

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	85,813sf	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
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)
- Vocational Trades Building
- B. Construction Trades Training Facility (carpentry, plumbing, electrical)
- C. Law Enforcement Training facility (in conjunction with the El Paso County Sheriff department)
- D. Fire Fighting and Protection Training facility (in conjunction with the Peyton and Falcon Fire Protection Districts)
- E. Medical Training facility (EMT/paramedic training)
- F. Food Services facility (Culinary Arts)
- G. Meat Processing facility
- H. Veterinary Sciences Training facility (Animal husbandry)
- I. Information Technology facility (Computer Sciences and website development)
- J. Horticultural Sciences Training facilities (Greenhouse management, Aquaponics, and Turf Grass Management)
- K. Other Vocational Education training facilities based upon future needs of the community.
- L. Workforce/Campus Housing for PPBOCES teachers, instructors, and member District staff.

ADJACENT LAND OWNERS:

- | | | | |
|----------|--|----------|--|
| PLAN KEY | OWNER/TSN | PLAN KEY | OWNER/TSN |
| ① | Jane Davis Living Trust
9060 Elbert Road
Peyton, CO 80831-8319
TSN 4200004470 | 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 4300000315 |
| 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 4300000569 |
| 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 | | |

UTILITY PROVIDERS:

- A. Water (domestic, fire protection); Central water system: Pikes Peak Board of Cooperative Education Services [PPBOCES] water district.
- B. Sanitary | wastewater; Median Service Metropolitan District (Will Serve letter provided with Development Plan application).
- C. Electric; Mountain View Electric Association [MVEA] (Will Serve letter provided with Development Plan application).
- D. Natural Gas; Black Hills Energy | Colorado Springs Utilities [CSU] (Will Serve letters provided with Development Plan application).

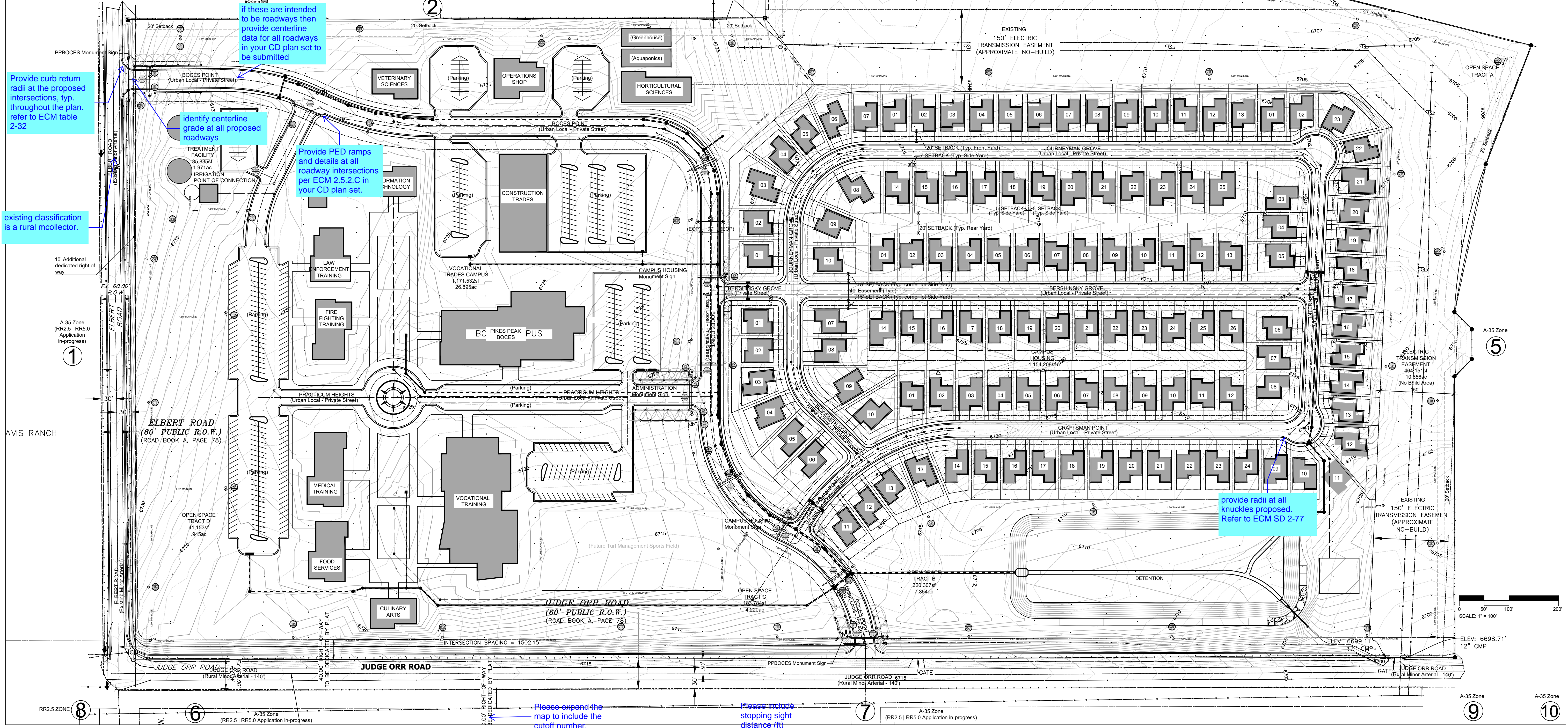
PIKES PEAK BOCES

DEVELOPMENT PLAN

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)



Provide curb return radii at the proposed intersections, typ. throughout the plan. refer to ECM table 2-32

existing classification is a rural collector.

