

CCMD ADMIN BUILDING

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

THE PROPOSED DEVELOPMENT WILL NOT ENCROACH ON ANY AVIGATION EASEMENTS.

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

	ALLOWABLE	PLANNED
BUILDING AREA:	9,000 SF	4,525 SF
BUILDING HEIGHT LIMITS:	40'	32'-0"

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

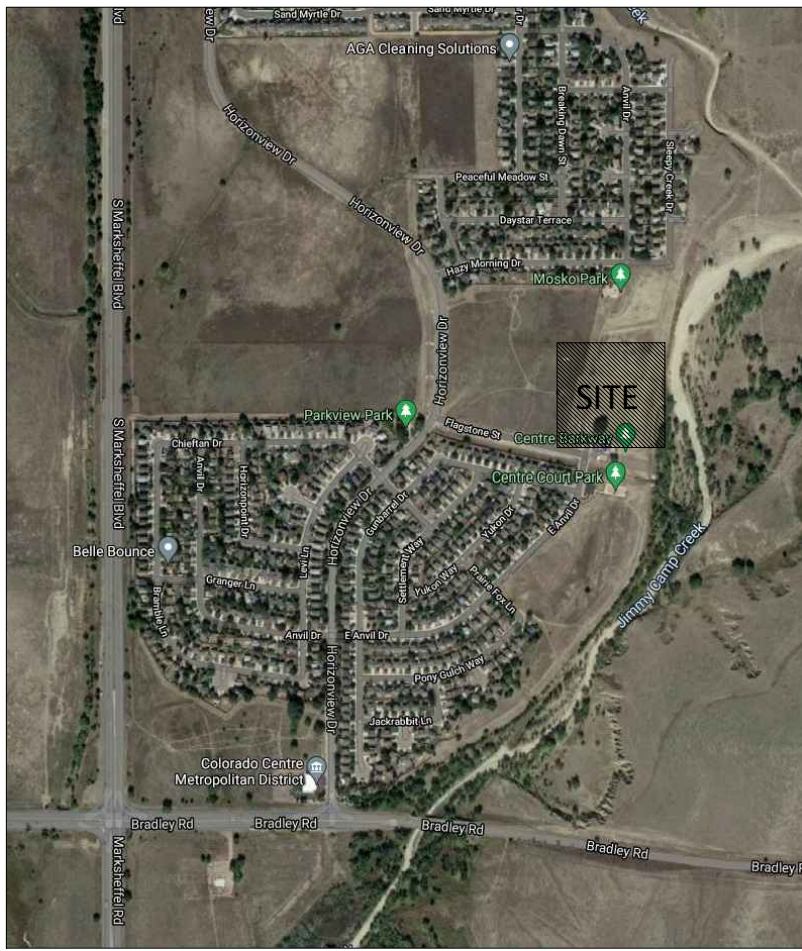
PROVIDED: 35 PARKINGS SPACES / 2 ADA PARKING SPACES

- 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.

