

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 ENCROACH 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

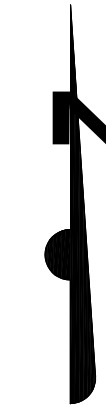
PROVIDED: 35 PARKINGS SPACES / 2 ADA PARKING SPACES

CCMD ADMIN BUILDING

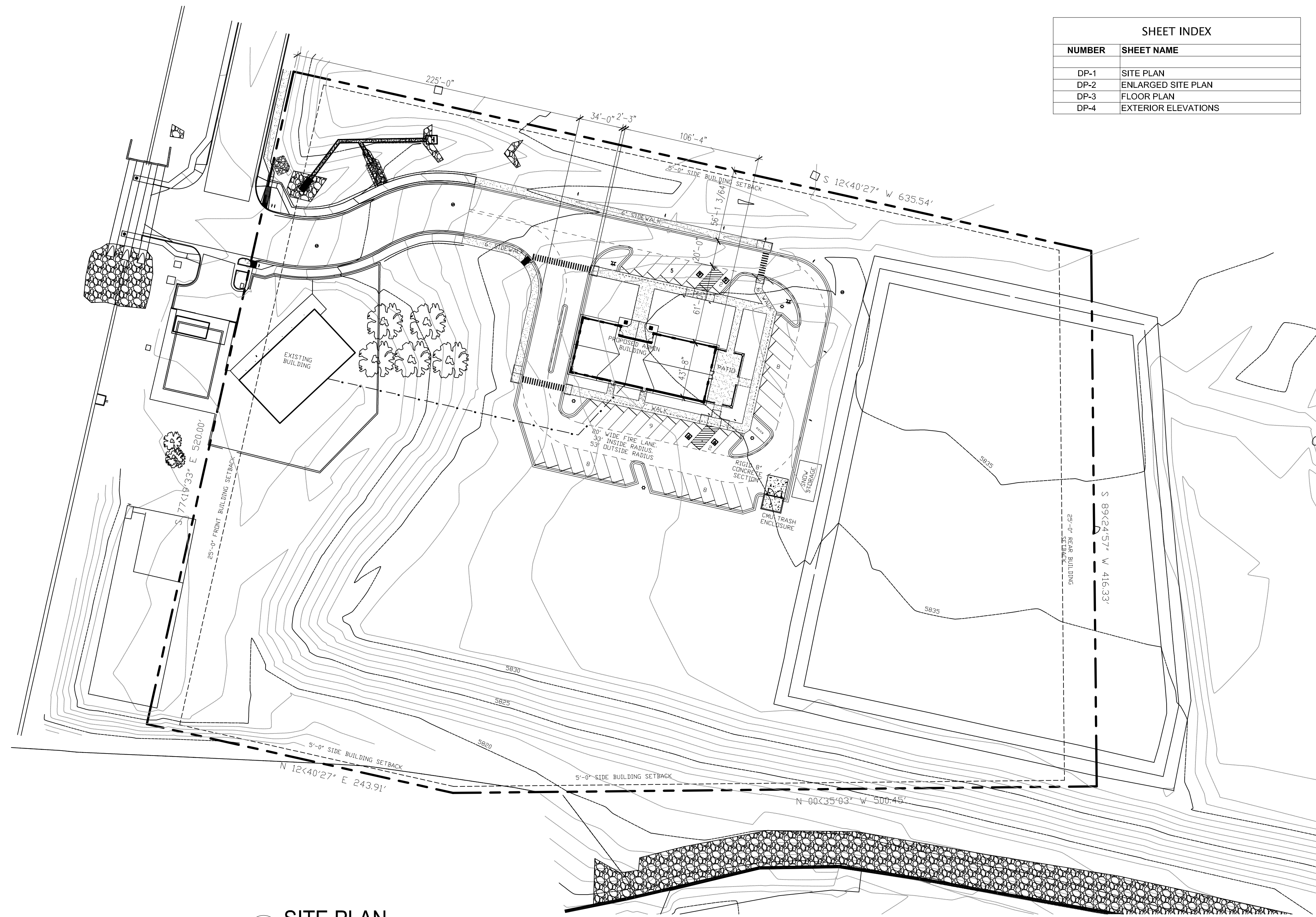
9686 FLAGSTONE ST., COLORADO SPRINGS, CO SITE DEVELOPMENT PLAN

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



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
—●—●—	UNDERGROUND SANITARY SEWER
—●—●—	UNDERGROUND CABLE TV LINE
—●—●—	UNDERGROUND ELECTRIC LINE
—●—●—	UNDERGROUND GAS LINE
—●—●—	UNDERGROUND TELEPHONE LINE
—●—●—	UNDERGROUND WATER LINE
---	PROPERTY LINE
---	EASEMENT
---	VARIOUS SETBACKS (MARKED AS NOTED)
---	UNDERGROUND DATA LINE (COMMUNICATION CABLE)

