. D674,905 S. Other patents pending.
- 2 For custom optics and color temperature configurations, contact factory.
- 3 Light friendly Maximum 500mA driver current for 24 Amber option.
- 4 347V & 480V currents may be supplied with step-down transformer.
- 5 250mA only.
- 6 Not available with other sensor or wireless control options.
- 7 Specify group and zone at time of order. See [www.hubbelllighting.com/siteSync](http://www.hubbelllighting.com/siteSync) for more details. Order at least one SiteSync interface accessory SWUSA or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node.

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Kim Lighting reserves the right to change specifications without notice.

© 2017 KIM LIGHTING | 17760 Rowland Street | City of Industry | CA 91748  
P 626.968.5666 | F 626.369.2695 | [www.kimlighting.com](http://www.kimlighting.com) | Rev. May 23, 2018

TYPE W2:

LED recessed wall luminaires - asymmetrical

**BEGA**

**Application**

LED recessed wall luminaire with asymmetrical light distribution for the illumination of ground surfaces, building entrances, stairs and footpaths.

**Materials**

Luminaire housing and faceplate constructed of die-cast aluminum marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy  
Clear safety glass  
Silicone applied robotically to casting, plasma treated for increased adhesion  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners  
Stainless steel screw clamps  
Composite installation housing

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP65  
Weight: 1.8 lbs

**Electrical**

Operating voltage 120-277VAC  
Minimum start temperature -40° C  
LED module wattage 5.0W  
System wattage 8.0W  
Controlability 0-10V, TRIAC, and ELV dimmable  
Color rendering index Ra > 80  
Luminaire lumens 342 lumens (3000K)  
Lifetime at Ta=15°C > 500,000 h (L70)  
Lifetime at Ta=35°C 185,000 h (L70)

**LED color temperature**

2700K - Product number + **K27**  
3000K - Product number + **K3**  
3500K - Product number + **K05**  
4000K - Product number + **K4**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: Black (BLK) White (WHT) RAL: Bronze (BRZ) Silver (SLV) CUS:

Fully enclosed luminaire with installation housing ensures seamless integration and weather-tight operation.

**LED recessed wall luminaires - asymmetrical**

| LED   | A    | B   | C    |
|-------|------|-----|------|
| 33054 | 5.0W | 10% | 2% 5 |

**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 [info@bega-us.com](mailto:info@bega-us.com)  
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to [bega-us.com](http://bega-us.com) © copyright BEGA 2018

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



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

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SHEET TITLE  
**LIGHTING CUTSHEETS**

RTA PROJECT NUMBER  
**2021-033.01**

DATE  
**4/15/2022**

REVISIONS

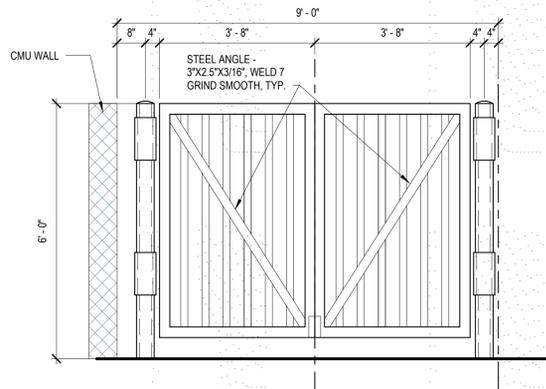
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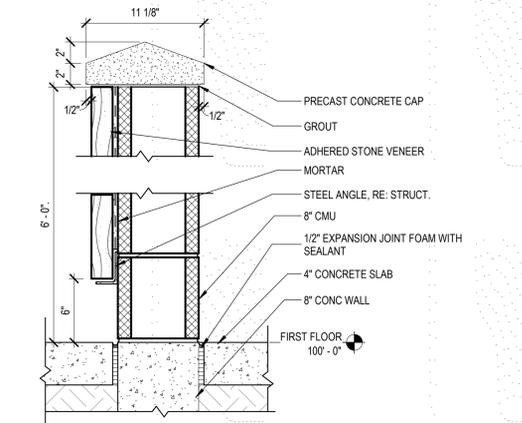
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**DEVELOPMENT PLAN**