If these are intended to be roadways then provide centerline data for all roadways in your CD plan set to be submitted

Provide PED ramps and details at all roadway intersections per ECM 2.5.2.C in your CD plan set.

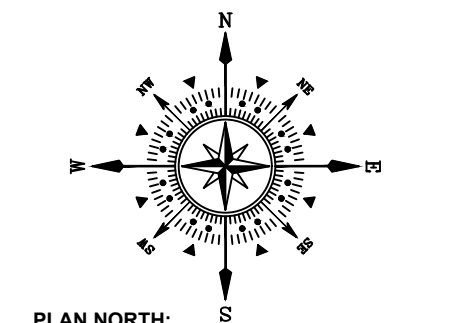
provide radii at all knuckles proposed. Refer to ECM SD 2-77

Please expand the map to include the cutoff number.

Please include stopping sight distance (ft)



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

PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION:

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

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

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

SHEET TITLE:
DEVELOPMENT PLAN

SHEET NO.
DP1.1
 Add PPR2426
 2 of 8 SHEETS

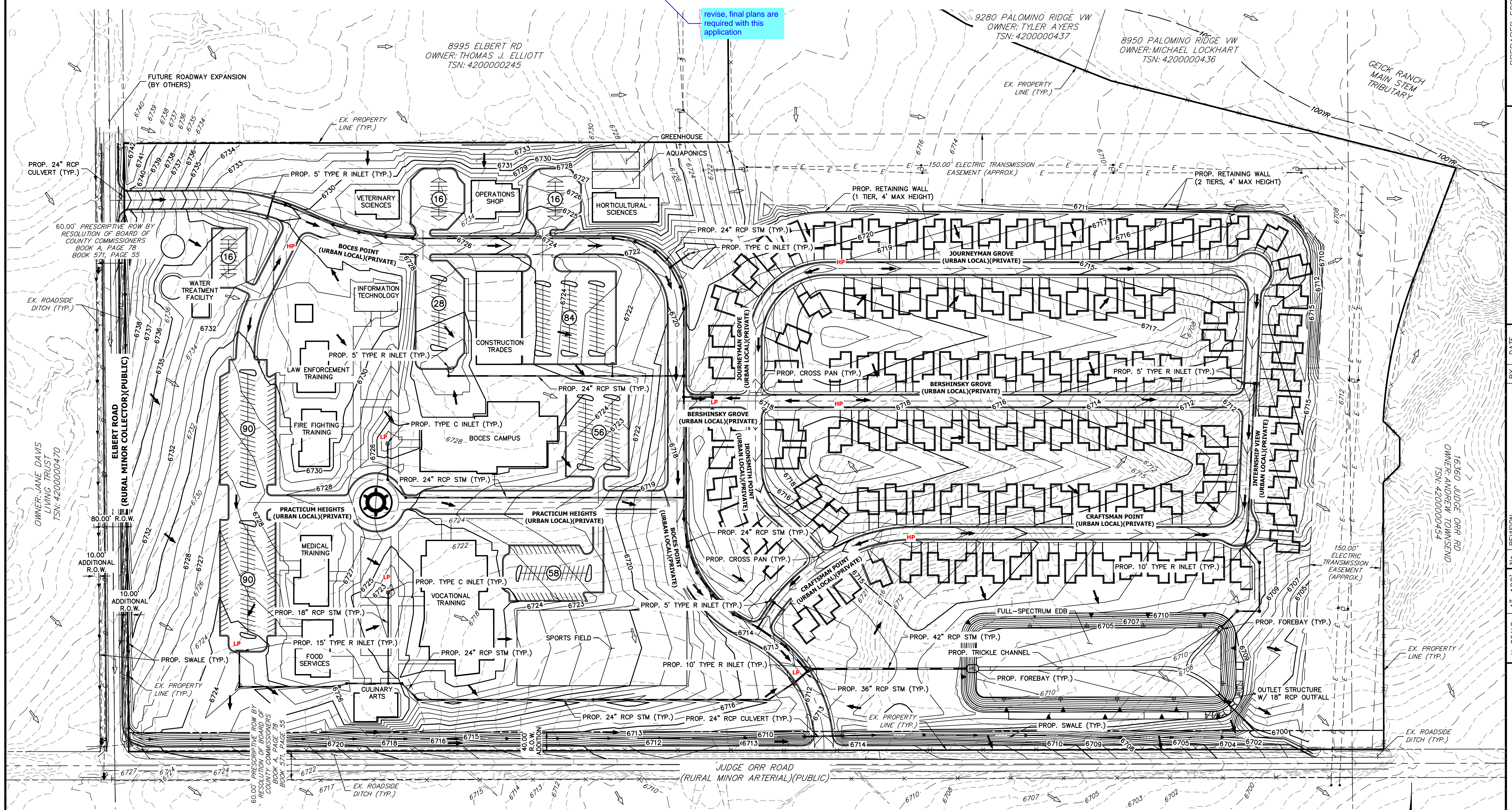
FILE #

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

LEGEND			
	EXISTING INDEX CONTOURS		EXISTING FLOW DIRECTION