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"

APPROVAL SIGNATURE BLOCK

PCD FILE #PPR-21-051



T-BONE
 CONSTRUCTION INC.
 GENERAL CONTRACTOR

Design Development Consultants @
 1310 FORD STREET
 COLORADO SPRINGS, CO 80915
 (719) 570-1456

Revisions	DESCRIPTION	DATE
#		

**CO. CTR. METRO. DISTRICT
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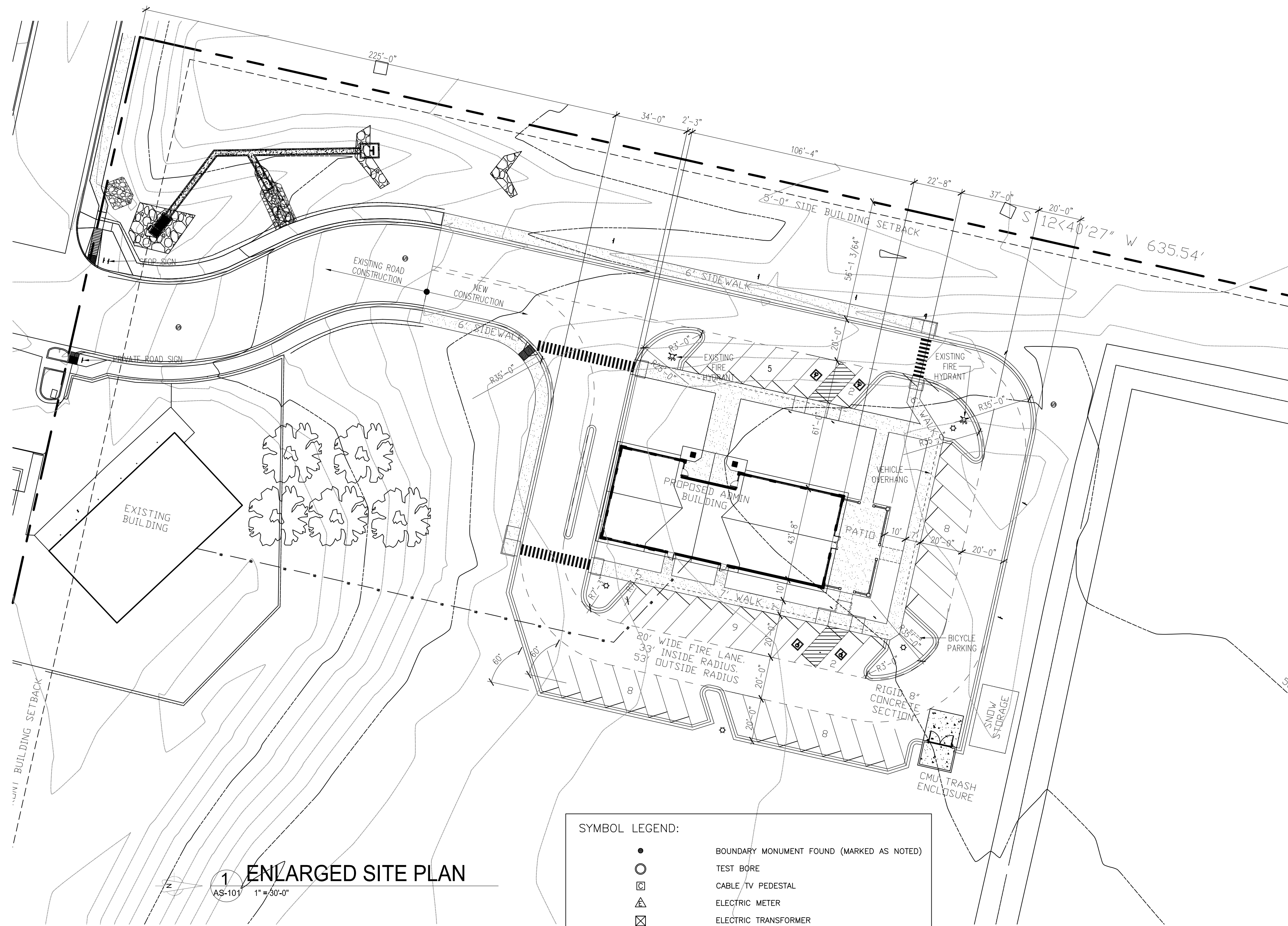
DP