SHEET NO.  
**DP-10**

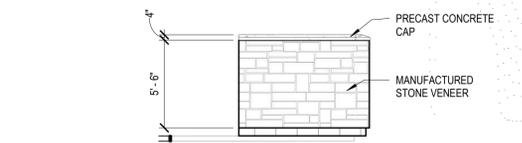
10 OF 11



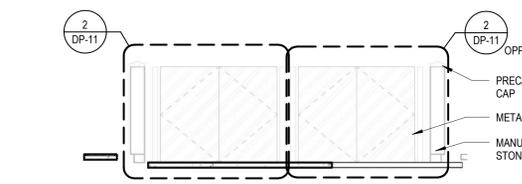
2 SITE - GATE ELEVATION  
DP-11 1/2" = 1'-0" EXTR-SITE-ELEV-51



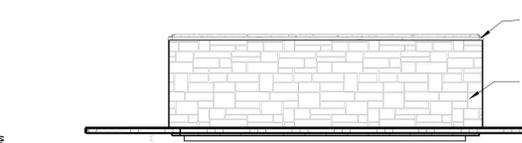
1 CMU WALL - TRASH ENCLOSURE  
DP-11 1/2" = 1'-0" EXTR-SITE-54



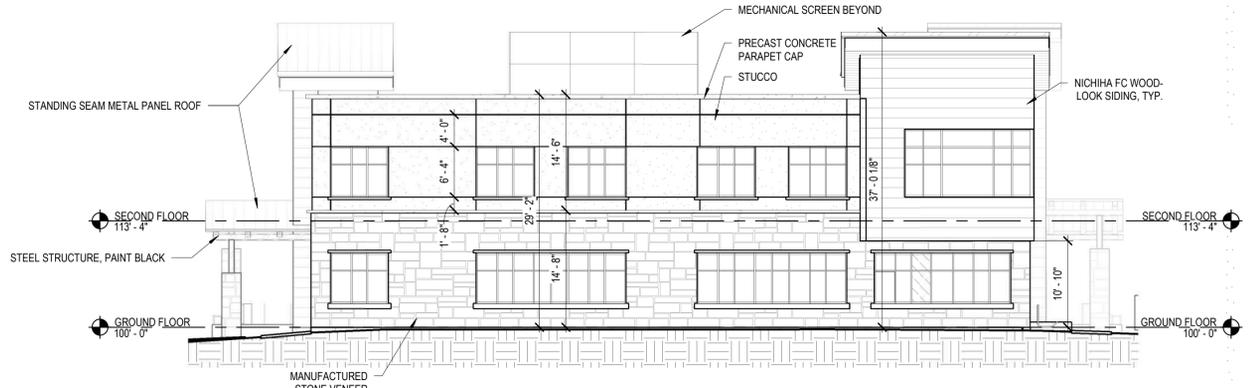
5 TRASH ENCLOSURE - SW & NE ELEVATION - DP  
DP-11 3/16" = 1'-0"



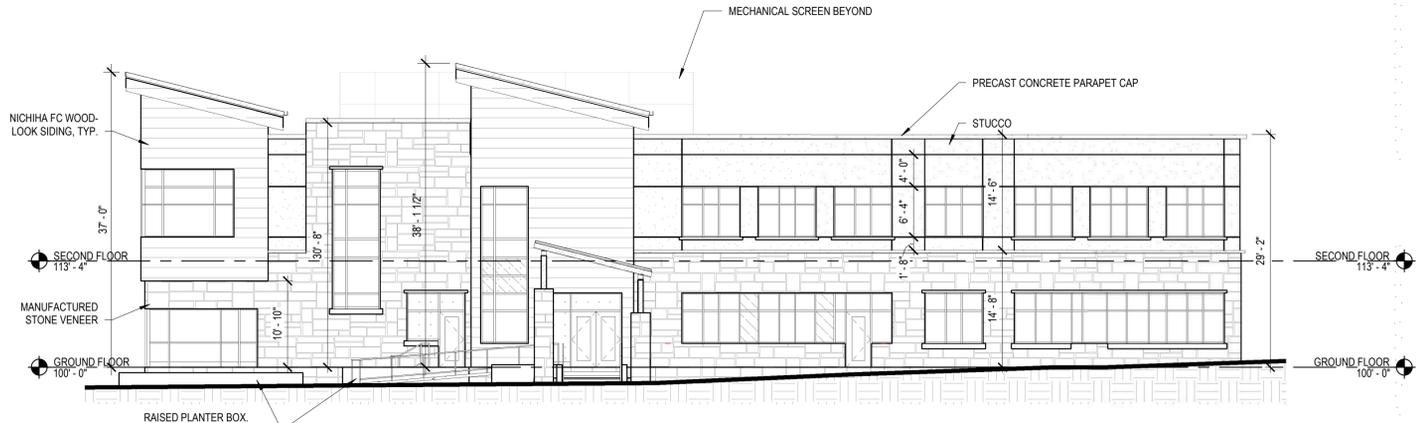
6 TRASH ENCLOSURE - NW ELEVATION - DP  
DP-11 3/16" = 1'-0"