	EXISTING INTERMEDIATE CONTOURS		PROPOSED FLOW DIRECTION
	PROPOSED INDEX CONTOURS		PROPOSED HIGH POINT
	PROPOSED INTERMEDIATE CONTOURS		PROPOSED LOW POINT
	EXISTING PROPERTY LINE		PROPOSED LOT LINE
	EXISTING 100-YR FLOODPLAIN		
	PROPOSED ROW		
	PROPOSED CENTERLINE		
	PROPOSED SWALE		



revise, final plans are required with this application

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
PPBOCES
2883 S. CIRCLE DRIVE
COLORADO SPRINGS, CO 80906
PATRICK BERSHINSKY
(719) 570-7474

J.R. ENGINEERING
A Westman Company

Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE	

No. REVISION	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	N/A	07/17/24	PAL	PAL	

SHEET **DP1.1.1**
JOB NO. 25301.00

811
Know what's below.
Call before you dig.

100 50 0 100 200
ORIGINAL SCALE: 1" = 100'

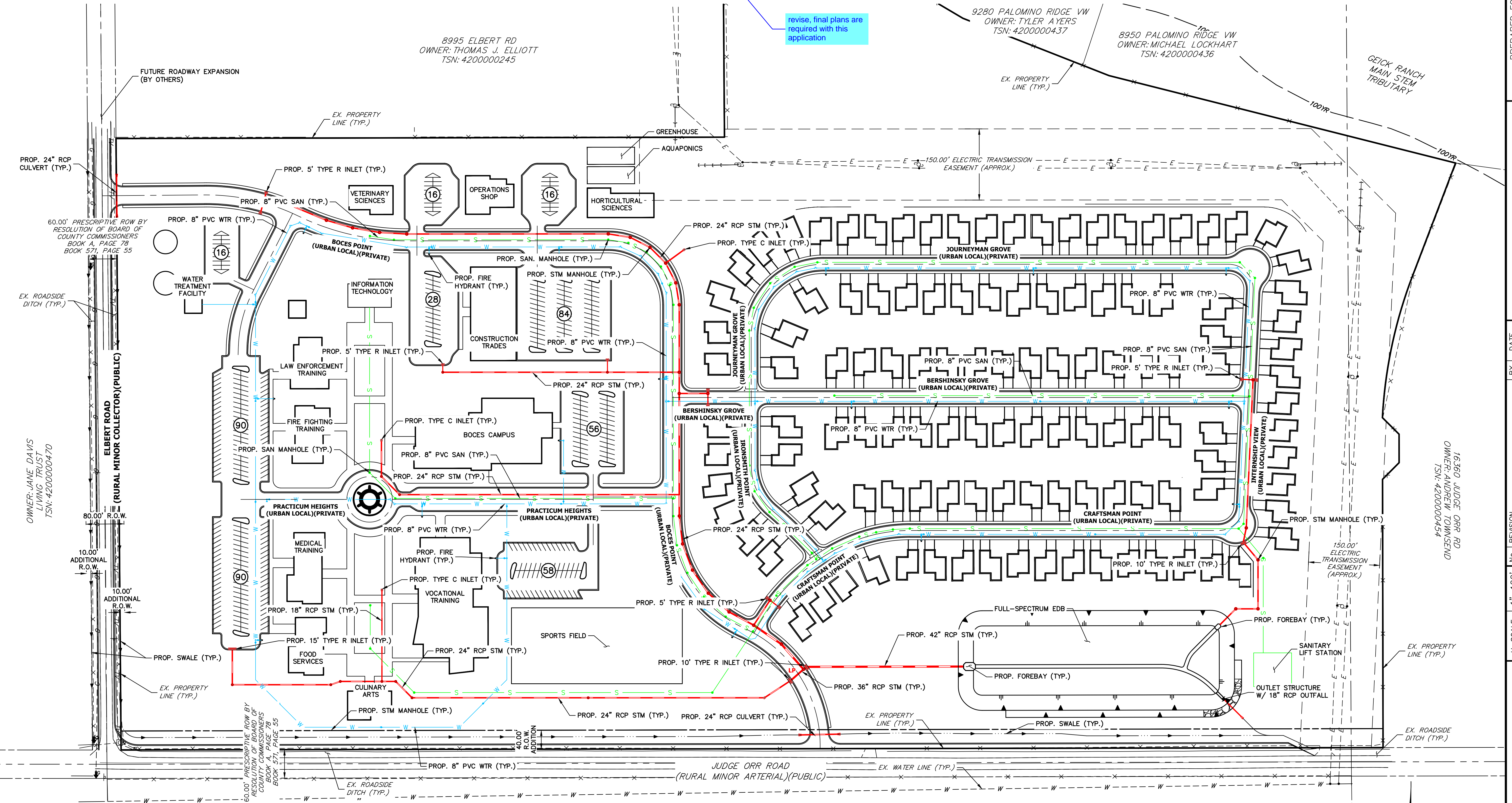
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BOCES CAMPUS