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ARCHITECTURAL SITE PLAN

DP-1

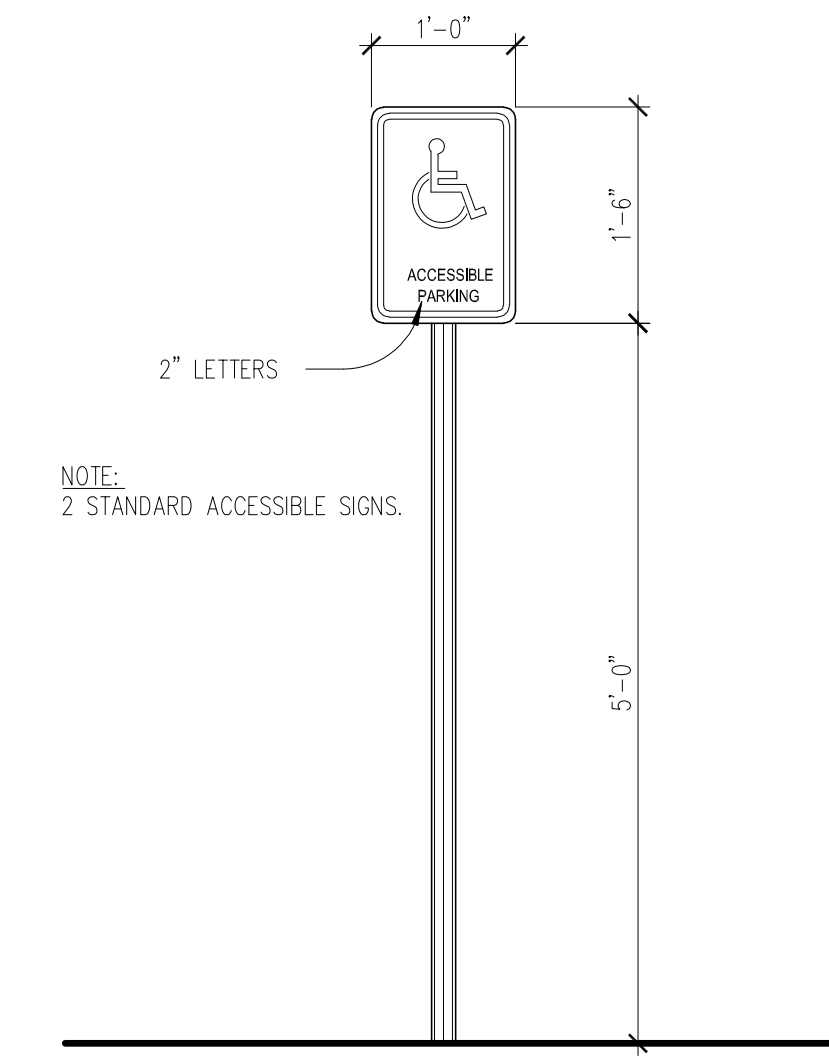
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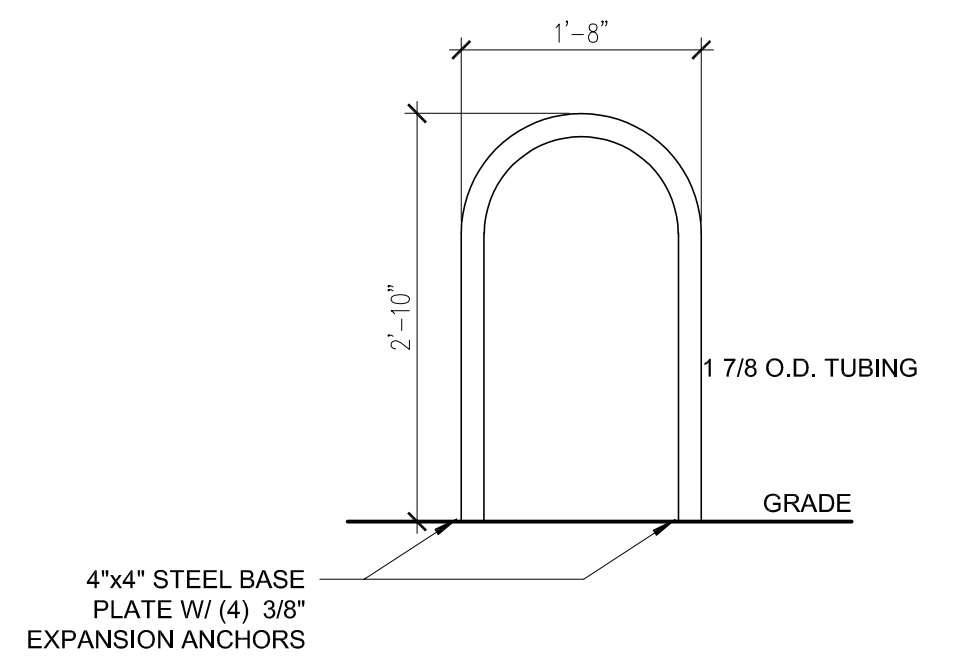
1 ENLARGED SITE PLAN
AS-101 1" = 30'-0"

