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**MASTIN
ENTERPRISES,
FILING NO. 1
PUD DEVELOPMENT PLAN**

1468 LITTLE BEAR CREEK PT.
1455 LITTLE BEAR CREEK PT.

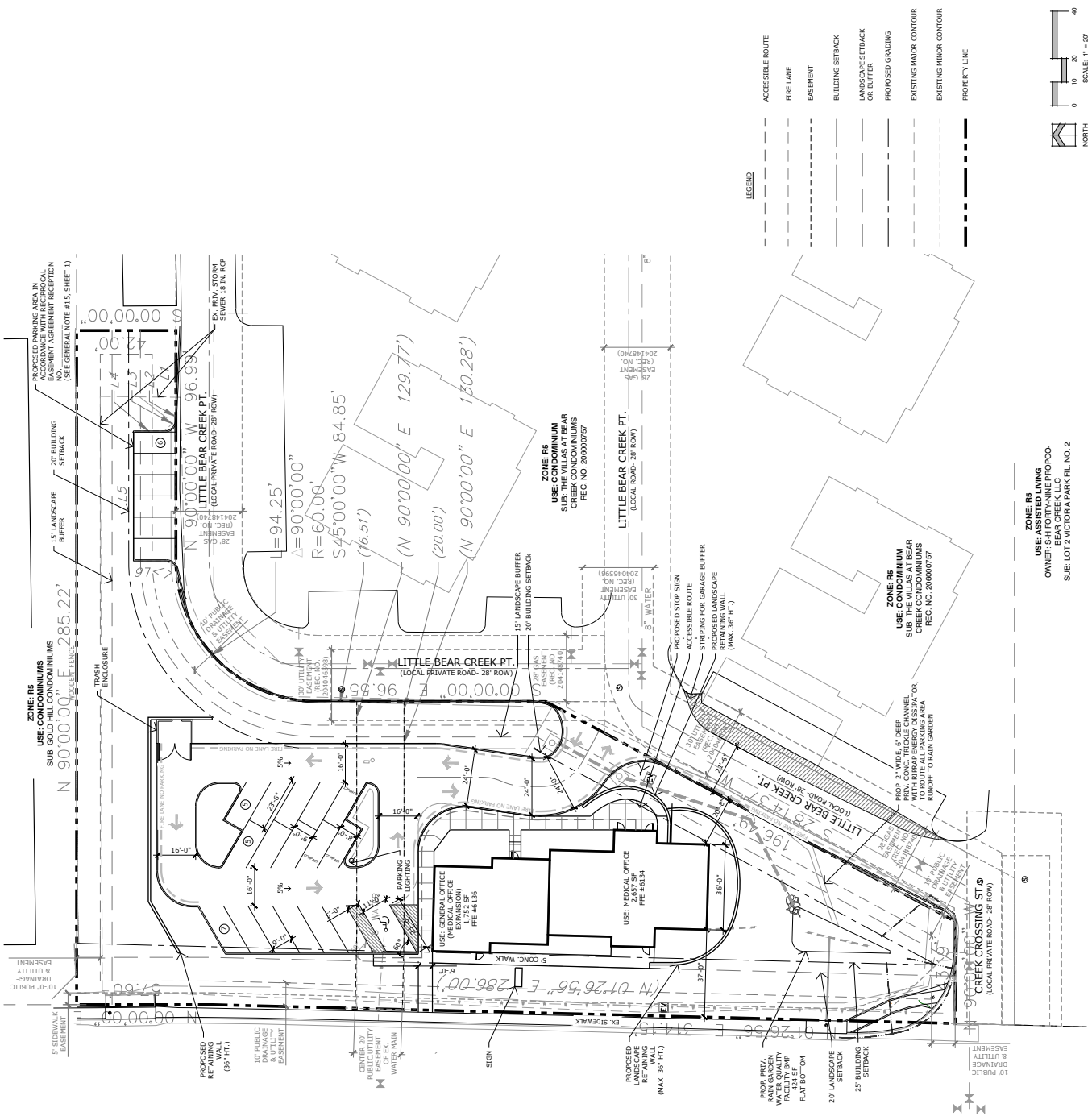
9-13-19
PROJECT WORK
DATE: 9-13-19
11:30 AM
DRAWN BY: [Name]