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

LEGEND			
---	EXISTING INDEX CONTOURS	→	EXISTING FLOW DIRECTION
---	EXISTING INTERMEDIATE CONTOURS	→	PROPOSED FLOW DIRECTION
---	PROPOSED INDEX CONTOURS	---	PROPOSED LOT LINE
---	PROPOSED INTERMEDIATE CONTOURS	---	PROPOSED WATER
---	EXISTING PROPERTY LINE	---	PROPOSED SANITARY
---	EXISTING 100-YR FLOODPLAIN	---	PROPOSED STORM
---	PROPOSED ROW		
---	PROPOSED CENTERLINE		
---	PROPOSED SWALE		



revise, final plans are required with this application

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PPBOCES
2883 S. CIRCLE DRIVE
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BY	DATE	No.	REVISION

H-SCALE	1"=100'
V-SCALE	N/A
DATE	07/17/24
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	

BOCES CAMPUS
PRELIMINARY UTILITY PLAN

SHEET DP1.1.2
JOB NO. 25301.00



PHASING KEY:

PHASE	HATCH KEY	DESCRIPTION
1	[Hatch]	Construction Trades, Water Treatment Facility, 10 homes 9.67 Acres
2	[Hatch]	Pikes Peak Boces Administration Offices, 13 homes 9.09 Acres
3	[Hatch]	Informational Technology, Law Enforcement Training, Firefighting Training, 24 homes 10.36 Acres
4	[Hatch]	Vocational Training, Sports Field/Turf Grass Management, 26 homes 13.08 Acres
5	[Hatch]	Medical Training, Food Services, Culinary Arts, 25 homes 11.04 Acres
6	[Hatch]	Veterinary Sciences, Horticultural Sciences (Greenhouse, Aquaponics), 23 homes 10.13 Acres

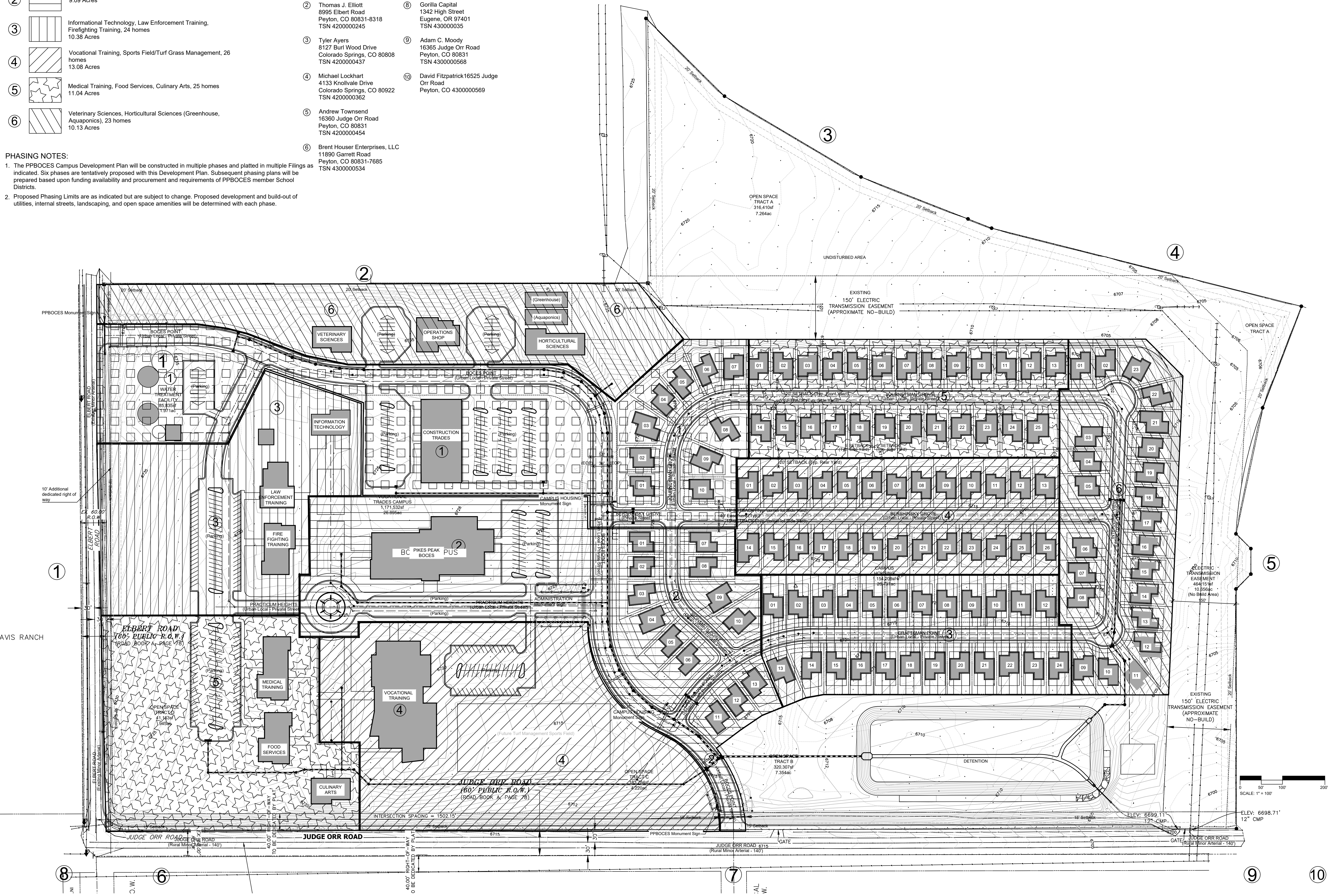
PLAN KEY	OWNER/TSN	PLAN KEY	OWNER/TSN
1	Jane Davis Living Trust 9060 Elbert Road Peyton, CO 80831-8319 TSN 4200000470	7	Brent Houser Enterprises, LL 11890 Garrett Road Peyton, CO 80831-7685 TSN 4200000537
2	Thomas J. Elliott 8995 Elbert Road Peyton, CO 80831-8318 TSN 4200000245	8	Gorilla Capital 1342 High Street Eugene, OR 97401 TSN 430000035
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 4300000569
5	Andrew Townsend 16360 Judge Orr Road Peyton, CO 80831 TSN 4200000454		
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PIKES PEAK BOCES

