

OWNER: COLORADO CENTRE METROPOLITAN DISTRICT  
 OWNERS REPRESENTATIVE: AL TESTA  
 4770 HORIZONVIEW DR.  
 COLORADO SPRINGS, CO 80925  
 (719) 380-8857  
 al.testa@proconinc.net

APPLICANT / PLAN PREPARER: T-BONE CONSTRUCTION, INC.  
 DARIN WEISS, AIA  
 1310 FORD ST.  
 COLORADO SPRINGS, CO 80915  
 (719) 623-3314  
 darin.weiss@tboneconstruction.com

SITE DEVELOPMENT PLAN, NEW CONSTRUCTION OF AN OFFICE BUILDING ON THE VACANT PORTION OF THE EXISTING LOT.

THE PROPOSED DEVELOPMENT WILL NOT ENCR OACH ON ANY AVIGATION EASEMENTS.

PROPERTY INFORMATION:

TAX SCHEDULE NUMBER: 5503400003  
 LOT SIZE: 7.73 ACRES / 336,719 SF  
 BUILDING AUTHORITY: EL PASO COUNTY  
 ZONING CLASSIFICATION: RS-5000 CAD-O

PROPOSED USE: OFFICE  
 CONSTRUCTION TYPE: VB  
 OCCUPANCY TYPE: B

	PLANNED	ALLOWABLE
BUILDING AREA:	4,450 SF	9,000 SF
BUILDING HEIGHT LIMITS:	24'-0"	30'

LOT COVERAGE:

BUILDING AREA  
 PROPOSED BUILDING: 4450 SF  
 EXISTING BUILDING: 3728 SF  
 TOTAL BUILDING COVERAGE: 8178 SF (2.43% OF LOT)

IMPERVIOUS AREA  
 EXISTING IMPERVIOUS SPACE: 12,388 SF  
 PROPOSED: 35,031 SF  
 TOTAL IMPERVIOUS AREA: 47,419 SF (14.08% OF LOT)

OPEN SPACE/LANDSCAPING: 281,122 SF (83.49% OF LOT)

PARKING REQUIREMENTS:

OFFICE: 1 PARKING SPACE PER 200 SF; 2,800SF/200 = 14 PARKING SPACES  
 COMMUNITY SPACE: 1 PARKING SPACE PER 100 SF; 1,417SF/100 = 15 PARKING SPACES