ENTITLEMENT	
DATE:	9-13-19
PROJECT WORK:	11:30 AM
DRAWN BY:	[Name]
CHECKED BY:	[Name]
DATE:	9-13-19
PROJECT WORK:	11:30 AM
DRAWN BY:	[Name]
CHECKED BY:	[Name]

DEVELOPMENT PLAN

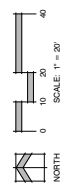
2 OF **7**

CPC PUD 19-00057



LEGEND

--- (dashed line)	ACCESSIBLE ROUTE
--- (dashed line)	FIRE LANE
--- (dashed line)	EASEMENT
--- (dashed line)	BUILDING SETBACK
--- (dashed line)	LANDSCAPE SETBACK OR BUFFER
--- (dashed line)	PROPOSED GRADING
--- (dashed line)	EXISTING MAJOR CONTOUR
--- (dashed line)	EXISTING MINOR CONTOUR
--- (dashed line)	PROPERTY LINE



S. 21ST ST.
(MINOR ARTERIAL- 90' ROW)

ZONE: PK SS HS
OWNER: EL PASO COUNTY
SUB: UNPLANNED
BEAR CREEK GOOI PARK

ZONE: RS
USE: MED OFFICE
OWNER: MASTIN ENTERPRISES
BEAR CREEK LLC
SUB: LOT 2 VICTORIA PARK FIL. NO. 2

FIGURE 1



MASTIN DENTAL CLINIC

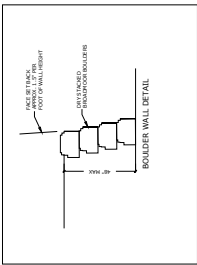
PLD DEVELOPMENT PLAN
21ST ST. &
LITTLE BEAR CREEK PT.

DATE: 2-25-19
PROJECT NO.: C-1808
DRAWING NO.: 14-000057

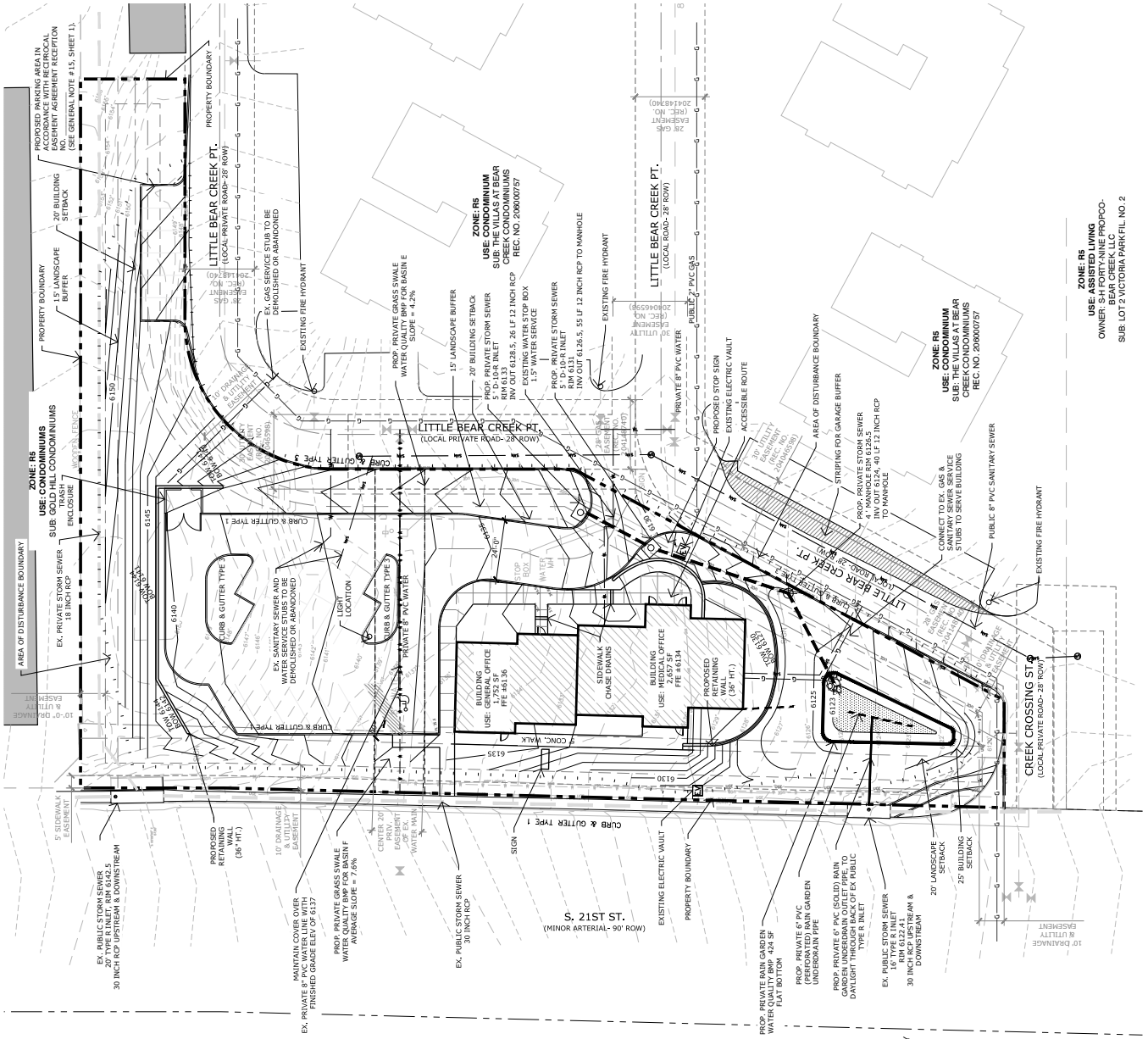
ENTITLEMENT	
DATE:	2-25-19
PROJECT NO.:	C-1808
DRAWING NO.:	14-000057