SYMBOL LEGEND:

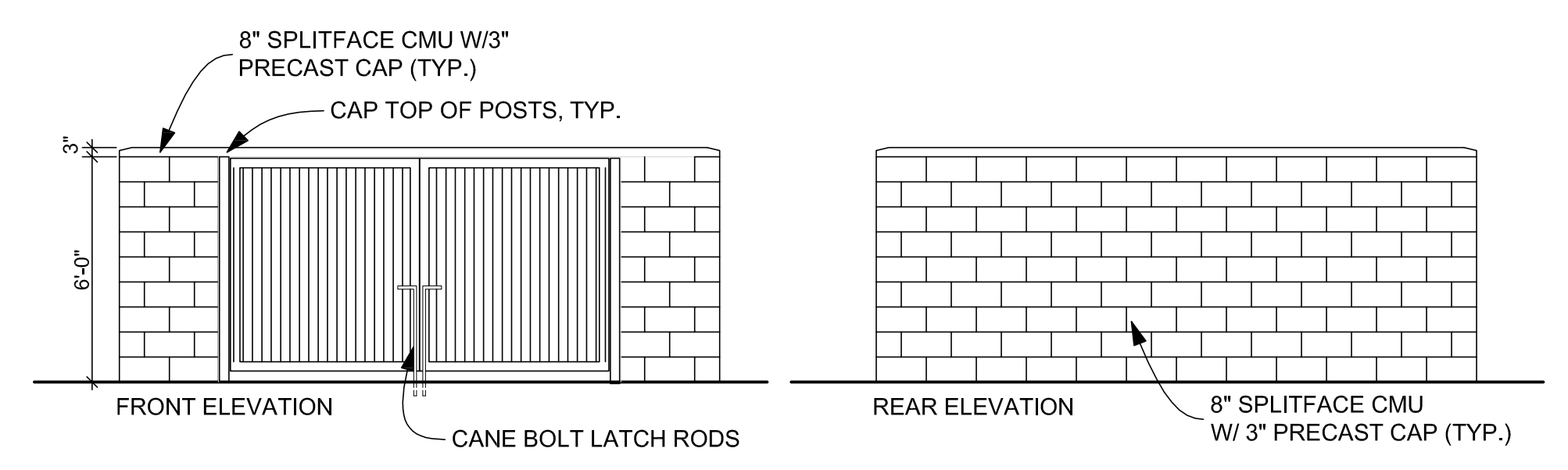
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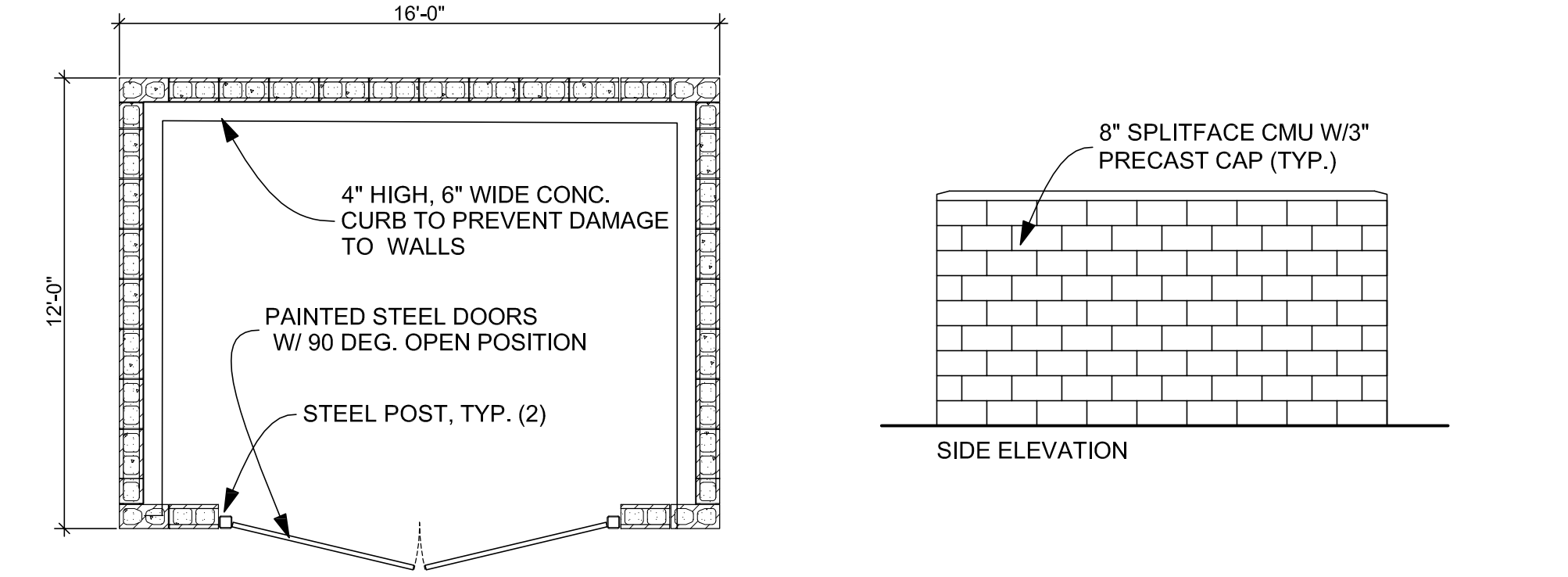
2 ADA SIGN DETAIL
3/4" = 1'-0"