TOTAL REQUIRED: 29 PARKING SPACES REQUIRED / 2 ADA PARKING SPACE REQUIRED

PROVIDED: 35 PARKINGS SPACES / 2 ADA PARKING SPACES

# CCMD ADMIN BUILDING

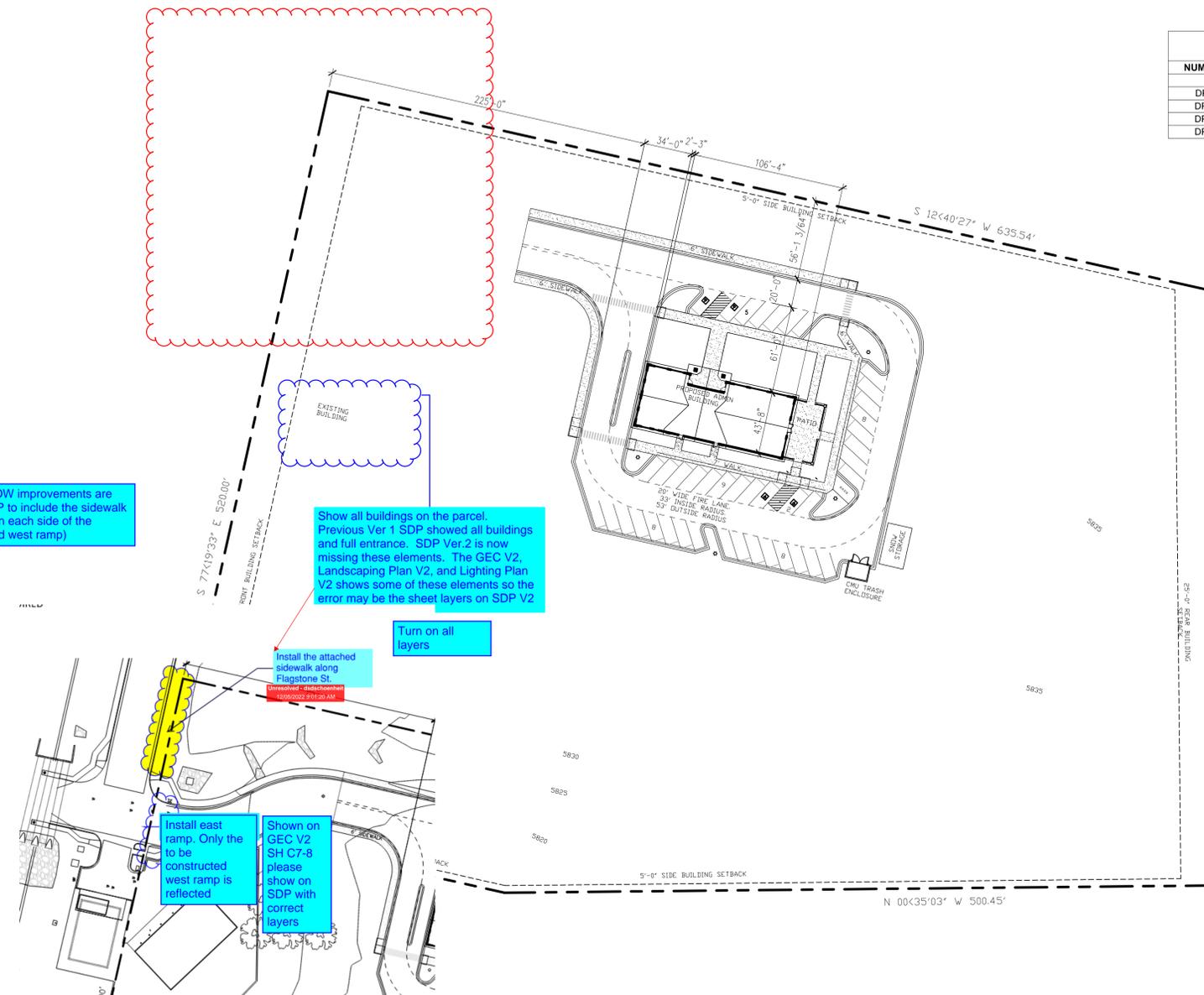
## 9696 FLAGSTONE ST., COLORADO SPRINGS, CO SITE DEVELOPMENT PLAN

TRACT OF LAND IN SEC 03-15-65 DESC AS FOLS: COM AT SE COR OF SD SEC TH N 00<10'17" E 1322.35 FT, S 89<24'57" W 636.74 FT TO POB, TH CONT 416.33 FT, S 12<40'27" W 635.54 FT, S 77<19'33" E 520.00 FT, N 12<40'27" E 243.91 FT, TH N 00<35'03" W 500.45 FT TO POB

### LOCATION MAP



SHEET INDEX	
NUMBER	SHEET NAME
DP-1	SITE PLAN
DP-2	ENLARGED SITE PLAN
DP-3	FLOOR PLAN
DP-4	EXTERIOR ELEVATIONS



Please ensure ROW improvements are shown on the SDP to include the sidewalk and both ramps on each side of the entrance (east and west ramp)

Show all buildings on the parcel. Previous Ver 1 SDP showed all buildings and full entrance. SDP Ver.2 is now missing these elements. The GEC V2, Landscaping Plan V2, and Lighting Plan V2 shows some of these elements so the error may be the sheet layers on SDP V2

Turn on all layers

Install east ramp. Only the to be constructed west ramp is reflected

Shown on GEC V2 SH C7-8 please show on SDP with correct layers

Install the attached sidewalk along Flagstone St.

Previous comment remains unresolved:  
 Include a signature block for the PCD Director a minimum of 1 inch by 2 inches

**SYMBOL LEGEND:**

●	BOUNDARY MONUMENT FOUND (MARKED AS NOTED)
○	TEST BORE
⊕	CABLE TV PEDESTAL
⊖	ELECTRIC METER
⊗	ELECTRIC TRANSFORMER
⊘	ELECTRIC VAULT
⊙	ELECTRIC LIGHT POLE
⊚	SANITARY SEWER MANHOLE
⊛	TELEPHONE PEDESTAL
⊜	FIRE HYDRANT
⊝	CHAIN LINK FENCE
—SS—SS—	UNDERGROUND SANITARY SEWER
—CV—CV—	UNDERGROUND CABLE TV LINE
—E—E—E—	UNDERGROUND ELECTRIC LINE
—G—G—G—	UNDERGROUND GAS LINE
—T—T—T—	UNDERGROUND TELEPHONE LINE
—W—W—W—	UNDERGROUND WATER LINE
---	PROPERTY LINE
---	EASEMENT
---	VARIOUS SETBACKS (MARKED AS NOTED)