PRELIMINARY GRADING
PLAN

3 OF 7
CPC PUD 19-00057



THE TOTAL DISTURBED AREA IS ESTIMATED TO BE 41,000 SF,
OR 0.9 ACRE.



ZONE RS
USE: CONDOMINIUMS
SUB: GOLD HILL CONDOMINIUMS
ENCLOSURE

ZONE PK SS HIS
OWNER: EL PASO COUNTY
SUB: UNPLANNED
BEAR CREEK GOOI PARK

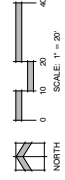


FIGURE 1



MASTIN DENTAL CLINIC

PLD DEVELOPMENT PLAN

21ST ST. &
LITTLE BEAR CREEK PT.

DATE: 2-25-19
PROJECT WORK: L.L.BOOK
DRAWN BY: J. B. BROWN

ENTITLEMENT

DATE: 2-25-19
PROJECT WORK: L.L.BOOK
DRAWN BY: J. B. BROWN

PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN

4 OF 7

CPC PUD 19-00057

- GENERAL NOTES FOR PRELIMINARY UTILITY PLANS**
1. COLORADO SPRINGS UTILITIES (CSU) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION AND DEPTH OF ALL UTILITIES AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATIONS AS SHOWN ON THIS PLAN.
 2. PRELIMINARY UTILITY PLANS SHALL BE SUBMITTED TO CSU FOR REVIEW AND APPROVAL.
 3. PRELIMINARY UTILITY PLANS SHALL BE SUBMITTED TO CSU FOR REVIEW AND APPROVAL.
