

# 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

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

BUILDING AREA: ALLOWABLE 9,000 SF  
BUILDING HEIGHT LIMITS: 40'

PLANNED 4,525 SF  
32'-0"

Bldg sqft does not match final drainage letter 5399sqft  
LOI says ~5300sqft

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

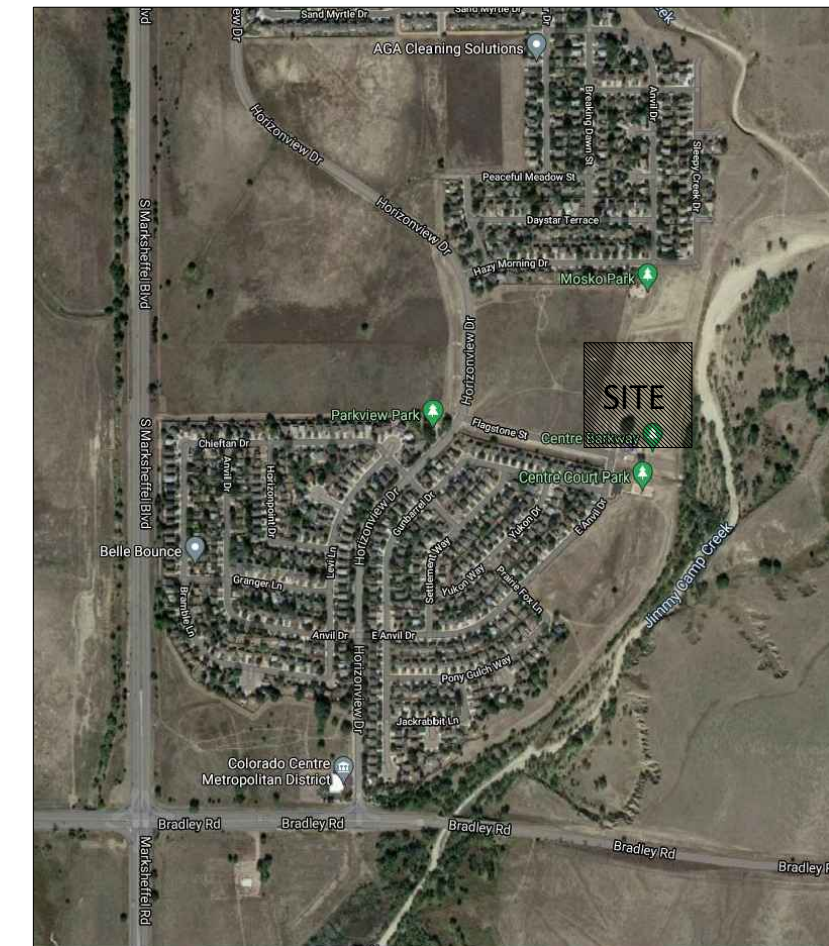
NOTES:

- 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.

Include in the data table area:

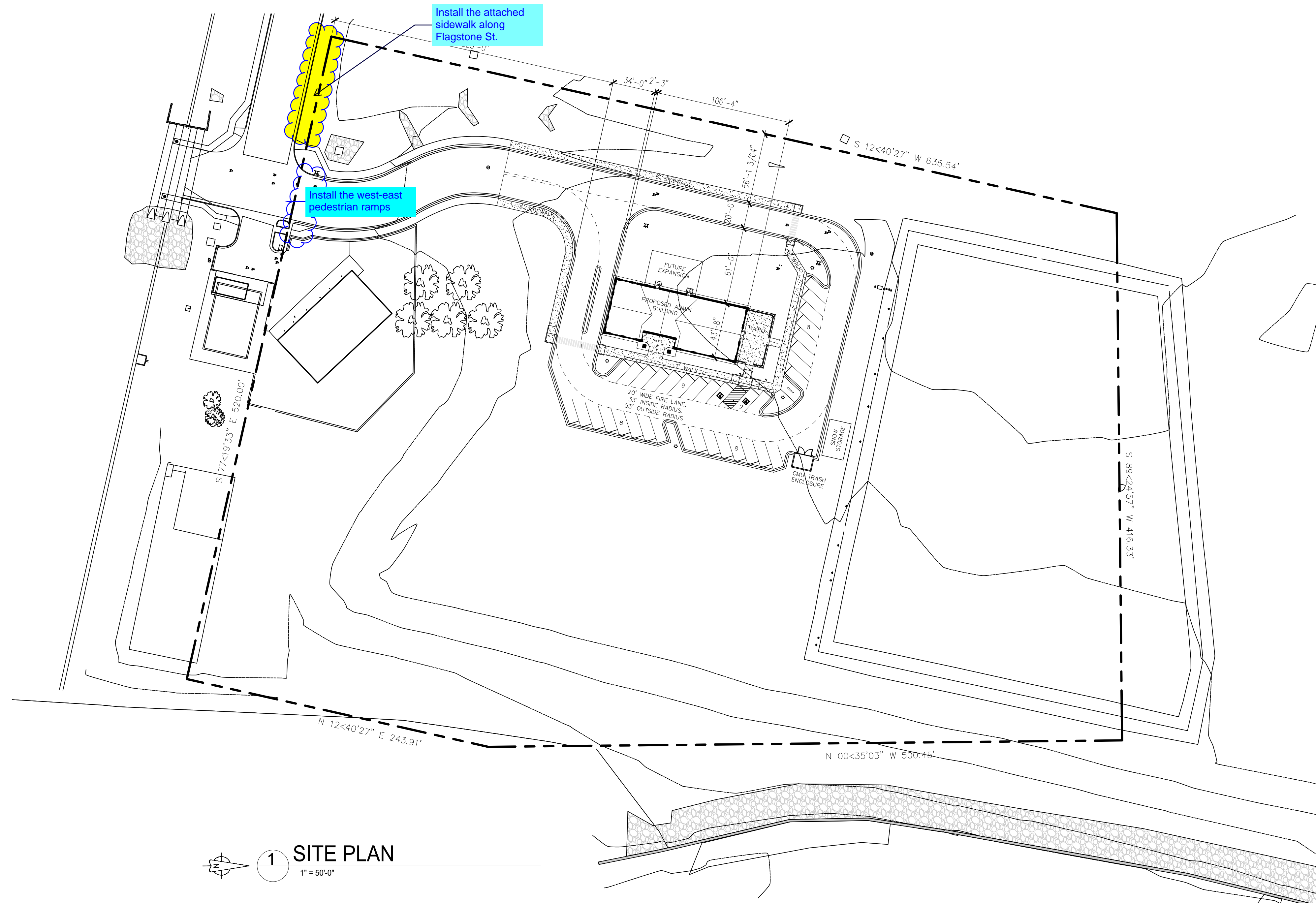
- Owner name, contact telephone number, and email for responsible party
- Applicant name (if not owner), contact telephone number, and email for responsible party
- Plan preparer name, telephone number, and email
- Existing/proposed land use and zoning
- Open space, landscaping, and impermeable surface percentage

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

Missing sheets



1 SITE PLAN  
1" = 50'-0"

- Add property owner information to parcel information block top left
- Add legend and line type
- Annotate existing Bldgs
- Add Bldg sqft for existing and new and % lot coverage table
- Add setback lines
- Annotate power utility easement
- Show water & sewer service lines
- Show all hydrants and transformer pads (legend)
- Show contour elevation
- Signage plan needed

Update to PCD File # PPR-21-051

PCD FILE #

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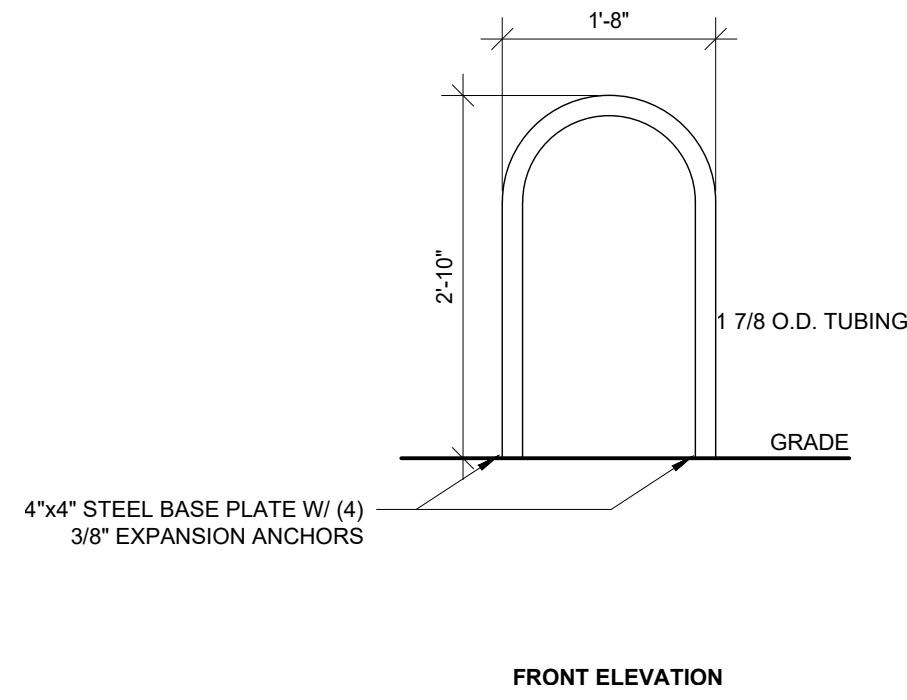
Revisions	DATE
DESCRIPTION	
#	