**NOTES:**

- 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 UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

1 SITE PLAN  
 1" = 50'-0"

**T-BONE**  
 CONSTRUCTION, INC.  
 GENERAL CONTRACTOR  
 Design Development Consultants @  
 1310 FORD STREET  
 COLORADO SPRINGS, CO 80915  
 (719) 570-1456  
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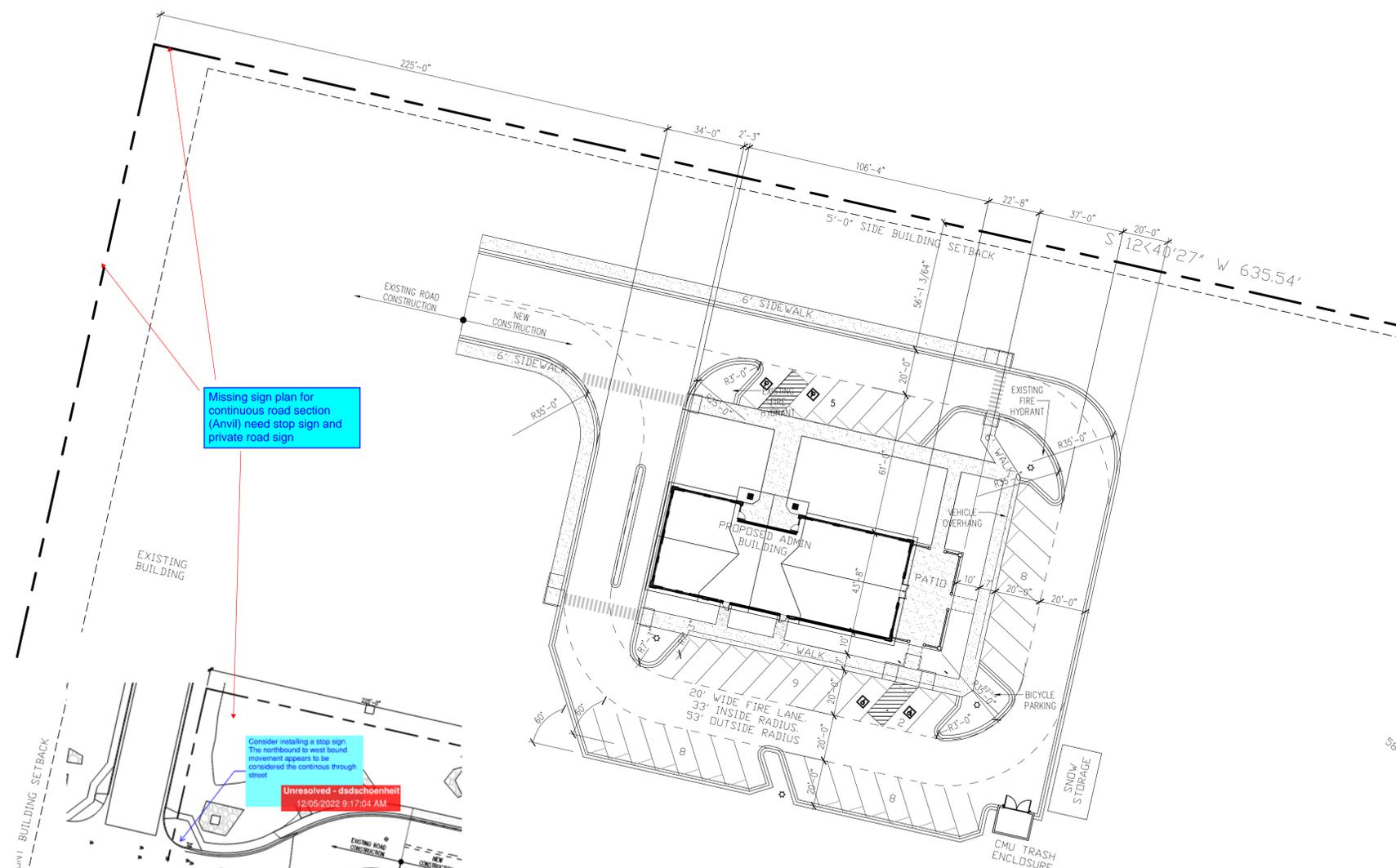
Revisions	DATE
DESCRIPTION	
#	

**CO. CTR. METRO. DISTRICT  
 ADMINISTRATION BUILDING**  
 9696 FLAGSTONE STREET  
 COLORADO SPRINGS, CO 80916  
 D2-0321  
 DP