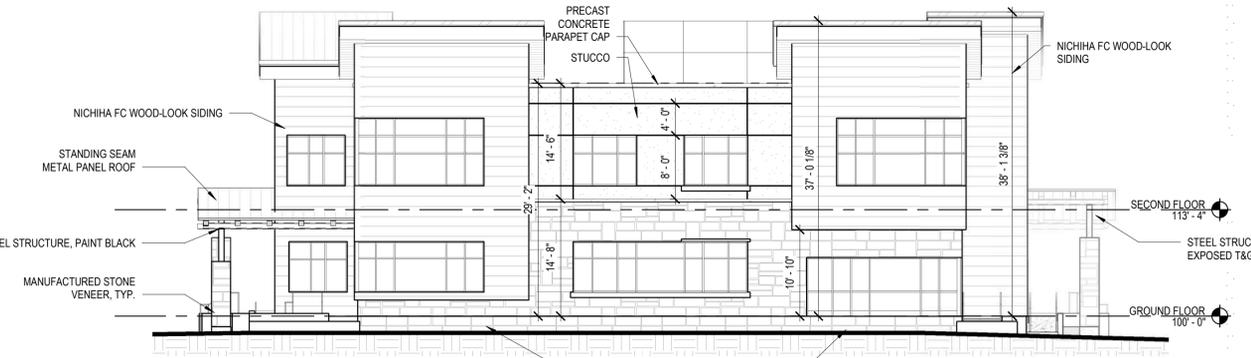
7 TRASH ENCLOSURE - SE ELEVATION - DP  
DP-11 3/16" = 1'-0"



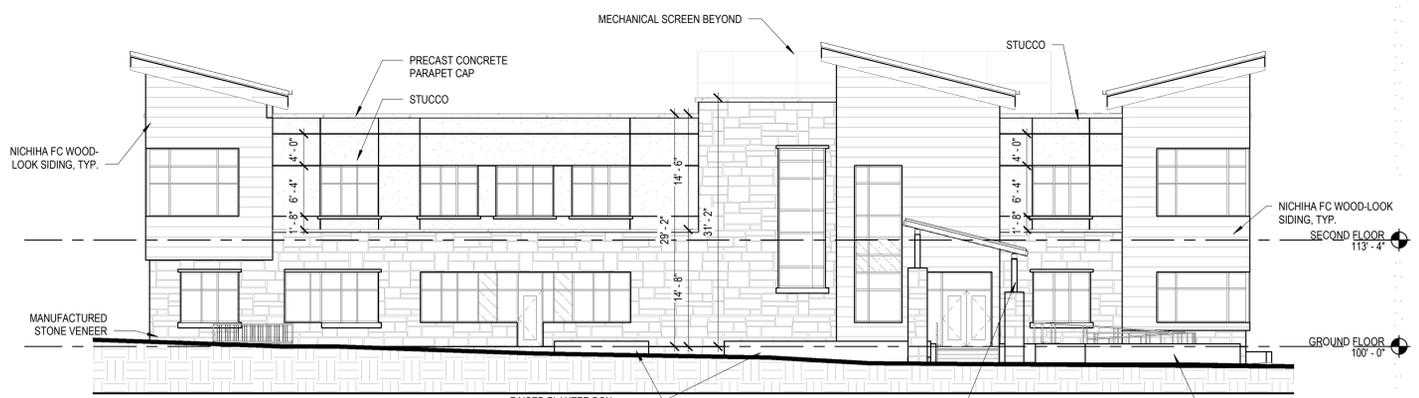
23 SOUTH ELEVATION  
DP-11 3/32" = 1'-0"



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"



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Colorado Springs, CO 80921

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SHEET TITLE  
**EXTERIOR ELEVATIONS**

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|---|------|-------------|
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11 OF 11

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