

# PIKES PEAK BOCES

## DEVELOPMENT PLAN

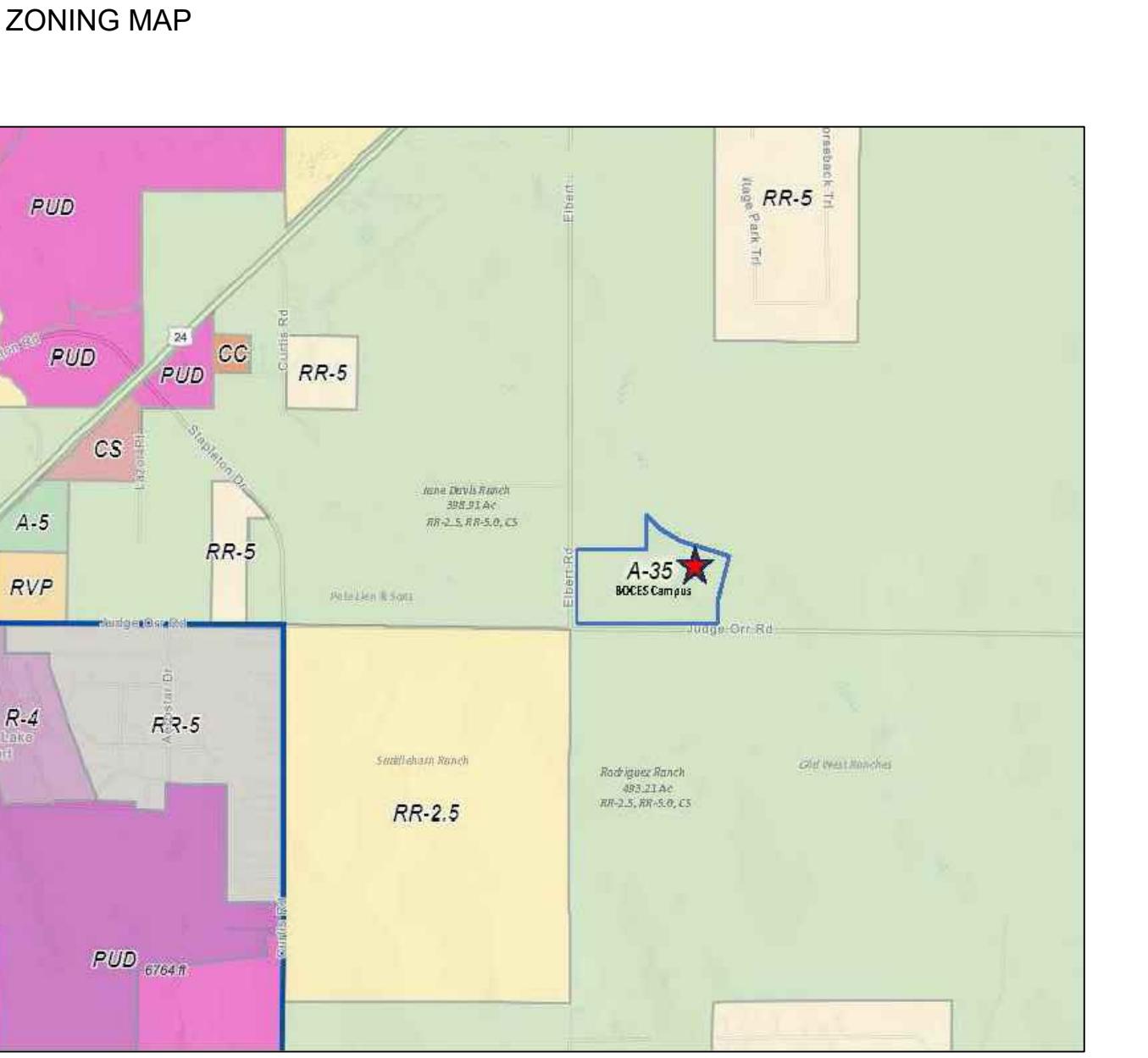
A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF EL PASO, STATE OF COLORADO

### A. SUBDIVIDERS

OWNERS Pikes Peak BOCES Perry Bershinsky, Executive Director 2883 South Circle Drive Colorado Springs, CO 80906 pbershinsky@ppboences.org	ENGINEER JR Engineering Attn: Bryan T. Law, PE 5475 Tech Center Drive, Suite 235 Colorado Springs, CO 80919 blaw@jrengineering.com	ENVIRONMENTAL Ecosystem Services, LLC Attn: Grant Gurnee, PWS 1455 Washburn Street Erie, CO 80516 grant@ecologicalbenefits.com
APPLICANT   PLANNER   LANDSCAPE ARCHITECT William Guman & Associates, Ltd. Attn: Bill Guman, PLA, ASLA, APA 731 North Weber Street, Suite 10 Colorado Springs, CO 80903 bill@guman.net	TRANSPORTATION: JR Engineering Attn: Bryan T. Law, PE 5475 Tech Center Drive, Suite 235 Colorado Springs, CO 80919 blaw@jrengineering.com	WATER   HYDROLOGY GMS Attn: Roger J. Sams 611 N. Weber Street, Suite 300 rjsams@gmseng.com
B. APPLICANT		
C. TAX SCHEDULE NUMBER: 4200000362	D. LEGAL DESCRIPTION	E. BASIS OF BEARINGS

A Tract of Land in the Southwest One-Quarter of Section 35 Township 12 South, Range 64 West of the Sixth Principal Meridian, in the County of El Paso, State of Colorado.

### F. ZONING MAP



### F. NOTES

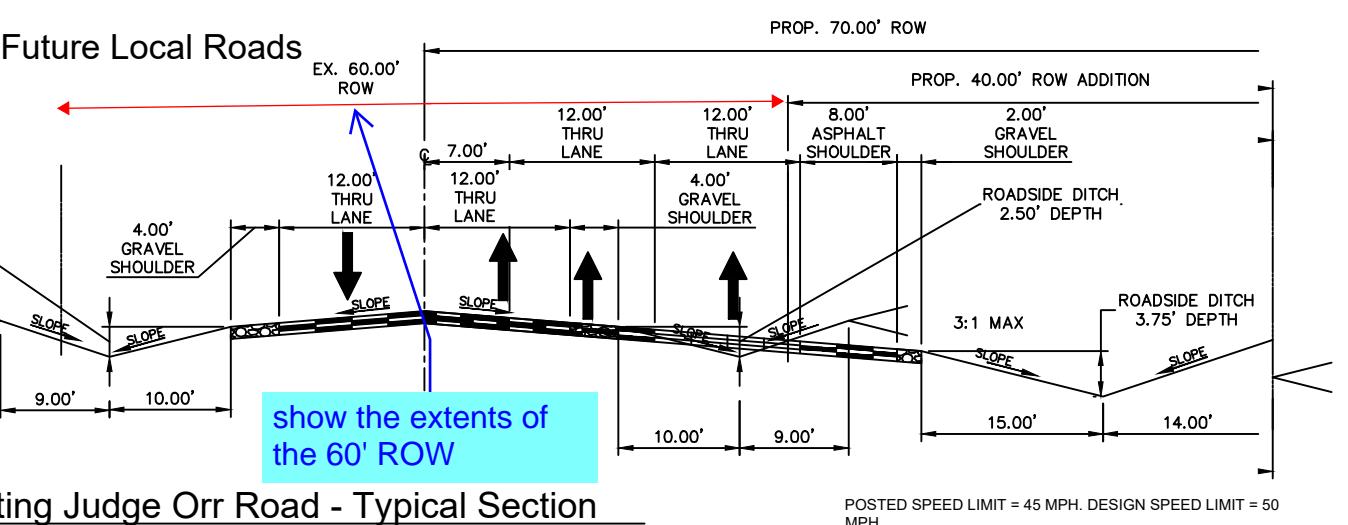
- Acresages and percentages are rounded up to equal 100%.
- All areas designated as wetlands and drainageways, buffers, setbacks, and easements are considered as 'No-Build Areas' unless otherwise indicated.
- The proposed Development Plan is located within the Peyton Fire Protection District.
- After approval, this Development Plan will expire in 5 years unless a Final Plat is submitted or a letter of extension is submitted to and approved by the County.
- Streets and access locations and configurations are conceptual and subject to change. Detailed street plans will be prepared and reviewed at the subdivision process.
- The proposed Development Plan indicates one access location onto Judge Orr Road, and one access location onto Elbert Road.
- Detailed plans for any proposed trails will be prepared and reviewed at the subdivision process.
- El Paso County Regional Trails on Judge Orr Road and Elbert Road are to be coordinated with El Paso County Parks and Recreation. Trail design to be determined at a future level of submittal and will be further refined in future development plan submittals.
- A FEMA designated 100 year floodplain does not exist on this property.
- No known wetlands exist on the property.
- No known habitat of threatened or endangered species is on the property.
- Information pertaining to wildlife protection measures will be provided by the applicant including fencing requirements, trash and debris containment, protection and enhancement of natural vegetation, weed control and riparian and wetland protection and buffer areas, as appropriate with future zoning and development plan submittals.
- Uses proposed on the Development Plan include:
  - Water Treatment Facility (developed and owned by PPBOCES).
  - Vocational Trades Building.
  - Construction Trades Training Facility (carpentry, plumbing, electrical).
  - Law Enforcement Training facility (in conjunction with the El Paso County Sheriff department).
  - Fire Fighting and Protection Training facility (in conjunction with the Peyton and Falcon Fire Protection Districts).
  - Medical Training facility (EMT/pamadic training).
  - Food Services (Culinary Arts).
  - Meat Processing facility.
  - Veterinary Sciences Training facility (Animal husbandry).
  - Information Technology Training facility (Computer sciences and website development).
  - Horticultural Sciences Training facility (Greenhouse management, aquaponics, and turf grass management).
  - Other vocational education training facilities based upon future needs of the community.
  - Workforce/Campus Housing for PPBOCES teachers, instructors, and member district staff.
- The Development Plan proposed for PPBOCES to be served by an on-site Community Water System (e.g., Public Water System) to be designed, engineered, constructed, and managed by PPBOCES.
  - A Community Water System (Public Water System) is proposed to extend domestic and fire protection water to PPBOCES and potentially to the adjacent Jane Davis Ranch and Esteban Rodriguez Subdivision via a Water Services Agreement executed between the three entities.
- A Water Resources Report is submitted with the Development Plan which supports the development of a Community Water System.
- Wastewater service for the property will be provided by the Meridian Service Metropolitan District via a Will Serve Letter provided with this application.
- Detention pond, open spaces, buffer areas, and no-build area will be maintained by PPBOCES.
- Electric service is to be provided by Mountain View Electric Association (MVEA) and Black Hills Energy will provide natural gas per Will Serve Letters provided with this application. Easements for electric and gas service will be provided by PPBOCES as required.
- PPBOCES will comply with all State and Federal laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including but not limited to: the Colorado Division of Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
- PPBOCES may be exempt from certain agency regulatory provisions based upon a Subdivision Add note: The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