DATE	09-20-2021
CHECKED	-
DRAWN BY	-
ARCHITECTURAL SITE PLAN	

PCD FILE #PPR-21-051

**DP-1**



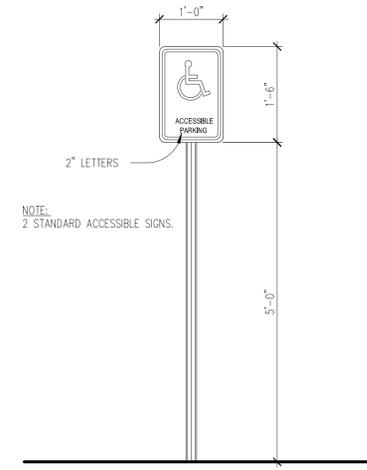
Missing sign plan for continuous road section (Anvil) need stop sign and private road sign

Consider installing a stop sign. The northbound to west bound movement appears to be considered the continuous through street

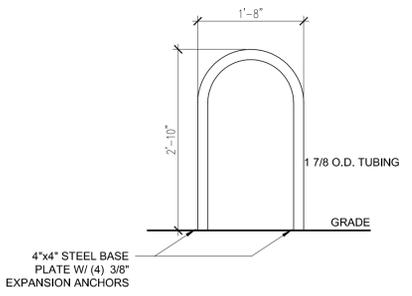
Place a sign indicating private driveway. Based on the existing driveway, it appears to be a continuation of the public roadway (Anvil)

**SYMBOL LEGEND:**

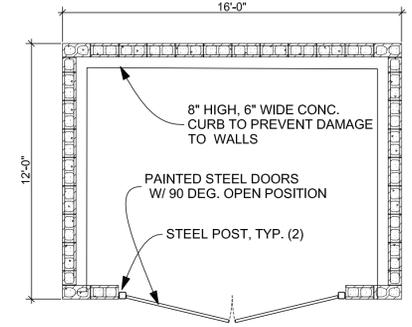
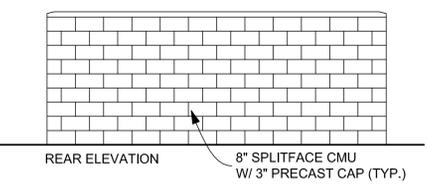
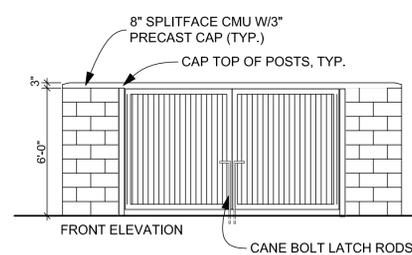
●	BOUNDARY MONUMENT FOUND (MARKED AS NOTED)
○	TEST BORE
□	CABLE TV PEDESTAL
△	ELECTRIC METER
⊠	ELECTRIC TRANSFORMER
⊞	ELECTRIC VAULT
⊙	ELECTRIC LIGHT POLE
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⊞	TELEPHONE PEDESTAL
⊞	FIRE HYDRANT
—●—	CHAIN LINK FENCE
—SS—	UNDERGROUND SANITARY SEWER
—UV—	UNDERGROUND CABLE TV LINE
—E—	UNDERGROUND ELECTRIC LINE
—G—	UNDERGROUND GAS LINE
—T—	UNDERGROUND TELEPHONE LINE
—W—	UNDERGROUND WATER LINE
---	PROPERTY LINE
- - -	EASEMENT
- - -	VARIOUS SETBACKS (MARKED AS NOTED)