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 7. THE WATER SYSTEM FACILITIES MUST MEET THE CRITERIA FOR WATER SYSTEM FACILITIES AS SET FORTH IN THE CITY OF COLORADO SPRINGS WATER SYSTEM FACILITIES DESIGN AND CONSTRUCTION STANDARDS (SDFCS).
 8. OWNERS MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATIONS AS SHOWN ON THIS PLAN.
 9. OWNERS MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATIONS AS SHOWN ON THIS PLAN.
 10. OWNERS MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATIONS AS SHOWN ON THIS PLAN.
 11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF COLORADO SPRINGS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.
 12. THE CITY OF COLORADO SPRINGS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.
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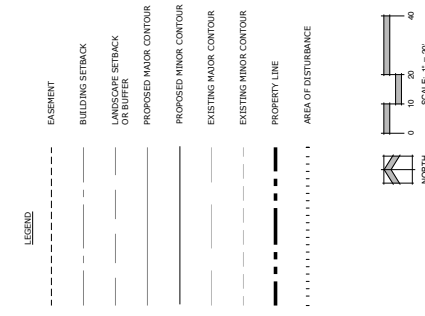
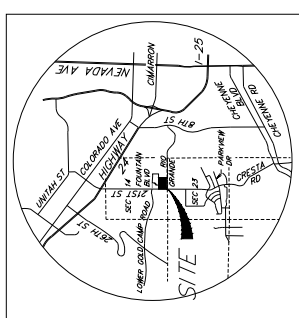
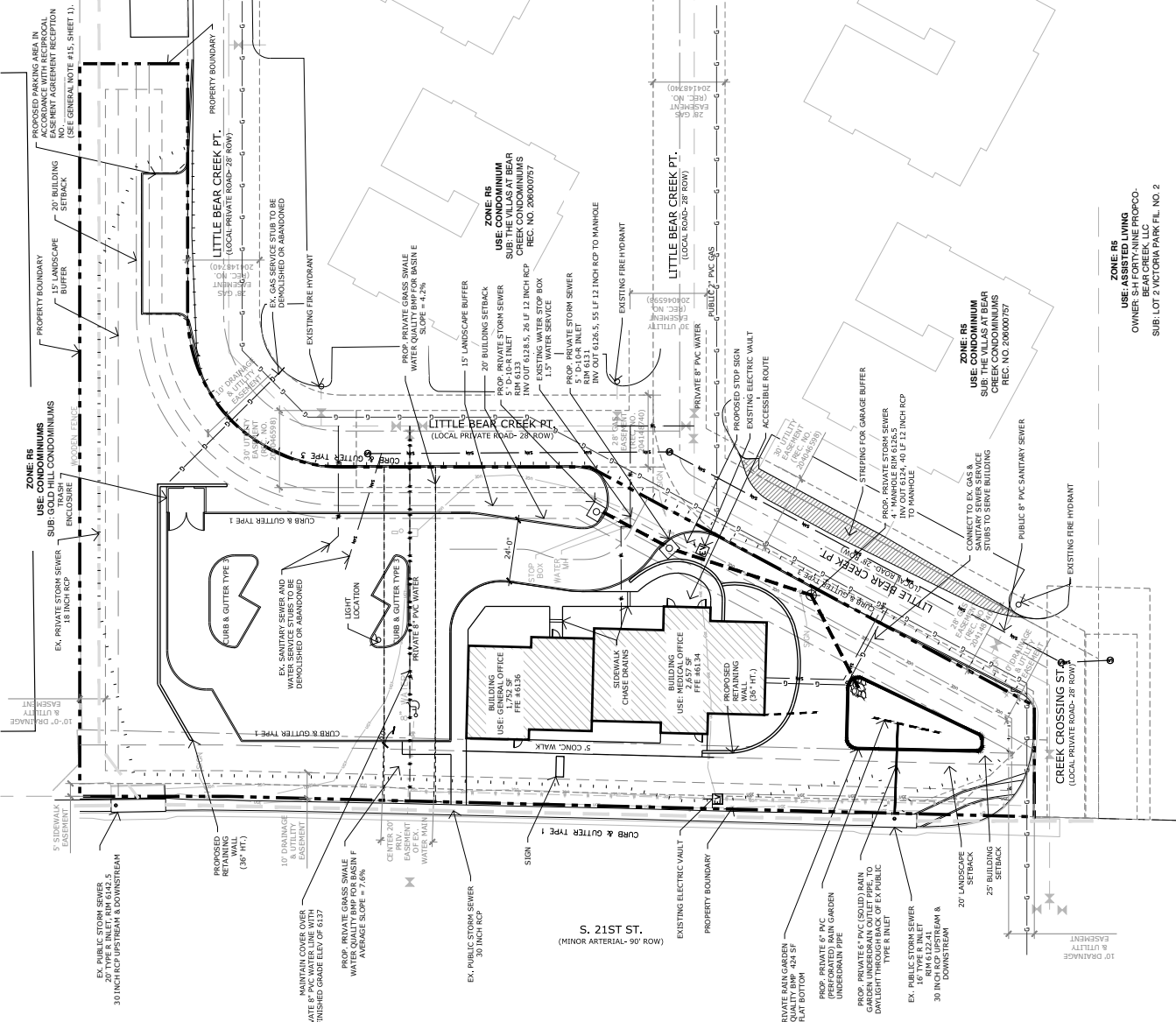
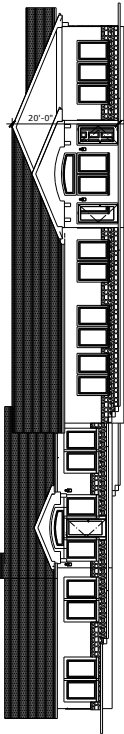
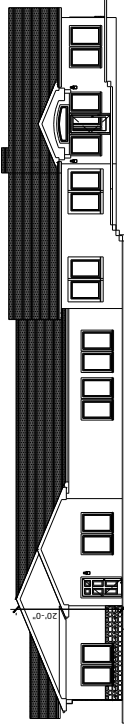