### F. NOTES CONT'D.

- revise. The proposed access points will be final with approval of the site development plan application
- is the intent to submit a final plat after the site development plan approval?
- ? please clarify whether a subdivision will be done.
- please clarify what other development plans will be submitted
- per comment from stormwater engineer in the letter of intent, there is a wetland area. Revise accordingly
- see comment above and revise
- provide the FIRM #
- I. NO-BUILD / OPEN SPACE / FEMA MAPPED FLOODPLAIN EASEMENTS
- Per Section 4.2.6.F.8.c. Calculation of Residential Open Space of the El Paso County Land Development Code: "Individual, private residential or commercial lot areas shall not be included on the open space calculation unless the open space areas located on private lots are subject to open space easements and restrictions."
  - There are no known FEMA-mapped Floodplains on the property.
- J. PRIVATE STREETS
- All internal streets are designated as private, will be paved, and will provide for levels of vehicular circulation required by the Traffic Impact Study.
  - All private streets will be privately owned and maintained by PPBOCES.
  - Internal private streets will meet the standards of the El Paso County Engineering Criteria Manual.
  - Until approved by the County Engineer, all access points shown from the property onto Judge Orr Road and Elbert Road are conceptual and non-binding upon the county. Approval of this Development Plan shall not be interpreted to include approval of any access to any public road until authorized by the County Engineer. The County Engineer shall approve accesses in accordance with the requirements and procedures of the Engineering Criteria Manual in effect at the time of Development Plan submittal and review.
- K. PUBLIC STREETS
- The Development Plan does not propose for any publicly owned and maintained internal public streets.
  - Additional Right of Way to be dedicated by plat for Judge Orr Road and Elbert Road - see plan for dimensions.
  - Refer to Development Plan Sheet DP1.1 for acreage and tract data for all Public and Private Open Spaces.

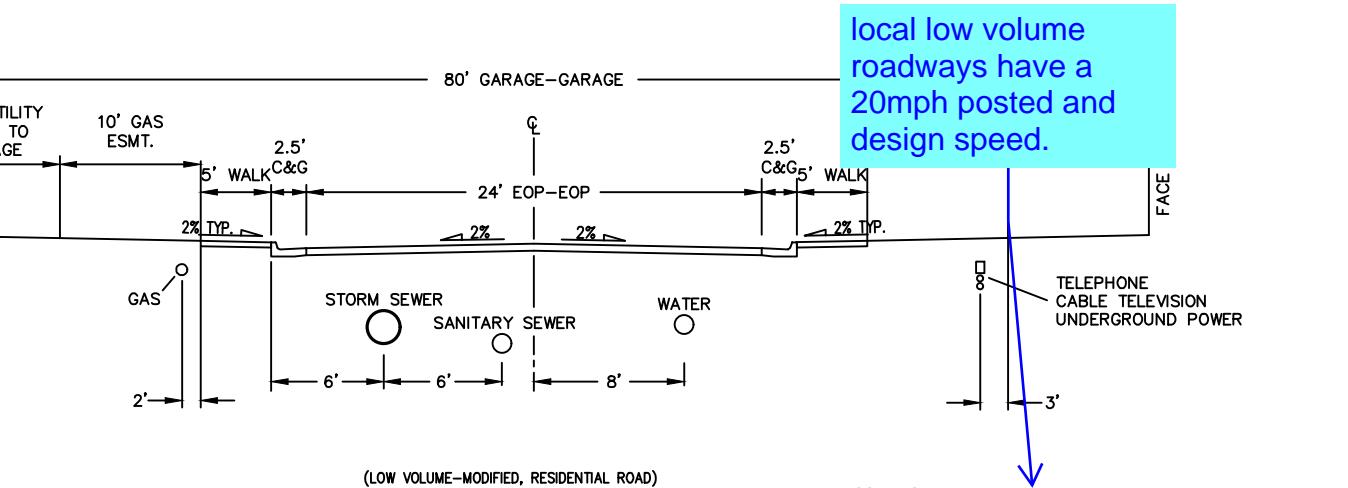
Add note: The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

### L. STREET DETAILS

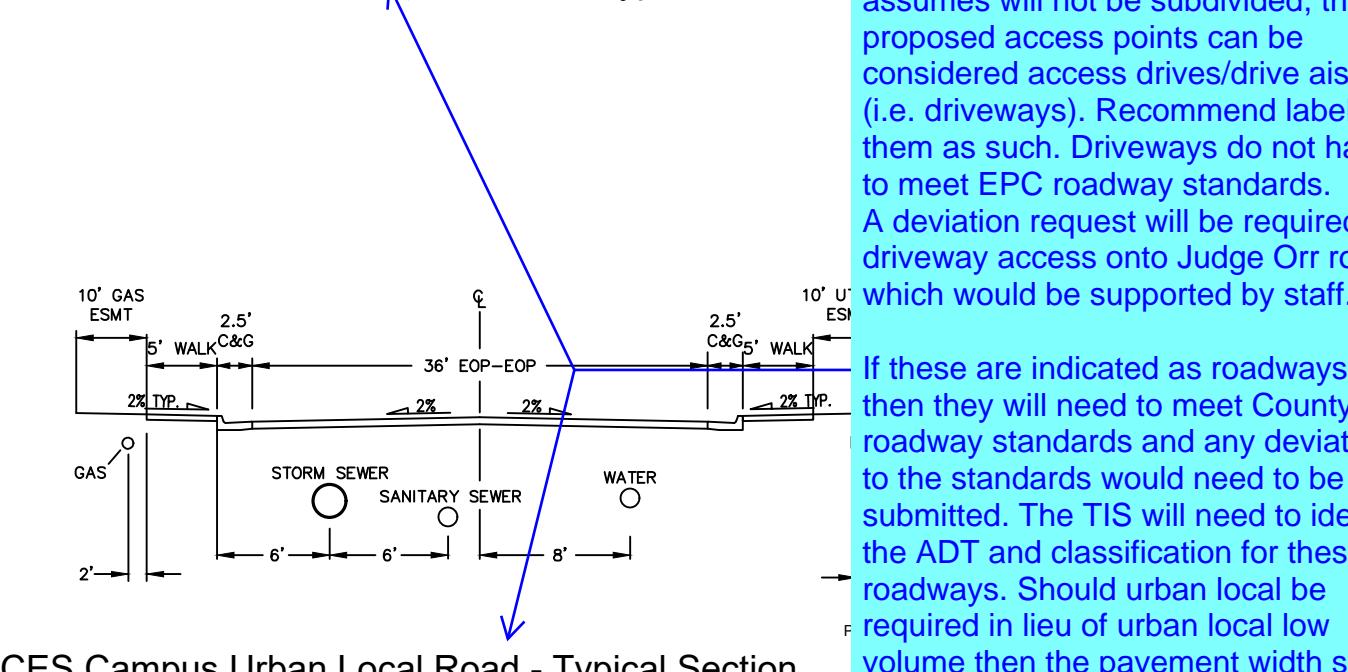


POSTED SPEED LIMIT = 45 MPH. DESIGN SPEED LIMIT = 50 MPH.  
NOTE: ULTIMATE SECTION HAS BEEN OVERLAIDED.  
NOTE: JUDGE ORR ROAD IS PRESENTLY A 2-LANE MINOR ARTERIAL. FUTURE CONDITIONS: 4-LANE MINOR ARTERIAL (RURAL).