2 ADA SIGN DETAIL  
3/4" = 1'-0"



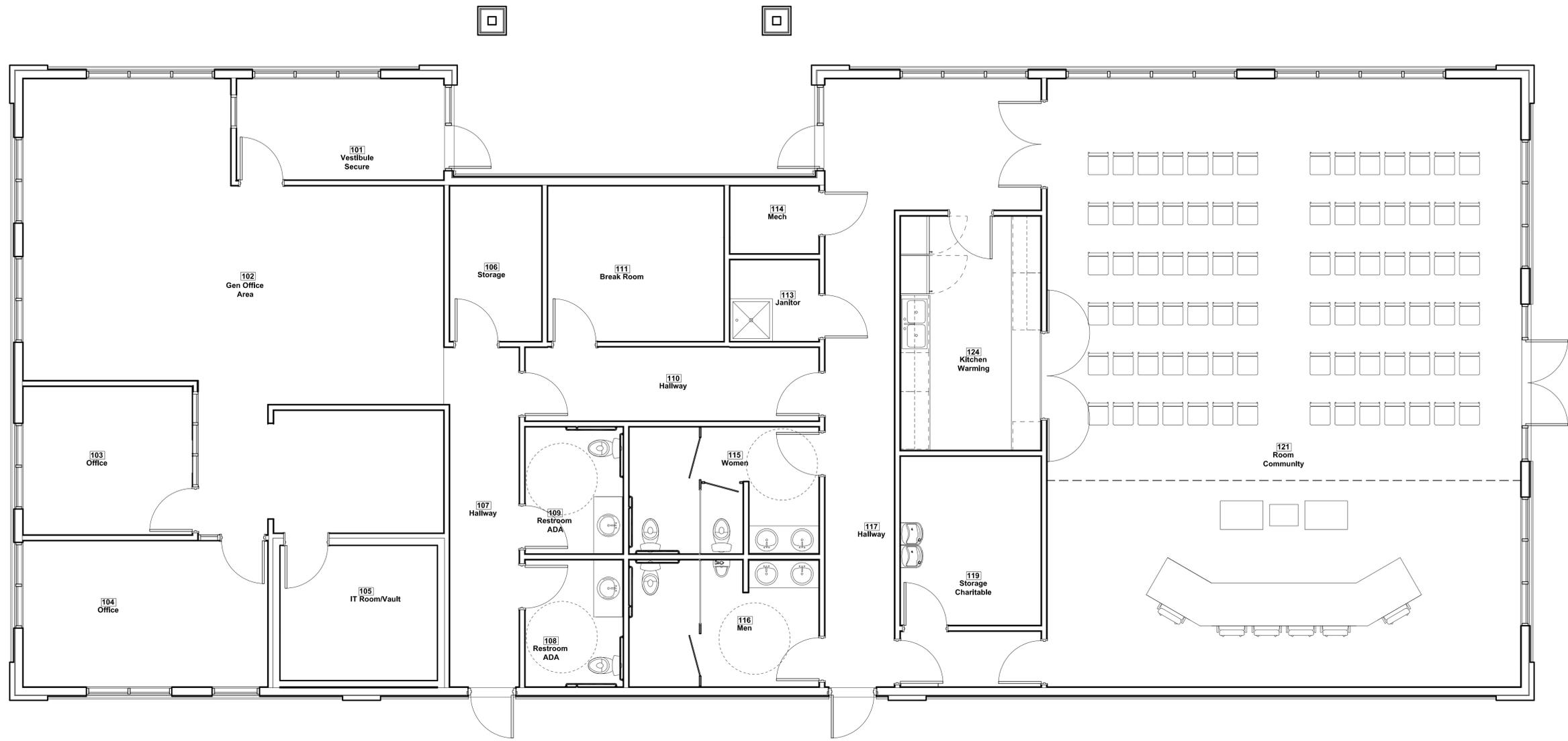
3 BICYCLE RACK  
3/4" = 1'-0"



4 TRASH ENCLOSURE  
1/4" = 1'-0"

Revisions	DESCRIPTION	DATE
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DATE	09-20-2021
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1 FLOOR PLAN  
1/4" = 1'-0"



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9686 FLAGSTONE STREET  
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D2-0321