FIGURE 10

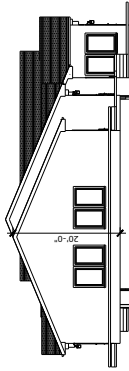
DATE	BY	DESCRIPTION
7-12-19	RS	PREL. CITY COMMENTS
9-10-19	BP	PREL. CITY COMMENTS



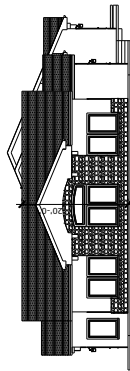
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

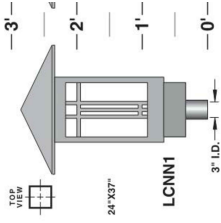
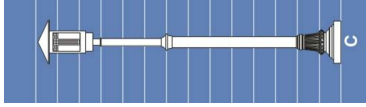


SOUTH ELEVATION

NOTE: BUILDING TO BE NATURAL BROWN IN COLOR WITH MATERIALS OF STUCCO & STONE.
FINAL COLOR TO BE COORDINATED WITH CLIENT & LANDSCAPE ARCHITECT.

1 BUILDING ELEVATIONS

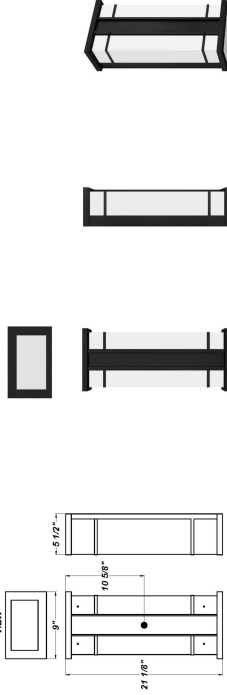
SCALE: 1" = 10'



PARKING LIGHTING

NOTE: LIGHT TO BE CAST ALUMINUM CONSTRUCTION. LUMINAIRE REQUIRED WITH ACRYLIC OR POLYCARBONATE LENSES & PROVIDED BY CH LUMINAIRE ACCESSORIES OR APPROVED EQUAL. LIGHT TO BE DARK SKY COMPLIANT MEETING CITY REQUIREMENTS. ALL LIGHTING TO BE COORDINATED WITH CLIENT & LANDSCAPE ARCHITECT.

TOP/BOTTOM VIEW



BUILDING LIGHTING

NOTE: BUILDING LIGHT TO BE ALLEGRO WITH LED ARCHITECTURAL OUTDOOR OR APPROVED EQUAL. OPTICS TO BE 80%+ LED TO BE 60 OR 40 AND COLOR NOT GREATER THAN 3000K. LIGHT TO BE DARK SKY COMPLIANT MEETING CITY REQUIREMENTS. ALL LIGHTING TO BE COORDINATED WITH CLIENT & LANDSCAPE ARCHITECT.

2 LIGHT DETAILS

SCALE: 1" = 10'