Please submit a sign plan and/or signage details with plan set

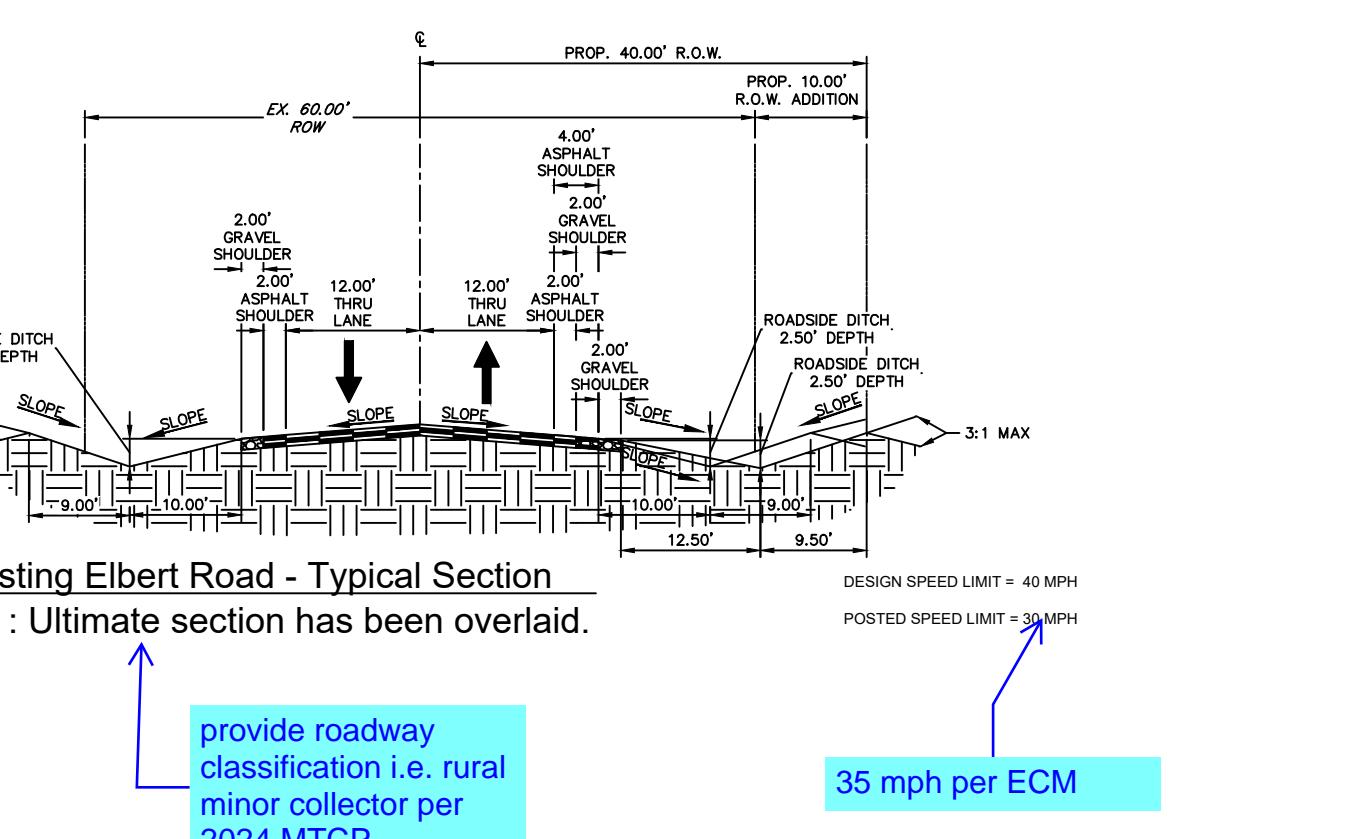


### 2. BOCES Residential Urban Local Road - Typical Section



Please call if you would like to discuss.

### 3. BOCES Campus Urban Local Road - Typical Section



M. SOILS AND GEOLOGIC HAZARDS

- Areas of proposed development that are found to be impacted by ground water, imported fill, loose and/or expansive soils, etc., will be mitigated by avoidance, re-grading, engineering design, and construction techniques. A map of any potential hazard areas of concern and recommended mitigation measures are found in the Geological Hazard Study. Further studies of these conditions that warrant additional mitigation will be provided as required.

### N. VICINITY MAP



### O. SITE DATA

Existing Land Use:	Agricultural
Existing Zone District	A-35 (Large Lot Residential)
Site Acreage:	86.38 AC (0 Judge Orr Road)
TSN 4200000362	86.38 AC
Total Acreage:	86.38 AC
Proposed Maximum Number of Units:	121 Single Family detached (on 24.90 acres)
PROPOSED LAND USE:	GROSS AREA ACREAGE: NET AREA: NET ACREAGE:
Water Treatment Facility	85.813sf 1.97ac 72.838sf 1.67ac
Vocational Education Campus	1,094.227sf 25.12ac 989.066sf 22.70ac
Campus Residential	1,084.644sf 24.90ac 886.692sf 20.35ac
Open Space Tract A	316.245sf 7.26ac 316.245sf 7.26ac
Open Space Tract B	320.166sf 7.35ac 316.110sf 7.25ac
Open Space Tract C	183.823sf 4.22ac 175.412sf 4.02ac
Open Space Tract D	213.444sf 4.90ac 114.008sf 2.61ac
Electric Transmission Easement	464.350sf 10.66ac 464.350sf 10.66ac
Street R.O.W.	included included 427.991sf 9.86ac
TOTALS:	3,762.712sf 86.38ac 3,762.712sf 86.38ac

### P. PHASING PLAN

- The PPBOCES Campus Development Plan will be constructed in multiple phases and platted in multiple filings as indicated on Sheet DP1.2. Six phases are proposed with this Development Plan. Subsequent phasing plans will be developed based upon funding availability and requirements of PPBOCES member School Districts.
- Preliminary phasing boundaries are indicated on Sheet DP1.2 but are subject to change. Proposed development and build-out of internal streets, park and open space, and installation of utilities will be determined with each phase.

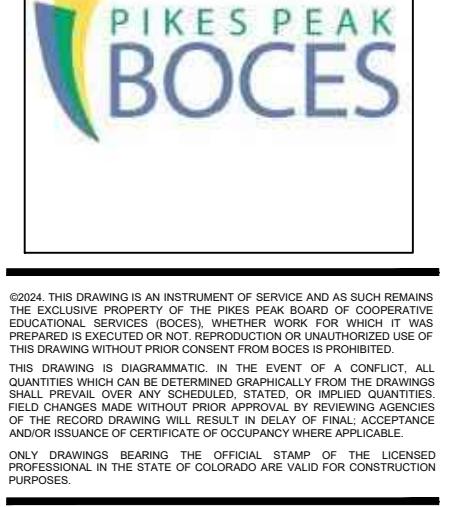
### Q. AIRSPACE AVIGATION EASEMENT

A. PPBOCES for and in consideration of fulfillment of a condition of project approval and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to Meadow Lake Airport, its successors and assigns, a perpetual and assignable easement in and over that certain parcel of real property as identified in this Development Plan, and a right-of-way for the free and unrestricted passage and flight of aircraft of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across and about the airspace above imaginary planes, as such those planes as defined by Part 77 of the Federal Aviation Regulations; Federal Aviation Administration (FAA) Airport Design Circular (in effect as of the date of Development Plan approval); and United States Standard for Terminal Instrument Procedures (TERPS) over PPBOCES. The aforementioned easement and right-of-way includes but is not limited to:

- For the use and benefit of the public, the easement and continuing right to fly, or cause by permit the flight by any and all persons or aircraft, of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across or about any portion of the Airspace hereinabove described; and
  - The easement and right to cause or create, or permit or allow to be caused or created within the Airspace, such noise, dist., turbulence, vibration, illumination, air currents, fumes, exhaust, smoke and all other effects as may be inherent in the proper operation of aircraft, now known or hereinafter used for navigation or flight in air; and
  - The continuing and perpetual right to keep the Airspace clear of any portions of buildings, structures, or improvements of any and all kinds, and of trees, vegetation, or other objects, which extend into said Airspace; and
  - The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon PPBOCES, and which extend into the Airspace may be required to mark according to FAA regulations or other regulation(s), rules, or orders; and
  - The right to ingress to, pass within, and egress from PPBOCES, solely for the above stated purposes.
- The PPBOCES, its successors and assigns hereby covenants with Meadow Lake Airport Association, as follows:
- PPBOCES, its successors and assigns, will not construct, install, permit or allow any building, structure, improvement, tree, or other object on the PPBOCES Campus, to extend into the Airspace, or to constitute an obstruction to air navigation, or to obstruct or interfere with the use of the easement and right-of-way herein granted; and
  - PPBOCES, its successors and assigns, will not hereafter use or permit the use of the PPBOCES Campus in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon Meadow Lake Airport and any aircraft.
  - The easement and right-of-way herein granted shall be deemed both appurtenant to and for the direct benefit of that real property which now or hereinafter constitutes Meadow Lake Airport, and any and all members of the general public who may use said easement or right-of-way, taking off from, landing upon, or operating such aircraft in or about the Meadow Lake Airport or in otherwise flying through said Airspace.
  - This grant of aviation easement shall not operate to deprive PPBOCES, its successors and assigns, of any rights that it may otherwise have from time to time against any individual or private operator for negligent or unlawful operation of aircraft.
  - It is understood and agreed that these covenants and agreements run with the land and shall be binding upon the heirs, representatives, administrators, executors, successors, and assigns of PPBOCES, and that for the purposes of this instrument, the PPBOCES shall be the servient easement and Meadow Lake Airport shall be the dominant tenement.
  - The aviation easement, covenants and agreements described herein shall continue in effect until the Meadow Lake Airport shall be abandoned or shall cease to be used for public airport purpose, at which time it shall terminate.
  - PPBOCES agrees to waive all damages and claims for damages caused or alleged to be caused by the violation of any aspect of this easement agreement.

### R. SHEET INDEX

- Cover Page - Subdividers/Applicant | Legal Description | Notes, Zoning Map | Vicinity Map | Site Data, Internal Street Detail | Airspace Avigation Easement
- DP 1.1 Development Plan | Land Use Summary Table | Parcel Summary Table | Adjacent Owners
- DP 1.1.1 Preliminary Grading Plan
- DP 1.1.2 Preliminary Utility Plan
- DP 1.2 Planning Report
- DP 1.3 Landscape Plan
- DP 1.4 Irrigation Plan
- DP 1.5 Landscape Details



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THIS DRAWING

## EXISTING LAND USE:

Vacant / grazing

## CURRENT ZONING:

A-35 (Agricultural)

## PROPOSED ZONING:

A-35 (Agricultural) Approval of Location and Subdivision Exemption Plat applications have been submitted concurrently with Development Plan

## PLACETYPE:

'Large-Lot Residential' (immediately adjacent to 'Employment Center' /Your El Paso County Master Plan 2021]

## PROPOSED LAND USE DATA TABLE:

LAND USE:	GROSS AREA:	ACREAGE:	NET AREA:	NET ACREAGE:
Water Treatment Facility	85.613sf	1.97ac	72,838sf	1.67ac
Vocational Education Campus	1,094.227sf	25.12ac	989,065sf	22.70ac
Campus Residential	1,084.644sf	24.90ac	886,692sf	20.35ac
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Street R.O.W.	included	included	427,991sf	9.86ac
TOTAL:	3,762,712sf	86.38ac	3,762,712sf	86.38ac

\*all numbers rounded

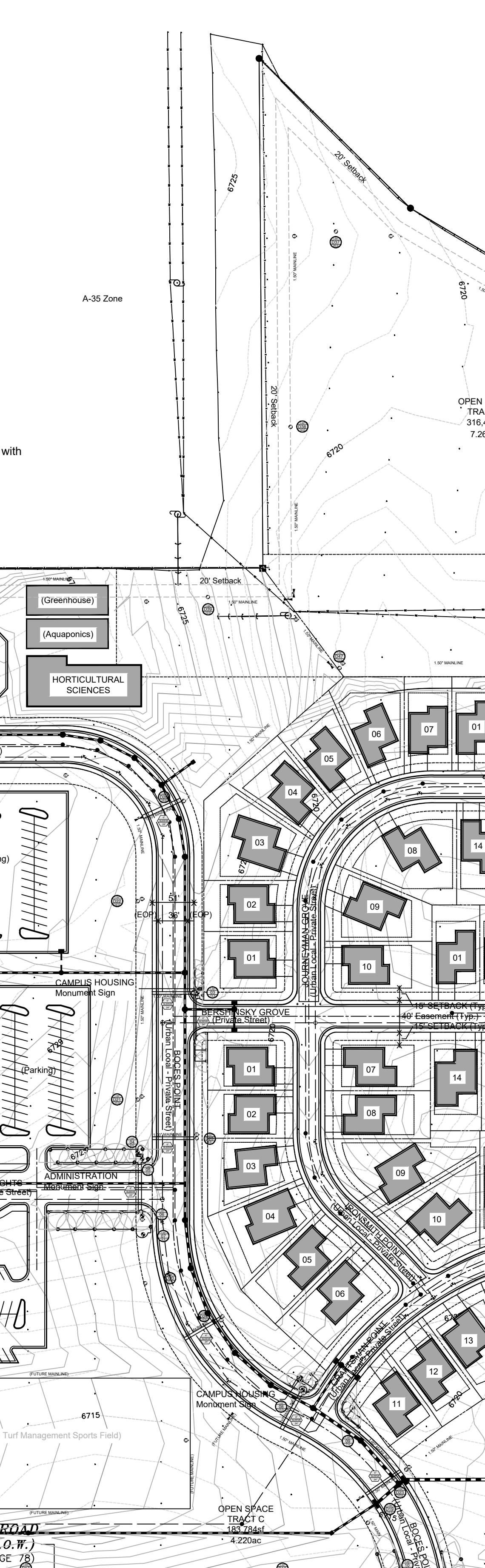
## PROPOSED LAND USES:

- A. Water Treatment Facility (developed and owned by PPBOCES)
- B. Vocational Trades Building
- C. Construction Trades Training Facility (carpentry, plumbing, electrical)
- D. Law Enforcement Training facility (in conjunction with the El Paso County Sheriff department).
- E. Fire Fighting and Protection Training facility (in conjunction with the Peyton and Falcon Fire Protection Districts).
- F. Medical Training facility (EMT/paramedic training).
- G. Food Services facility (Culinary Arts).
- H. Meal Processing facility.
- I. Veterinary Sciences Training facility (Animal husbandry).
- J. Information Technology facility (Computer Sciences and website development).
- K. Horticultural Sciences Training facilities (Greenhouse management, Aquaponics, and Turf Grass Management).
- L. Other Vocational Education training facilities based upon future needs of the community.
- M. Workforce/Campus Housing for PPBOCES teachers, instructors, and member District staff.

# PIKES PEAK BOCES DEVELOPMENT PLAN

## ADJACENT LAND OWNERS:

PLAN KEY OWNER/TSN	PLAN KEY OWNER/TSN
① Jane Davis Living Trust 9060 Elbert Road Peyton, CO 80831-8319 TSN 4200000470	⑦ Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 4200000537
② Thomas J. Elliott 8995 Elbert Road Peyton, CO 80831-8318 TSN 4200000245	⑧ Gorilla Capital 1342 High Street Eugene, OR 97401 TSN 4300000035
③ Tyler Ayers 8127 Burl Wood Drive Colorado Springs, CO 80808 TSN 4200000437	⑨ Adam C. Moody 16365 Judge Orr Road Peyton, CO 80831 TSN 4300000568
④ Michael Lockhart 4133 Knollvale Drive Colorado Springs, CO 80922 TSN 4200000362	⑩ David Fitzpatrick 16525 Judge Orr Road Peyton, CO 80830-0569
⑤ Andrew Townsend 16360 Judge Orr Road Peyton, CO 80831 TSN 4200000454	
⑥ Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 4300000534	



Please submit construction drawings for the proposed on-site and off-site infrastructure such as the proposed pond, storm pipes, inlets, roadway improvements etc.