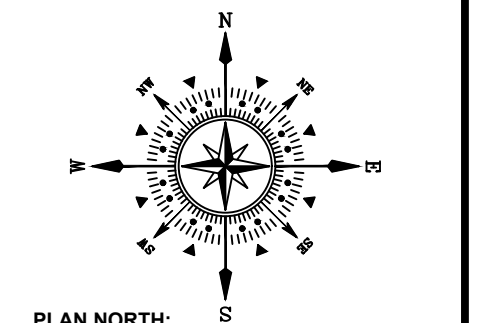
DEVELOPMENT PLAN | PHASING

PHASING NOTES:

- The PPBOCES Campus Development Plan will be constructed in multiple phases and platted in multiple Filings as indicated. Six phases are tentatively proposed with this Development Plan. Subsequent phasing plans will be prepared based upon funding availability and procurement and requirements of PPBOCES member School Districts.
- Proposed Phasing Limits are as indicated but are subject to change. Proposed development and build-out of utilities, internal streets, landscaping, and open space amenities will be determined with each phase.



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

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

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

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

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

SHEET TITLE:
PHASING PLAN

SHEET NO.
DP1.2

5 of 8 SHEETS

FILE NO. FILE#

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.	(1ea. tree required per 20' 532' = 64 trees)	21	RIO GRAND COTTONWOOD (<i>Populus Fremontii</i>); b&b nursery grown trees
	●	1.50" cal.		11	WESTERN CATALPA (<i>Catalpa speciosa</i>); b&b nursery grown trees
	●	6" ht.		15	PINON PINE (<i>Pinus edulis</i>); b&b collected or nursery grown trees
	●	6" ht.		17	COLOGREEN JUNIPER (<i>Juniperus scopulorum</i> "Cologreen"); b&b nursery grown trees
				64	
ZONING DISTRICT BOUNDARY AREA 2 NON-STREET BUFFER	●	1.50" cal.	(1ea. tree required per 20' 532' = 27 trees)	5	WESTERN CATALPA (<i>Catalpa speciosa</i>); b&b nursery grown trees
	●	1.50" cal.		5	RIO GRAND COTTONWOOD (<i>Populus Fremontii</i>); b&b nursery grown trees
	●	6" ht.		14	PINON PINE (<i>Pinus edulis</i>); b&b collected or nursery grown trees
	●	6" ht.		3	COLOGREEN JUNIPER (<i>Juniperus scopulorum</i> "Cologreen"); b&b nursery grown trees
				27	
ZONING DISTRICT BOUNDARY AREA 3 NON-STREET BUFFER	●	1.50" cal.	(1ea. tree required per 20' 1,645' = 82 trees)	15	WESTERN CATALPA (<i>Catalpa speciosa</i>); b&b nursery grown trees
	●	1.50" cal.		31	RIO GRAND COTTONWOOD (<i>Populus Fremontii</i>); b&b nursery grown trees
	●	6" ht.		21	PINON PINE (<i>Pinus edulis</i>); b&b collected or nursery grown trees
	●	6" ht.		15	COLOGREEN JUNIPER (<i>Juniperus scopulorum</i> "Cologreen"); b&b nursery grown trees
				82	
ZONING DISTRICT BOUNDARY AREA 4 NON-STREET BUFFER	●	1.50" cal.	(1ea. tree required per 20' 1,162' = 60 trees)	10	WESTERN CATALPA (<i>Catalpa speciosa</i>); b&b nursery grown trees
	●	1.50" cal.		16	RIO GRAND COTTONWOOD (<i>Populus Fremontii</i>); b&b nursery grown trees
	●	6" ht.		14	PINON PINE (<i>Pinus edulis</i>); b&b collected or nursery grown trees
	●	6" ht.		20	COLOGREEN JUNIPER (<i>Juniperus scopulorum</i> "Cologreen"); b&b nursery grown trees
				60	
MINOR ARTERIAL BOUNDARY AREA 5 25' Width Landscape Buffer	●	1.50" cal.	(1ea. tree required per 20' 1,162' = 58 trees)	10	NARROWLEAF COTTONWOOD (<i>Populus angustifolia</i>); b&b nursery grown trees
	●	1.50" cal.		10	KENTUCKY COFFEE TREE (<i>Gymnocladus dioica</i>); b&b nursery grown trees
	●	1.50" cal.		10	WESTERN HACKBERRY (<i>Celtis occidentalis</i>); b&b nursery grown trees
	●	6" ht.		10	AUSTRIAN PINE (<i>Pinus nigra</i>); b&b nursery grown trees
	●	6" ht.		13	PINON PINE (<i>Pinus edulis</i>); b&b collected or nursery grown trees
				58	
MINOR ARTERIAL BOUNDARY AREA 6 25' Width Landscape Buffer	●	1.50" cal.	(1ea. tree required per 20' 1,444' = 72 trees)	10	NARROWLEAF COTTONWOOD (<i>Populus angustifolia</i>); b&b nursery grown trees
	●	1.50" cal.		10	KENTUCKY COFFEE TREE (<i>Gymnocladus dioica</i>); b&b nursery grown trees
	●	1.50" cal.		10	WESTERN HACKBERRY (<i>Celtis occidentalis</i>); b&b nursery grown trees
	●	6" ht.		10	AUSTRIAN PINE (<i>Pinus nigra</i>); b&b nursery grown trees
	●	6" ht.		13	PINON PINE (<i>Pinus edulis</i>); b&b collected or nursery grown trees
				72	