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



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



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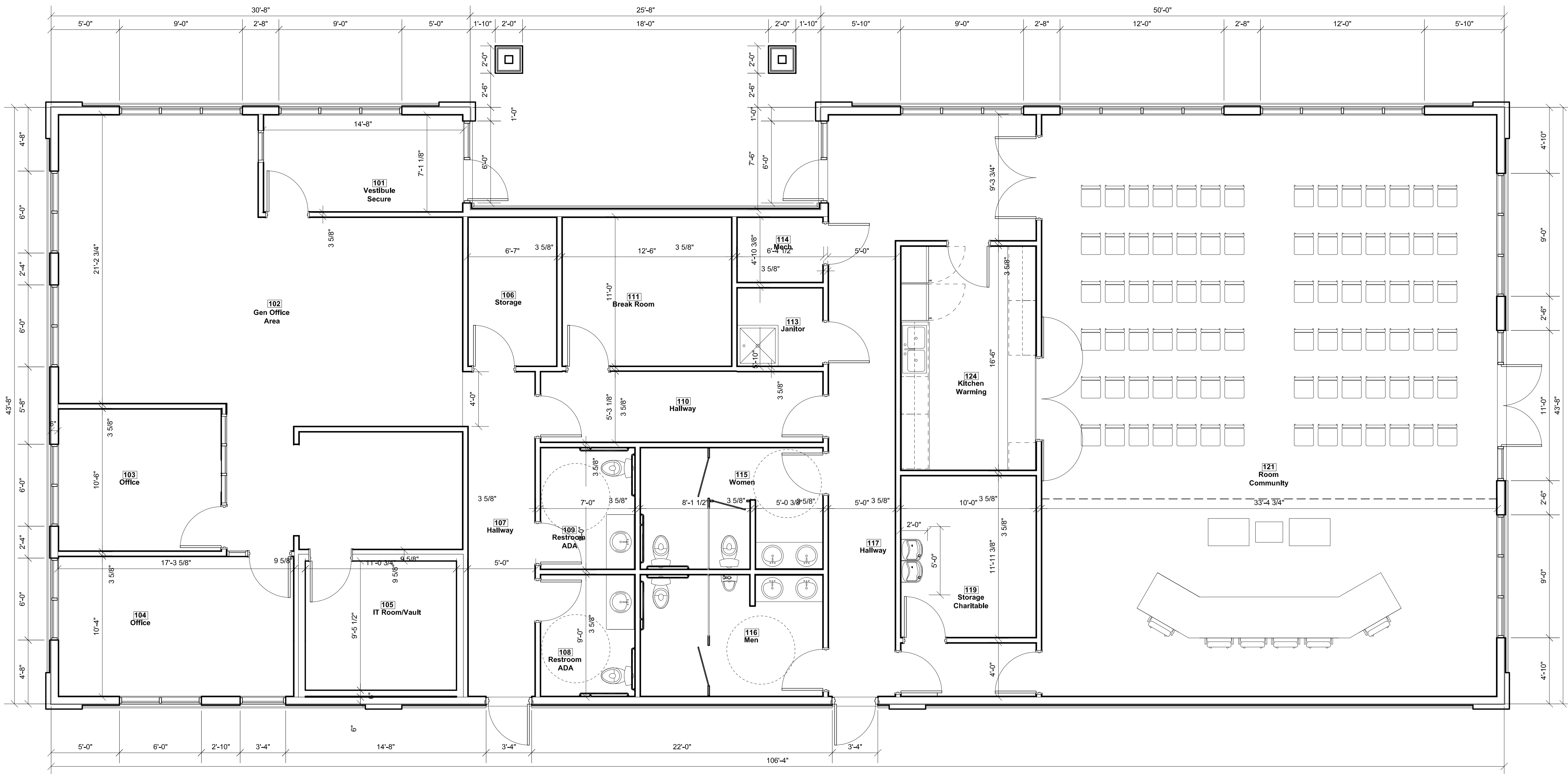
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DP
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ARCHITECTURAL
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DP-2