Add the following to the summary table:  

- Lot area coverage calculation
- Open space, landscaping, and impermeable surface percentage

Add the following to the site plan drawing:  

- Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.
- Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches
- Location and dimensions of all existing and proposed signage on site
- Location of all ADA spaces, ramps and signs, including ADA pathways
- Location of all garbage receptacles with a graphical depiction of the screening mechanism
- Parking computations (required, provided)



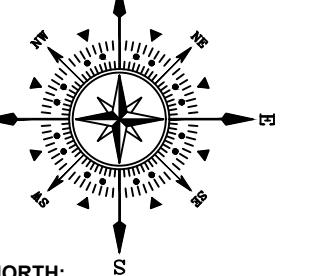
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DISCUSSION OF CERTIFICATE OF OCCUPANCY OR THE ISSUANCE OF THE LICENSE

PROFESSIONAL IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION.

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LANDSCAPE ARCHITECTURE, LEAN PLANNING, LINTIMENT COORDINATION  
721 North University Drive, Suite 100 • Colorado Springs, CO 80903  
(719) 595-9500



Pikes Peak BOCES  
Board of Cooperative Educational Services  
Judge Orr Road  
Peyton, CO 80831

Development Plan

PROJECT NAME:  
PROJECT ADDRESS:  
PROJECT DESCRIPTION:

DATE: 02/21/24  
DESIGNED: WFG  
CHECKED:

REVISIONS:  
DATE: 03/21/24 BY: WFG DESCRIPTION: REVISED PHASE 2 & 3 LIMITS  
03/27/24 WFG REVISED PHASING AND LAYOUT PLAN

NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE: DEVELOPMENT PLAN

SHEET NO.:

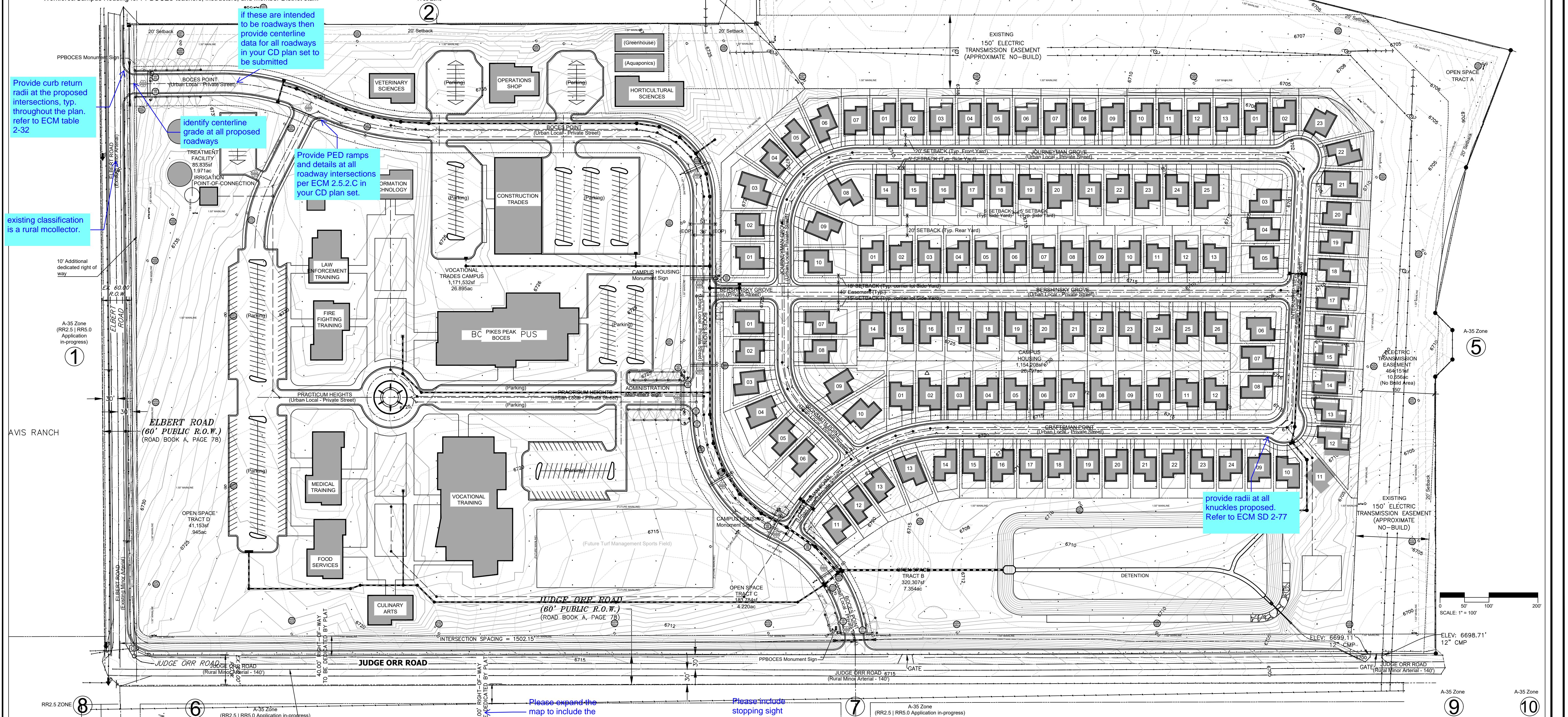
DP1.1

Add PPR2426

2 of 8 SHEETS

FILE NO.:

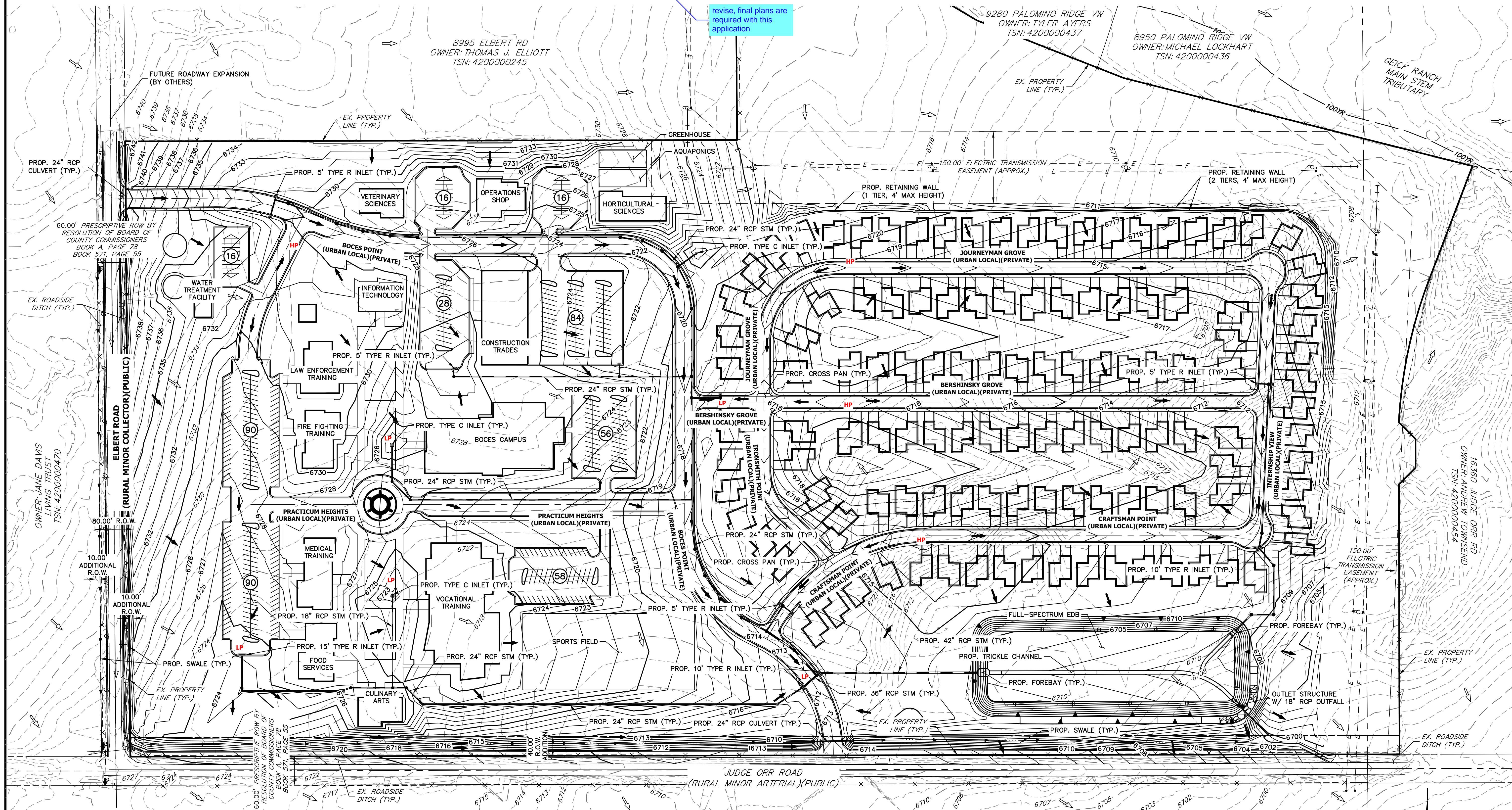
FILE #:



# BOCES CAMPUS

**A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO**

**PRELIMINARY GRADING PLAN**



**Know what's below.  
Call before you dig.**

A horizontal scale bar with tick marks at 100, 50, 0, 100, and 200. The segment between 0 and 100 is shaded black. Below the scale bar, the text "ORIGINAL SCALE: 1'' = 100'" is centered.