PIKES PEAK BOCES LANDSCAPE DEVELOPMENT PLAN

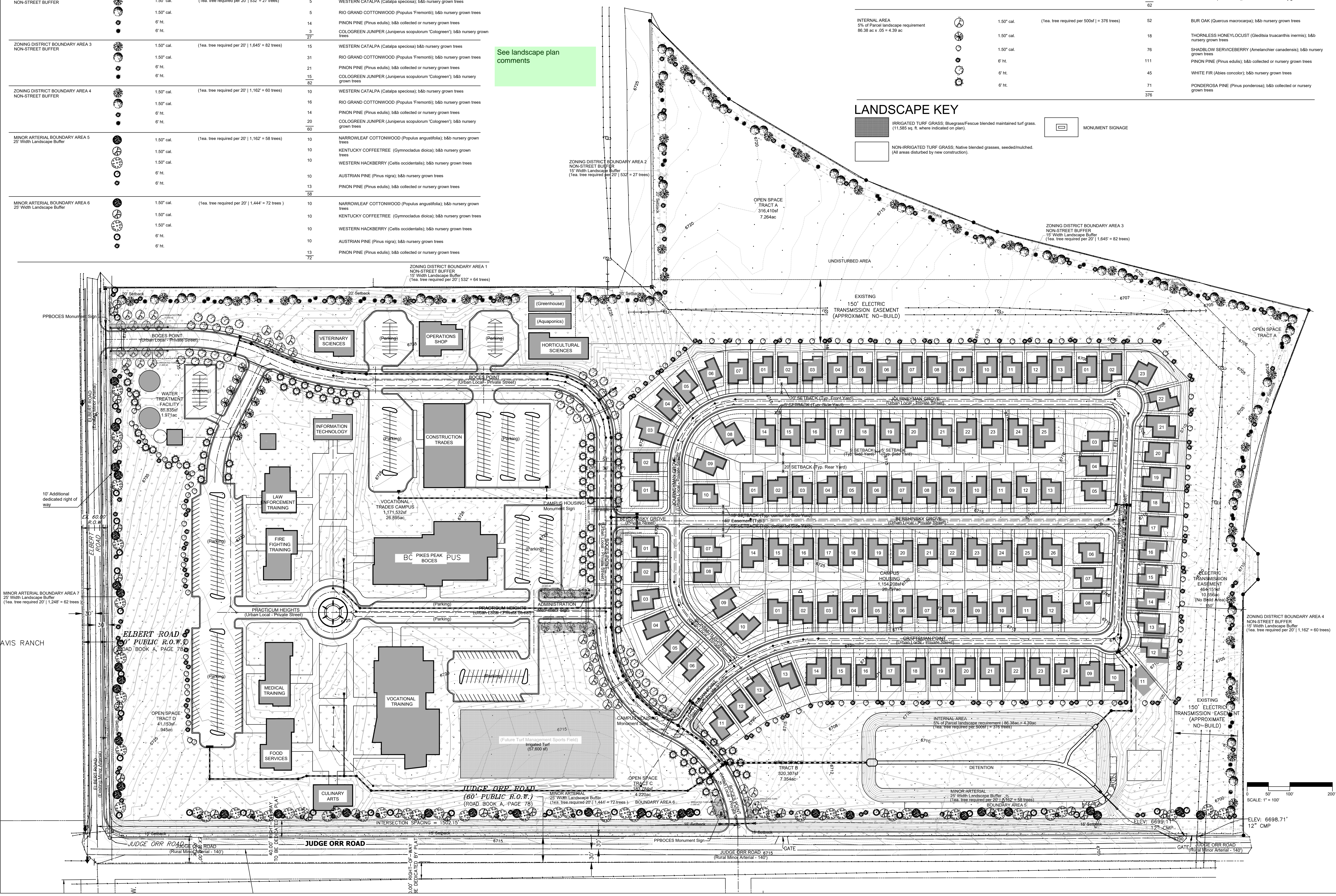
See landscape plan comments

PLANTING SCHEDULE CONT'D.

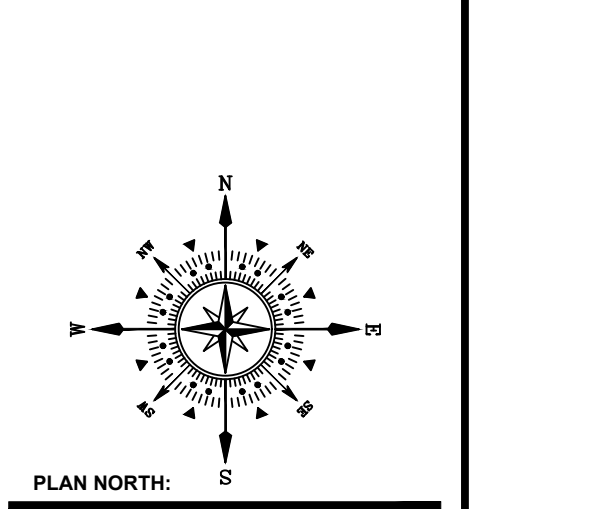
SITE CATEGORY	SYMBOL	PLANTING SIZE	MIN. QTY. REQ'D.	QTY. PROVIDED	COMMON BOTANICAL
MINOR ARTERIAL BOUNDARY AREA 7 25' Width Landscape Buffer	●	1.50" cal.	(1ea. tree required per 20' 1,248' = 62 trees)	13	NARROWLEAF COTTONWOOD (<i>Populus angustifolia</i>); b&b nursery grown trees
	●	1.50" cal.		9	KENTUCKY COFFEE TREE (<i>Gymnocladus dioica</i>); b&b nursery grown trees
	●	1.50" cal.		9	WESTERN HACKBERRY (<i>Celtis occidentalis</i>); b&b nursery grown trees
	●	6" ht.		14	AUSTRIAN PINE (<i>Pinus nigra</i>); b&b nursery grown trees
	●	6" ht.		17	PINON PINE (<i>Pinus edulis</i>); b&b collected or nursery grown trees
				62	
INTERNAL AREA 5% of Parcel landscape requirement 68.38 ac x .05 = 4.39 ac	●	1.50" cal.	(1ea. tree required per 500sf = 376 trees)	52	BUR OAK (<i>Quercus macrocarpa</i>); b&b nursery grown trees
	●	1.50" cal.		18	THORNLESS HONEYLOCUST (<i>Gleditsia truncanthis inermis</i>); b&b nursery grown trees
	●	1.50" cal.		76	SHADBLOW SERVICEBERRY (<i>Amygdalochrysa canadensis</i>); b&b nursery grown trees
	●	6" ht.		111	PINON PINE (<i>Pinus edulis</i>); b&b collected or nursery grown trees
	●	6" ht.		45	WHITE FIR (<i>Abies concolor</i>); b&b nursery grown trees
	●	6" ht.		71	PONDEROSA PINE (<i>Pinus ponderosa</i>); b&b collected or nursery grown trees
				376	

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).
- MONUMENT SIGNAGE



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

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION: Preliminary Landscape Plan