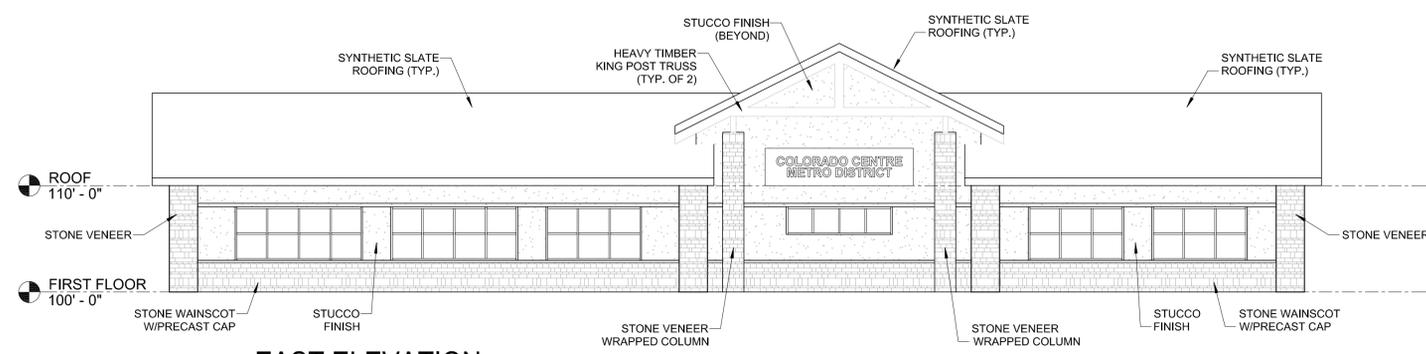
DP

DATE	06-28-2021
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DRAWN BY	-

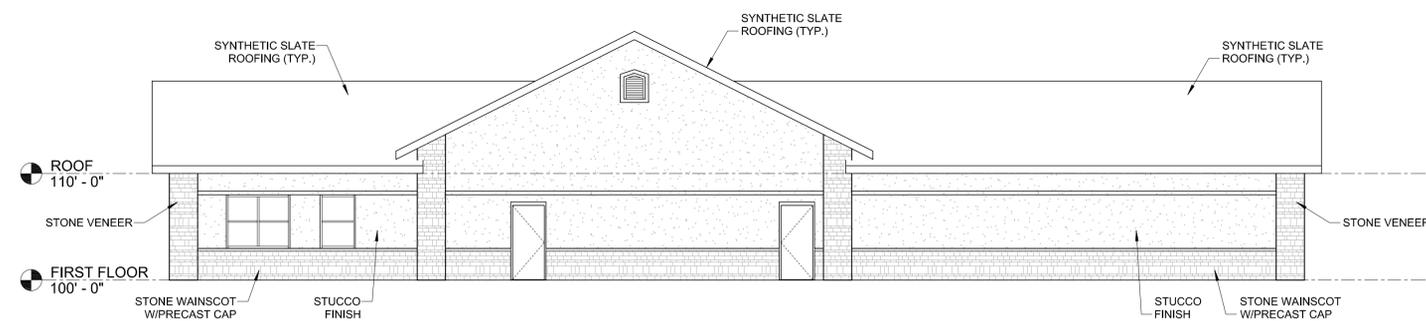
FLOOR PLAN

PCD FILE #PPR-21-051

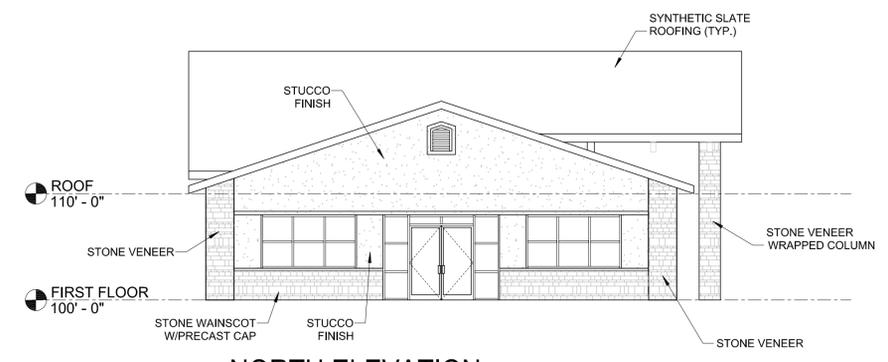
**DP-3**



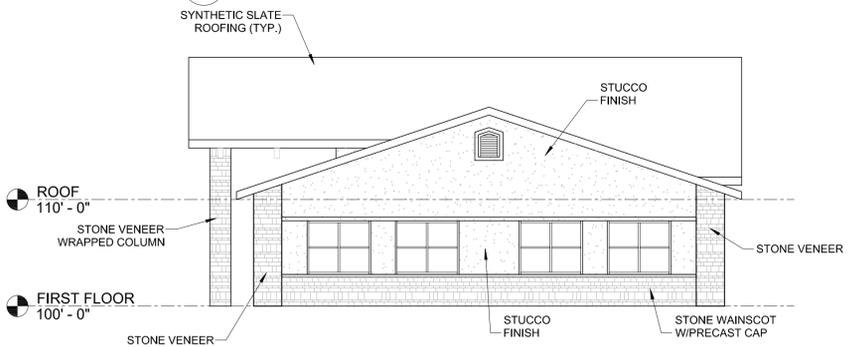
1 EAST ELEVATION  
1/8" = 1'-0"



3 WEST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



4 SOUTH ELEVATION  
1/8" = 1'-0"



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EXTERIOR  
ELEVATIONS

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**DP-4**