BOCES CAMPUS

## **LEGEND**

— — — 6100 — — —	EXISTING INDEX CONTOURS	→	EXISTING FLOW DIRECTION
— — — 6095 — — —	EXISTING INTERMEDIATE CONTOURS	→	PROPOSED FLOW DIRECTION
— — — 6095 — — —	PROPOSED INDEX CONTOURS	HP	PROPOSED HIGH POINT
— — — 6100 — — —	PROPOSED INTERMEDIATE CONTOURS	LP	PROPOSED LOW POINT
— — — — —	EXISTING PROPERTY LINE	— — — — —	PROPOSED LOT LINE
— — — 100YR — — —	EXISTING 100-YR FLOODPLAIN		
— — — — —	PROPOSED ROW		
— — — — —	PROPOSED CENTERLINE		
→ — — → — —	PROPOSED SWALE		

THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PPBOPCES  
PREPARED FOR  
2883 S. CIRCLE DRIVE  
COLORADO SPRINGS, CO 80  
PATRICK BERSHINSKY  
(719) 570-7474

J.R. ENGINEERING

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

BOCES CAMPUS		H-SCALE V-SCALE	1"=1C N/A
PRELIMINARY GRADING PLAN		DATE	07/17/
		DESIGNED BY	PAL
		DRAWN BY	PAL
SHEET	DP1.1.1		
JOB NO.	25301.00		

# BOCES CAMPUS

**A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO  
PRELIMINARY UTILITY PLAN**

revise, final plans are required with this application



# PIKES PEAK BOCES

## LANDSCAPE DEVELOPMENT PLAN

### PLANTING SCHEDULE

SITE CATEGORY	SYMBOL	PLANTING SIZE	MIN. QTY. REQ'D.	QTY. PROVIDED	COMMON   BOTANICAL
ZONING DISTRICT BOUNDARY AREA 1 NON-STREET BUFFER		1.50' cal. 1.50' cal. 6' ht. 6' ht.	(1ea. tree required per 20'   532' = 64 trees) 11 15 17 64	21 11 15 17 64	RIO GRAND COTTONWOOD ( <i>Populus fremontii</i> ); b&b nursery grown trees WESTERN CATALPA ( <i>Catalpa speciosa</i> ); b&b nursery grown trees PINON PINE ( <i>Pinus edulis</i> ); b&b collected or nursery grown trees COLOGREEN JUNIPER ( <i>Juniperus scopulorum 'Cologreen'</i> ); b&b nursery grown trees
ZONING DISTRICT BOUNDARY AREA 2 NON-STREET BUFFER		1.50' cal. 1.50' cal. 6' ht. 6' ht.	(1ea. tree required per 20'   532' = 27 trees) 5 5 14 3	5 5 14 3	WESTERN CATALPA ( <i>Catalpa speciosa</i> ); b&b nursery grown trees RIO GRAND COTTONWOOD ( <i>Populus fremontii</i> ); b&b nursery grown trees PINON PINE ( <i>Pinus edulis</i> ); b&b collected or nursery grown trees COLOGREEN JUNIPER ( <i>Juniperus scopulorum 'Cologreen'</i> ); b&b nursery grown trees
ZONING DISTRICT BOUNDARY AREA 3 NON-STREET BUFFER		1.50' cal. 1.50' cal. 6' ht. 6' ht.	(1ea. tree required per 20'   1,045' = 82 trees) 15 31 21 15	15 31 21 15	WESTERN CATALPA ( <i>Catalpa speciosa</i> ); b&b nursery grown trees RIO GRAND COTTONWOOD ( <i>Populus fremontii</i> ); b&b nursery grown trees PINON PINE ( <i>Pinus edulis</i> ); b&b collected or nursery grown trees COLOGREEN JUNIPER ( <i>Juniperus scopulorum 'Cologreen'</i> ); b&b nursery grown trees
ZONING DISTRICT BOUNDARY AREA 4 NON-STREET BUFFER		1.50' cal. 1.50' cal. 6' ht. 6' ht.	(1ea. tree required per 20'   1,162' = 60 trees) 10 16 14 20	10 16 14 20	WESTERN CATALPA ( <i>Catalpa speciosa</i> ); b&b nursery grown trees RIO GRAND COTTONWOOD ( <i>Populus fremontii</i> ); b&b nursery grown trees PINON PINE ( <i>Pinus edulis</i> ); b&b collected or nursery grown trees COLOGREEN JUNIPER ( <i>Juniperus scopulorum 'Cologreen'</i> ); b&b nursery grown trees
MINOR ARTERIAL BOUNDARY AREA 5 25' Width Landscape Buffer		1.50' cal. 1.50' cal. 1.50' cal. 6' ht. 6' ht.	(1ea. tree required per 20'   1,162' = 58 trees) 10 10 10 10 13	10 10 10 10 13	NARROWLEAF COTTONWOOD ( <i>Populus angustifolia</i> ); b&b nursery grown trees KENTUCKY COFFEE TREE ( <i>Gymnocladus dioica</i> ); b&b nursery grown trees WESTERN HACKBERRY ( <i>Celtis occidentalis</i> ); b&b nursery grown trees AUSTRIAN PINE ( <i>Pinus nigra</i> ); b&b nursery grown trees PINON PINE ( <i>Pinus edulis</i> ); b&b collected or nursery grown trees
MINOR ARTERIAL BOUNDARY AREA 6 25' Width Landscape Buffer		1.50' cal. 1.50' cal. 1.50' cal. 6' ht. 6' ht.	(1ea. tree required per 20'   1,444' = 72 trees) 10 10 10 10 13	10 10 10 10 13	NARROWLEAF COTTONWOOD ( <i>Populus angustifolia</i> ); b&b nursery grown trees KENTUCKY COFFEE TREE ( <i>Gymnocladus dioica</i> ); b&b nursery grown trees WESTERN HACKBERRY ( <i>Celtis occidentalis</i> ); b&b nursery grown trees AUSTRIAN PINE ( <i>Pinus nigra</i> ); b&b nursery grown trees PINON PINE ( <i>Pinus edulis</i> ); b&b collected or nursery grown trees