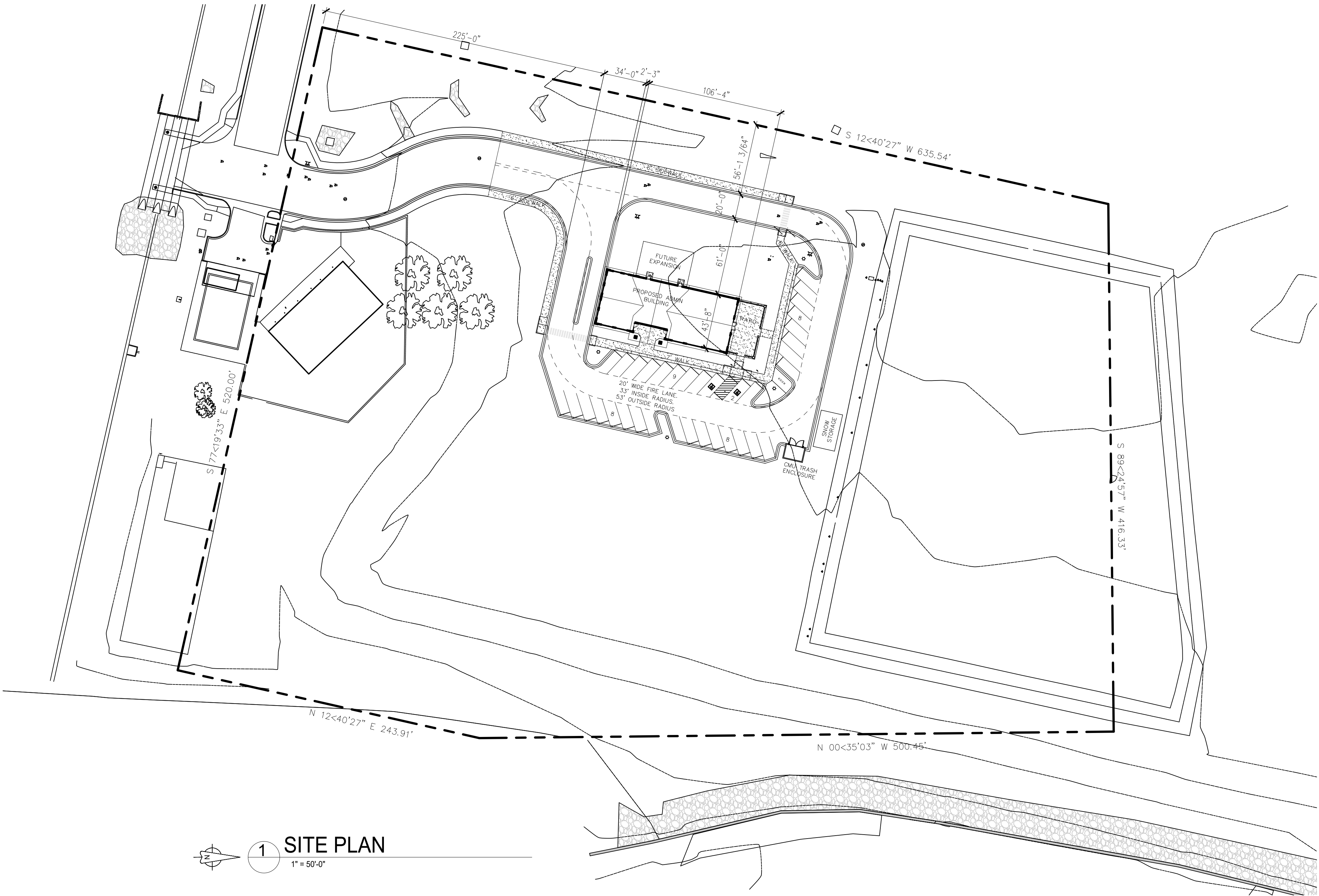
9696 FLAGSTONE ST., COLORADO SPRINGS, CO SITE DEVELOPMENT PLAN

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	FLOOR PLAN
DP-3	EXTERIOR ELEVATIONS
DP-4	XXXX
DP-5	XXXX
DP-6	XXXX



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

Revisions	
DESCRIPTION	DATE
#	

CO. CTR. METRO. DISTRICT ADMINISTRATION BUILDING

9696 FLAGSTONE STREET
COLORADO SPRINGS, CO 80916

D2-0321

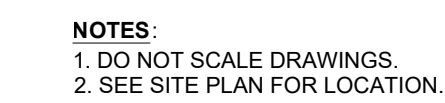
DP

DATE	09-20-2021
CHECKED	-
DRAWN BY	-

ARCHITECTURAL
SITE PLAN

DP-1

PCD FILE #



1
DP 1



PCD FILE #

Revisions		
#	DESCRIPTION	DATE

**CO. CTR. METRO. DISTRICT
ADMINISTRATION BUILDING**
9696 EL AGSTONE STREET

DP

DATE	09-20-2021
CHECKED	-
DRAWN BY	-

ARCHITECTURAL
SITE PLAN

DP-2

Design Development Consultants @

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COLORADO SPRINGS, CO 80915



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