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	

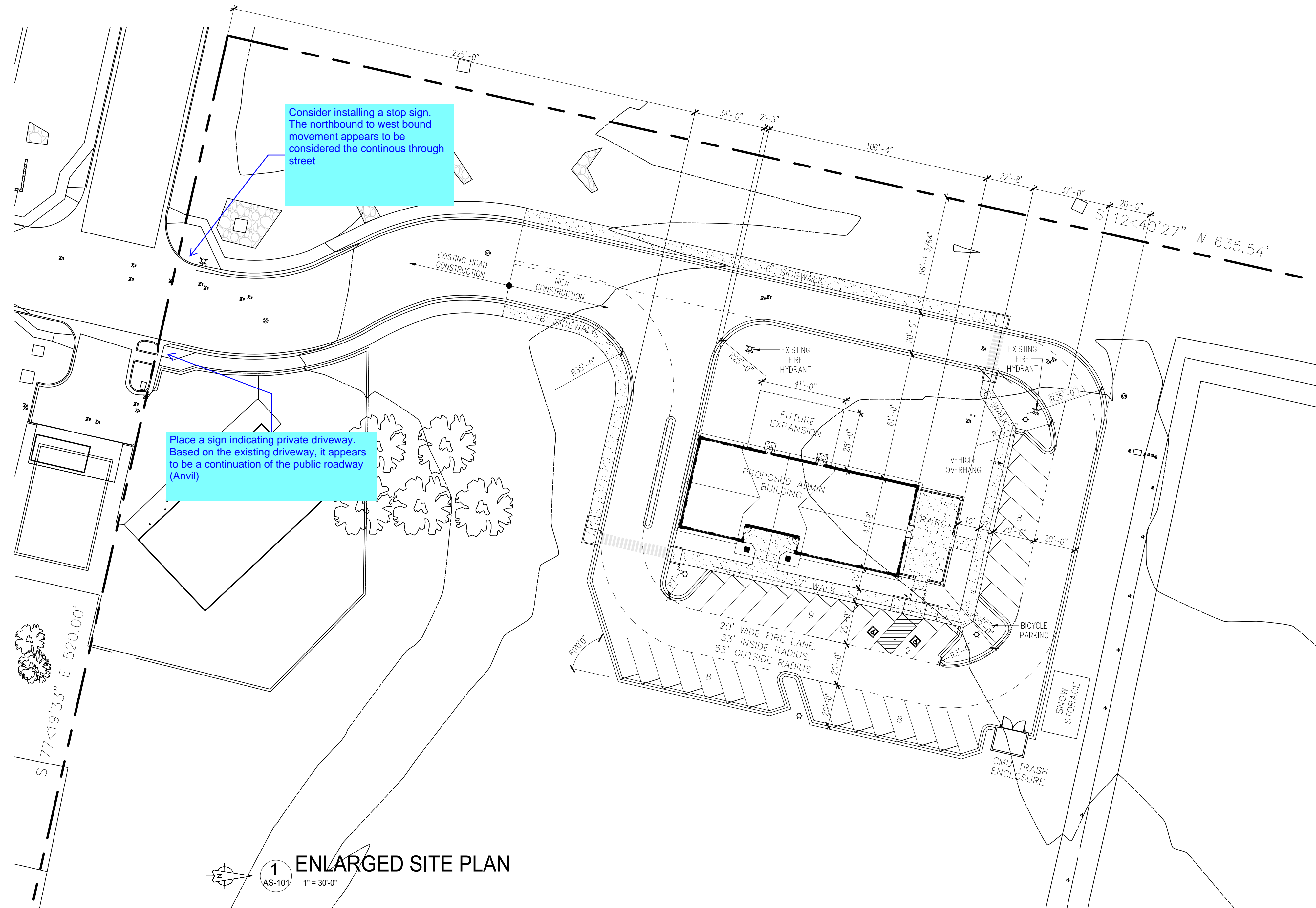
DP-1





NOTES:  
 1. DO NOT SCALE DRAWINGS.  
 2. SEE SITE PLAN FOR LOCATION.

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



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)

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

- Include:
- A graphic scale
  - Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches
  - The footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines
  - Location of all sidewalks, trails, fences and walls, retaining walls, or berms
  - Location and dimensions of all existing and proposed signage on site
  - Location of all ADA ramps and signs, including ADA pathways
  - Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable
  - Location of all no-build areas, floodplain, drainageways and facilities
  - Location of all garbage receptacles with a graphical depiction of the screening mechanism
  - Location of all existing and proposed utility lines and associated infrastructure
  - Any additional information required pursuant to any associated conditions of approval or plat notes.



Design Development  
 Consultants @  
 1310 FORD STREET  
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 ADMINISTRATION BUILDING**  
 9696 FLAGSTONE STREET  
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ARCHITECTURAL  
 SITE PLAN

**DP-2**

PCD FILE #

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