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

REVISIONS:

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

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

SHEET TITLE:
LANDSCAPE PLAN

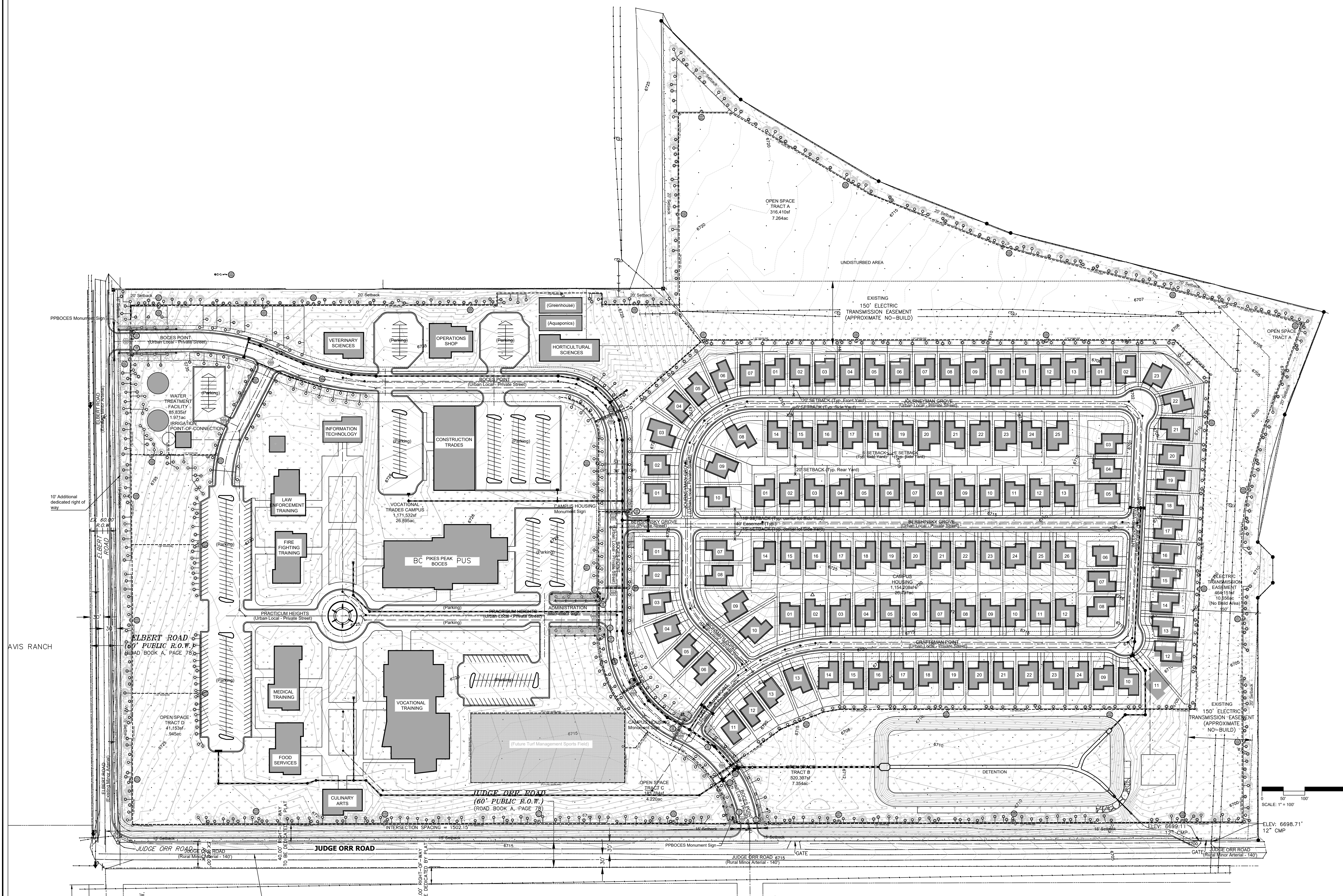
SHEET NO.
DP1.3

6 of 8 SHEETS

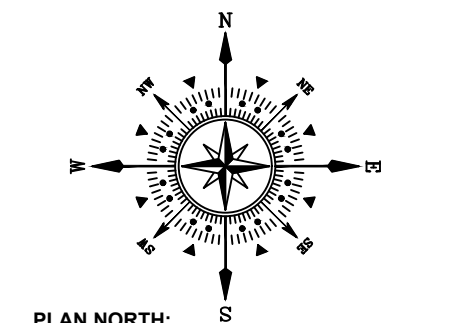
FILE NO.
FILE#

PIKES PEAK BOCES

LANDSCAPE IRRIGATION PLAN



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

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION: Preliminary Landscape Irrigation Plan

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

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

NOTES:

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

SHEET TITLE:
IRRIGATION PLAN

SHEET NO.
DP1.4

7 of 8 SHEETS

FILE NO.
FILE#