1 FLOOR PLAN
1/4" = 1'-0"

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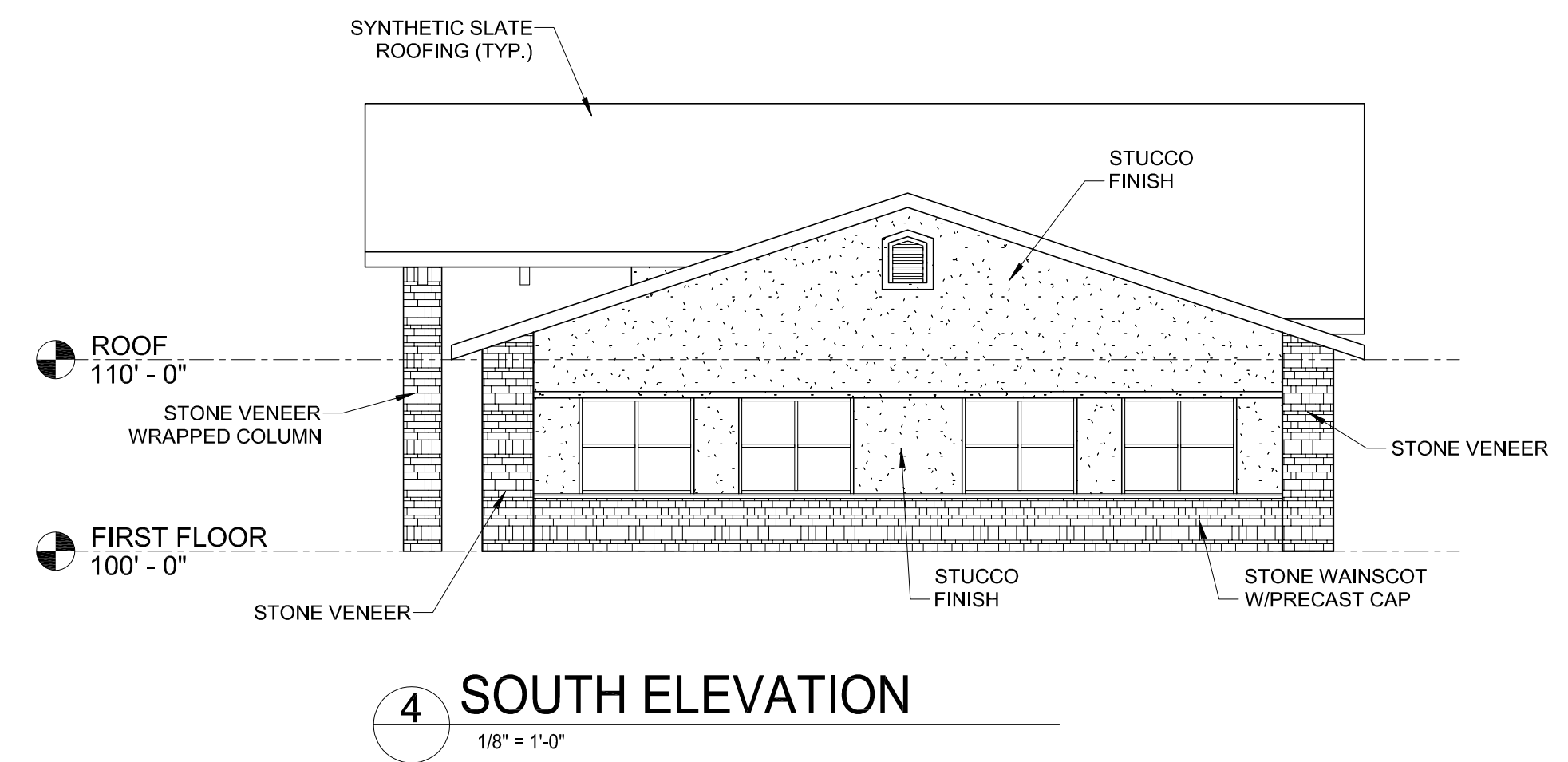
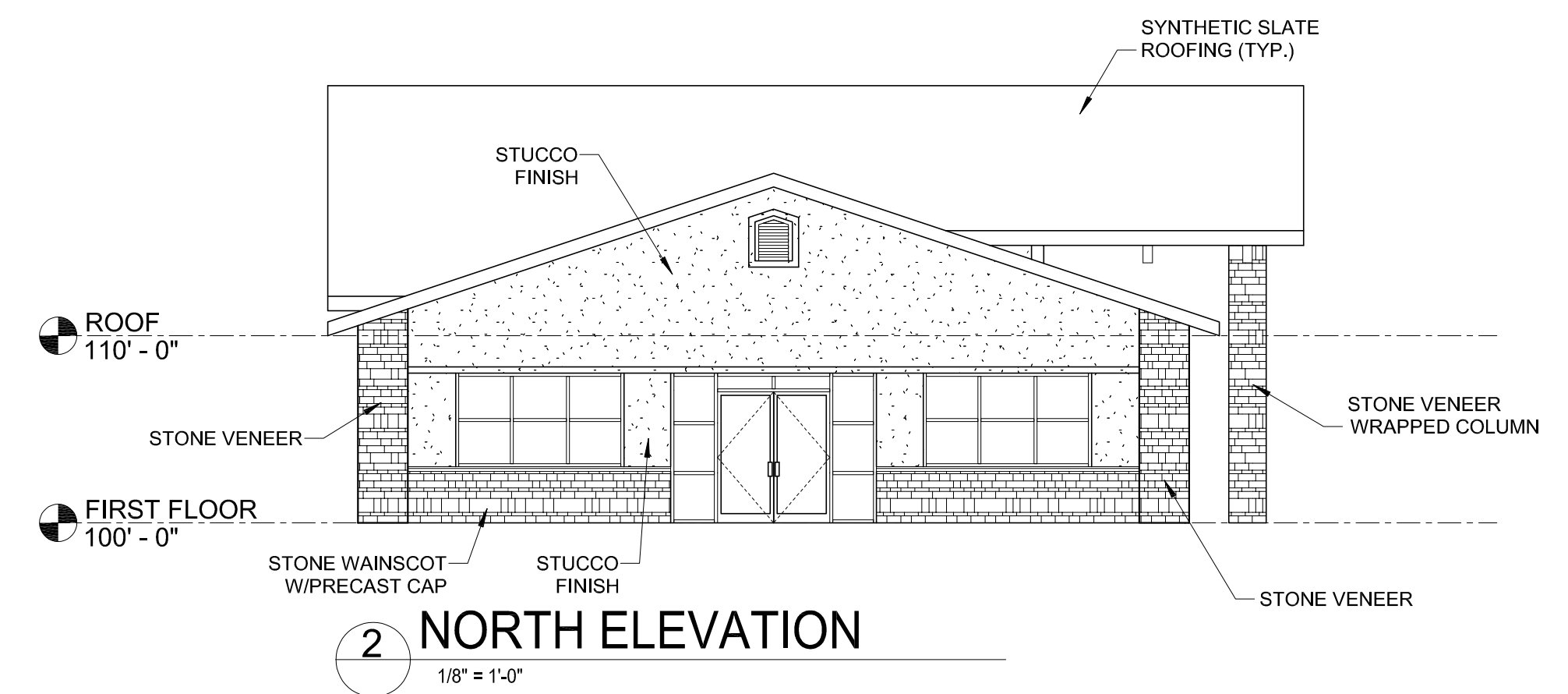