See landscape plan comments

### PLANTING SCHEDULE CONT'D.

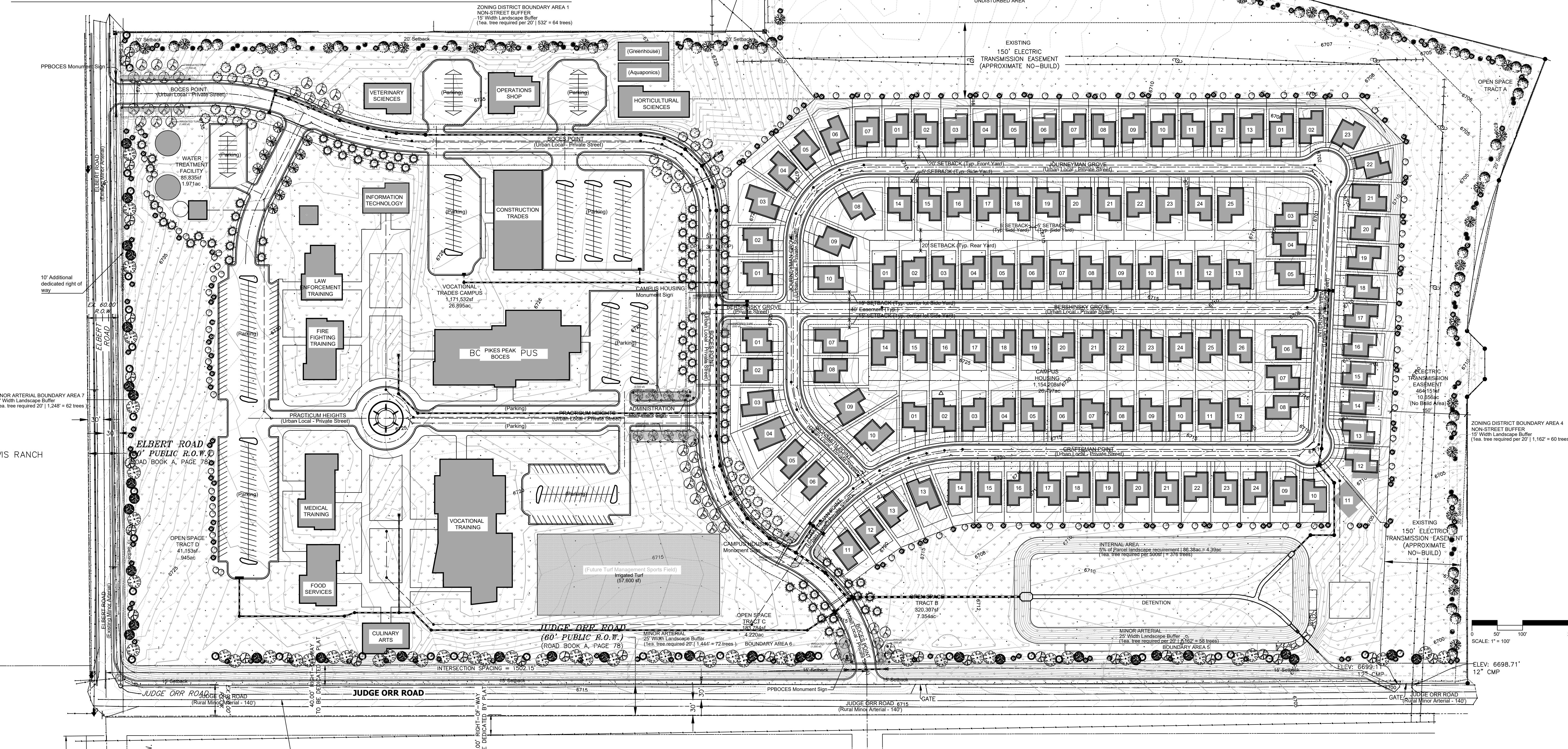
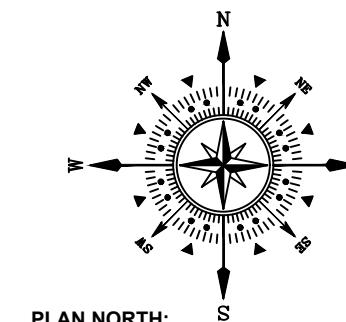
SITE CATEGORY	SYMBOL	PLANTING SIZE	MIN. QTY. REQ'D.	QTY. PROVIDED	COMMON   BOTANICAL
MINOR ARTERIAL BOUNDARY AREA 7 25' Width Landscape Buffer		1.50' cal. 1.50' cal. 6' ht. 6' ht.	(1ea. tree required per 20'   1,248' = 62 trees) 13	13	NARROWLEAF COTTONWOOD ( <i>Populus angustifolia</i> ); b&b nursery grown trees KENTUCKY COFFEE TREE ( <i>Gymnocladus dioica</i> ); b&b nursery grown trees WESTERN HACKBERRY ( <i>Celtis occidentalis</i> ); b&b nursery grown trees AUSTRIAN PINE ( <i>Pinus nigra</i> ); b&b nursery grown trees
INTERNAL AREA 5% of Parcels landscape requirement 86.38 ac x 0.05 = 4.39 ac		1.50' cal. 1.50' cal. 6' ht. 6' ht.	(1ea. tree required per 500sf   = 376 trees) 52	52	BUR OAK ( <i>Quercus macrocarpa</i> ); b&b nursery grown trees
ZONING DISTRICT BOUNDARY AREA 2 NON-STREET BUFFER		1.50' cal. 1.50' cal. 6' ht. 6' ht.	(1ea. tree required per 20'   532' = 27 trees) 18	18	THORNLESS HONEYLOCUST ( <i>Gleditsia triacanthos inermis</i> ); b&b nursery grown trees
ZONING DISTRICT BOUNDARY AREA 3 NON-STREET BUFFER		1.50' cal. 1.50' cal. 6' ht. 6' ht.	(1ea. tree required per 20'   1,045' = 82 trees) 76	76	SHADBLOW SERVICEBERRY ( <i>Amelanchier canadensis</i> ); b&b nursery grown trees
ZONING DISTRICT BOUNDARY AREA 4 NON-STREET BUFFER		1.50' cal. 1.50' cal. 6' ht. 6' ht.	(1ea. tree required per 20'   1,162' = 60 trees) 45	45	PINON PINE ( <i>Pinus edulis</i> ); b&b collected or nursery grown trees
ZONING DISTRICT BOUNDARY AREA 5 NON-STREET BUFFER		1.50' cal. 1.50' cal. 6' ht. 6' ht.	(1ea. tree required per 20'   1,162' = 58 trees) 71	71	WHITE FIR ( <i>Abies concolor</i> ); b&b nursery grown trees
ZONING DISTRICT BOUNDARY AREA 6 NON-STREET BUFFER		1.50' cal. 1.50' cal. 6' ht. 6' ht.	(1ea. tree required per 20'   1,444' = 72 trees) 376	376	PONDEROSA PINE ( <i>Pinus ponderosa</i> ); b&b collected or nursery grown trees

### LANDSCAPE KEY

IRRIGATED TURF GRASS: Bluegrass/Fescue blended maintained turf grass.  
(11,585 sq. ft. where indicated on plan.)



NON-IRRIGATED TURF GRASS: Native blended grasses, seeded/mulched.  
(All areas disturbed by new construction.)



Pikes Peak BOCES  
Board of Cooperative Educational Services  
Judge Orr Road  
Peyton, CO 80831  
Preliminary Landscape Plan

PROJECT NAME:  
PROJECT ADDRESS:  
PROJECT DESCRIPTION:

DATE: 02/21/2024  
DESIGNED: WFG  
CHECKED:

REVISIONS:  
DATE: 03/21/2024 BY: WFG DESCRIPTION: REVISED PHASE 2 & 3 LIMITS  
03/27/2024 BY: WFG REVISED PHASING AND LAYOUT PLAN

NOTES:

PLAN SCALE: 1' = 100' (OR AS NOTED ON PLAN)

SHEET TITLE: LANDSCAPE PLAN

SHEET NO.:

DP1.3

6 OF 8 SHEETS

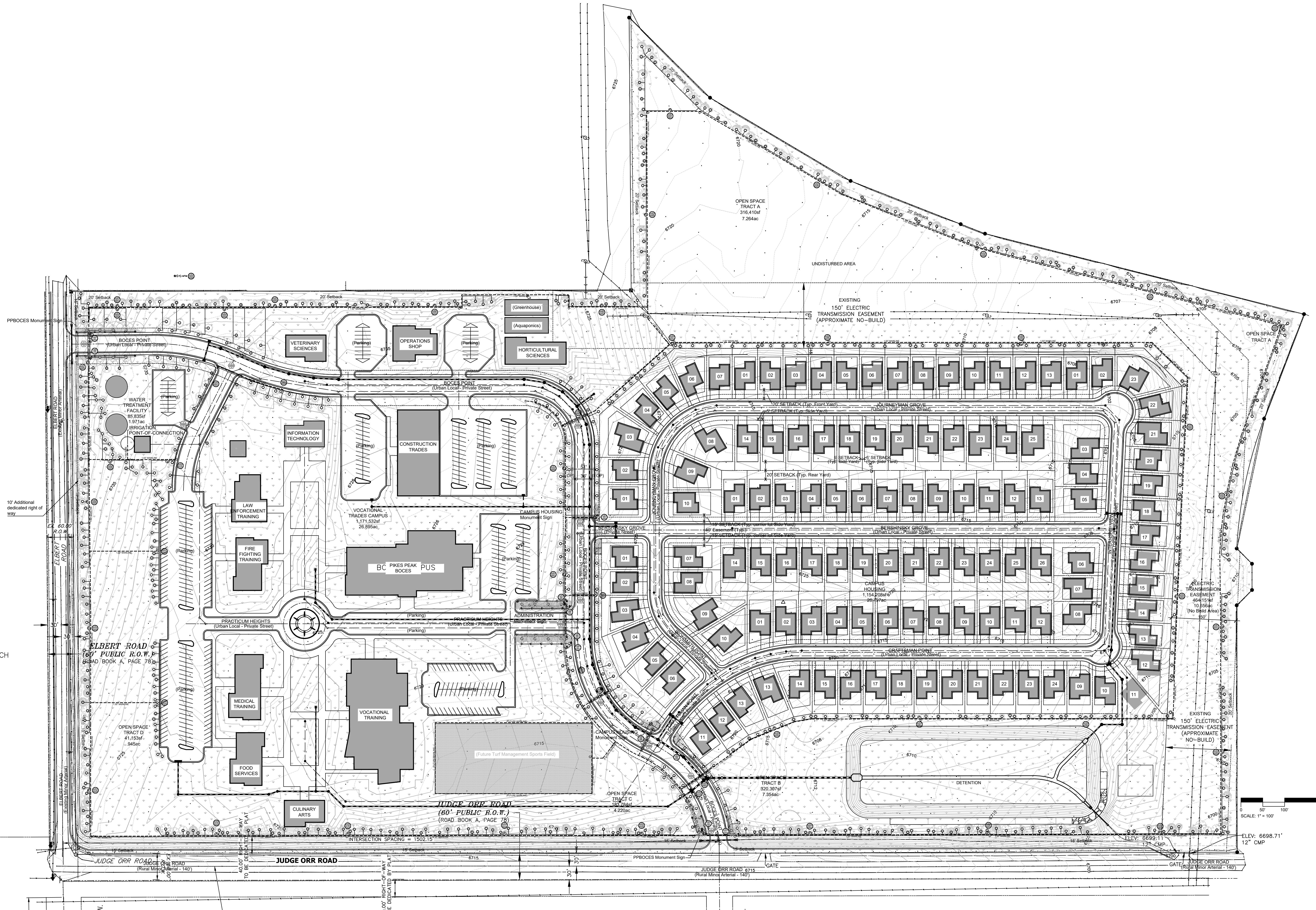
FILE NO.:

FILE #:

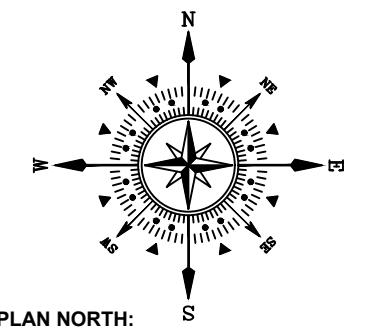
W. 100' 200' 300' 400' 500' 600' 700' 800' 900' 1000' 1100' 1200' 1300' 1400' 1500' 1600' 1700' 1800' 1900' 2000' 2100' 2200' 2300' 2400' 2500' 2600' 2700' 2800' 2900' 3000' 3100' 3200' 3300' 3400' 3500' 3600' 3700' 3800' 3900' 4000' 4100' 4200' 4300' 4400' 4500' 4600' 4700' 4800' 4900' 5000' 5100' 5200' 5300' 5400' 5500' 5600' 5700' 5800' 5900' 6000' 6100' 6200' 6300' 6400' 6500' 6600' 6700' 6800' 6900' 7000' 7100' 7200' 7300' 7400' 7500' 7600' 7700' 7800' 7900' 8000' 8100' 8200' 8300' 8400' 8500' 8600' 8700' 8800' 8900' 9000' 9100' 9200' 9300' 9400' 9500' 9600' 9700' 9800' 9900' 10000' 10100' 10200' 10300' 10400' 10500' 10600' 10700' 10800' 10900' 11000' 11100' 11200' 11300' 11400' 11500' 11600' 11700' 11800' 11900' 12000' 12100' 12200' 12300' 12400' 12500' 12600' 12700' 12800' 12900' 13000' 13100' 13200' 13300' 13400' 13500' 13600' 13700' 13800' 13900' 14000' 14100' 14200' 14300' 14400' 14500' 14600' 14700' 14800' 14900' 15000' 15100' 15200' 15300' 15400' 15500' 15600' 15700' 15800' 15900' 16000' 16100' 16200' 16300' 16400' 16500' 16600' 16700' 16800' 16900' 17000' 17100' 17200' 17300' 17400' 17500' 17600' 17700' 17800' 17900' 18000' 18100' 18200' 18300' 18400' 18500' 18600' 18700' 18800' 18900' 19000' 19100' 19200' 19300' 19400' 19500' 19600' 19700' 19800' 19900' 20000' 20100' 20200' 20300' 20400' 20500' 20600' 20700' 20800' 20900' 21000' 21100' 21200' 21300' 21400' 21500' 21600' 21700' 21800' 21900' 22000' 22100' 22200' 22300' 22400' 22500' 22600' 22700' 22800' 22900' 23000' 23100' 23200' 23300' 23400' 23500' 23600' 23700' 23800' 23900' 24000' 24100' 24200' 24300' 24400' 24500' 24600' 24700' 24800' 24900' 25000' 25100' 25200' 25300' 25400' 25500' 25600' 25700' 25800' 25900' 26000' 26100' 26200' 26300' 26400' 26500' 26600' 26700' 26800' 26900' 27000' 27100' 27200' 27300' 27400' 27500' 27600' 27700' 27800' 27900' 28000' 28100' 28200' 28300' 28400' 28500' 28600' 28700' 28800' 28900' 29000' 29100' 29200' 29300' 29400' 29500' 29600' 29700' 29800' 29900' 30000' 30100' 30200' 30300' 30400' 30500' 30600' 30700' 30800' 30900' 31000' 31100' 31200' 31300' 31400' 31500' 31600' 31700' 31800' 31900' 32000' 32100' 32200' 32300' 32400' 32500' 32600' 32700' 32800' 32900' 33000' 33100' 33200' 33300' 33400' 33500' 33600' 33700' 33800' 33900' 34000' 34100' 34200' 34300' 34400' 34500' 34600' 34700' 34800' 34900' 35000' 35100' 35200' 35300' 35400' 35500' 35600' 35700' 35800' 35900' 36000' 36100' 36200' 36300' 36400' 36500' 36600' 36700' 36800' 36900' 37000' 37100' 37200' 37300' 37400' 37500' 37600' 37700' 37800' 37900' 38000' 38100' 38200' 38300' 38400' 38500' 38600' 38700' 38800' 38900' 39000' 39100' 39200' 39300' 39400' 39500' 39600' 39700' 39800' 39900' 40000' 40100' 40200' 40300' 40400' 40500' 40600' 40700' 40800' 40900' 41000' 41100' 41200' 41300' 41400' 41500' 41600' 41700' 41800' 41900' 42000' 42100' 42200' 42300' 42400' 42500' 42600' 42700' 42800' 42900' 43000' 43100' 43200' 43300' 43400' 43500' 43600' 43700' 43800' 43900' 44000' 44100' 44200' 44300' 44400' 44500' 44600' 44700' 44800' 44900' 45000' 45100' 45200' 45300' 45400' 45500' 45600' 45700' 45800' 45900' 46000' 46100' 46200' 46300' 46400' 46500' 46600' 46700' 46800' 4690

# PIKES PEAK BOCES

## LANDSCAPE IRRIGATION PLAN



2024. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF THE PIKES PEAK BOARD OF COOPERATIVE EDUCATION SERVICES (PPBOCES). ANYONE WHO RECEIVES A COPY OF THIS DRAWING WITHOUT PRIOR CONSENT FROM BOCES IS PROHIBITED FROM MAKING ANY CHANGES TO THE DRAWINGS. ALL QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS SHALL NOT BE CONSTRUED AS THE EXACT QUANTITY. NO FIELD CHANGES MADE WITHOUT PRIOR APPROVAL BY REVIEWING AGENCIES OF THE DRAWINGS. THE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY AND DO NOT CONSTITUTE A CERTIFICATE OF OCCUPANCY. THESE DRAWINGS ARE THE PROPERTY OF PPBOCES AND ARE THE LICENSED PROFESSIONAL IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



Pikes Peak BOCES  
Board of Cooperative Educational Services  
Judge Orr Road  
Peyton, CO 80831  
Preliminary Landscape Irrigation Plan

PROJECT NAME:  
PROJECT ADDRESS:  
PROJECT DESCRIPTION:

DATE:	02/21/2024
DESIGNED:	WFG
CHECKED:	

REVISIONS:
DATE: 03/21/2024 BY: WFG DESCRIPTION: REVISED PHASE 2 & 3 LIMITS
03/21/2024 BY: WFG REVISED PHASING AND LAYOUT PLAN

NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE: IRRIGATION PLAN  
SHEET NO. DP1.4

FILE NO. FILE #

7 OF 8 SHEETS