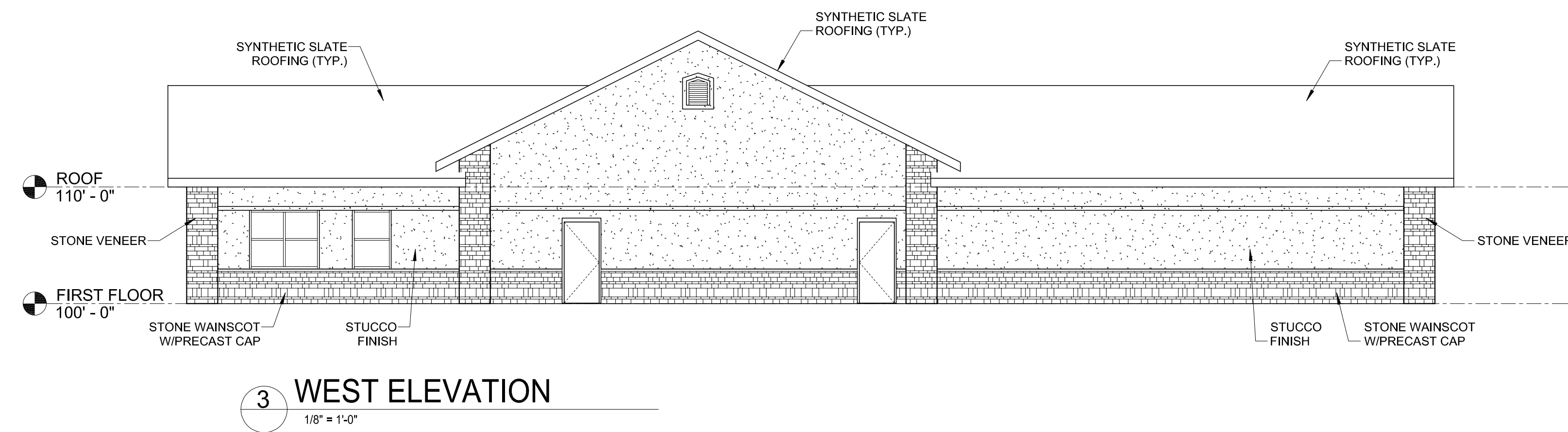
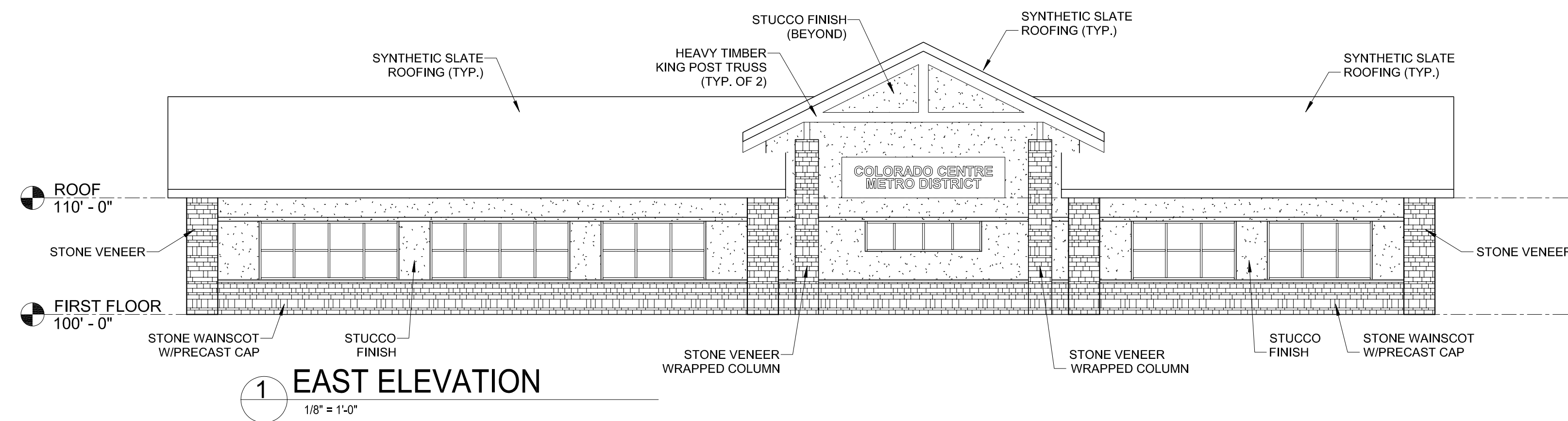
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FLOOR PLAN

DP-3



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EXTERIOR
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DP-4