

A. SUBDIVIDERS

OWNERS: Pikes Peak BOCES, Patrick Bershinsky, Executive Director, 2883 South Circle Drive, Colorado Springs, CO 80906, Pbershinsky@ppbores.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

B. APPLICANT

APPLICANT | PLANNER | LANDSCAPE ARCHITECT: William Guman & Associates, Ltd., Attn: Bill Guman, P.L.A., A.S.I.A., A.P.A., 731 North Weber Street, Suite 10, Colorado Springs, CO 80903, bill@guman.net

C. TAX SCHEDULE NUMBER: 4200000362

D. LEGAL DESCRIPTION

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.

E. BASIS OF BEARINGS

The West line of Section 35, Township 12 South, Range 64 West, being monumented at the northerly end by a 3-1/2" aluminum cap in a vault, stamped "LS 22 103", and at the southerly end by a 3-1/2" aluminum cap in a vault, stamped "LS 17496", assumed to bear N 00 Degrees 08 Minutes 51 Seconds E a measured distance of 5273.76 feet.

Commencing at the Southwest Corner of Section 35, Township 12 South, Range 64 West; thence N 00 Degrees 08 Minutes 51 Seconds E on the West line of said Section 35 a distance of 30.00 feet; thence S 89 degrees 28 minutes 49 Seconds E and along a line being 30.00 feet north of and parallel with the South line of the Southwest One-Quarter of said Section 35 a distance of 30.00 feet to the point of beginning.

thence N 00 Degrees 08 Minutes 51 Seconds E and along a line being 30.00 feet east of and parallel with the west line of the Southwest One-Quarter of said Section 35 a distance of 268.45 feet; thence S 89 Degrees 30 Minutes 28 Seconds E and along the North line of the Southwest One-Quarter of the Southwest One-Quarter of said Section 35 a distance of 1282.36 feet to the Northeast corner of the Southwest One-Quarter of the Southwest One-Quarter of said Section 35; thence N 00 Degrees 11 Minutes 54 Seconds E and along the West line of the Northeast One-Quarter of the Southwest One-Quarter of said Section 35 a distance of 623.40 feet; thence S 44 Degrees 41 Minutes 19 Seconds a distance of 260.17 feet; thence S 58 Degrees 46 Minutes 12 Seconds E a distance of 373.98 feet; thence S 67 Degrees 57 Minutes 57 Seconds E a distance of 330.63 feet; thence S 75 Degrees 13 Minutes 13 Seconds E a distance of 753.34 feet; thence S 21 Degrees 28 Minutes 54 Seconds W a distance of 256.36 feet to a point of curve; thence along the arc of a curve to the left having a delta of 17 Degrees 49 Minutes 58 Seconds, a radius of 979.51 feet, and a length of 304.86 feet; thence S 44 Degrees 29 Minutes 49 Seconds E a Distance of 49.50 feet; thence S 00 Degrees 31 Minutes 11 Seconds W a distance of 60.00 feet; thence S 00 Degrees 31 Minutes 11 Seconds W a distance of 564.97 feet to a point on a line being 30.00 feet north of and parallel to the South line of said Section 35; thence N 89 Degrees 28 Minutes 40 Seconds W and along a line being 30.00 feet north of and parallel with the South line of said Section 35 a distance of 2659.25 feet to the point of beginning.

F. NOTES

- 1. Acreages and percentages are rounded up to equal 100%.
2. All areas designated as wetlands and drainageways, buffers, setbacks, and easements are considered as 'No-Build Areas' unless otherwise indicated.
3. The proposed Development Plan is located within the Peyton Fire Protection District.
4. 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.
5. Streets and access locations and configurations are conceptual and subject to change. Detailed street plans will be prepared and reviewed at the subdivision process.
6. The proposed Development Plan indicates one access location onto Judge Orr Road, and one access location onto Elbert Road.
7. Detailed plans for any proposed trails will be prepared and reviewed at the subdivision process.
8. 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.
9. A FEMA designated 100 year floodplain does not exist on this property.
10. No known wetlands exist on the property
11. No known habitat of threatened or endangered species is on the property
12. 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.
13. Uses proposed on the Development Plan include:
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 Protections Districts).
f. Medical Training facility (EMT/paramedic training).
g. Food Services (Culinary Arts).
h. Meat Processing facility.
i. Veterinary Sciences Training facility (Animal husbandry).
j. Information Technology Training facility (Computer sciences and website development).
k. Horticultural Sciences Training facility (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.
14. 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. 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.
15. A Water Resources Report is submitted with the Development Plan which supports the development of a Community Water System.
16. Wastewater service for the property will be provided by the Meridian Service Metropolitan District via a Will Serve Letter provided with this application.
17. Detention pond, open spaces, buffer areas, and no-build area will be maintained by PPBOCES.
18. 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.
19. 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.
20. PPBOCES may be exempt from certain agency regulatory provisions based upon a Subdivision Exemption Plat which will be submitted with the Development Plan application.

F. ZONING MAP



F. NOTES CONT'D.

- 21. The following Districts will serve the PPBOCES property:
a. PPBOCES Community Water System for all water requirements, detention ponds, drainage easements and fire protection.
b. Peyton School District No. 23
c. Peyton Fire Protection District (Fire and Emergency Services).
d. El Paso County Conservation District.
e. Pikes Peak Library District.
f. El Paso County Roads and Bridges.
g. Upper Black Squirrel Creek Ground Water.
h. Meridian Service Metropolitan District (central wastewater services).
22. Mail box kiosk locations and design will be determined at time of Final Plat in coordination with the U.S. Postal Service.
23. Perimeter buffers along existing adjacent zoning of A-35 shall be 20 feet where noted on the Development Plan. All other buffers to adjacent zoning will be 15 feet as noted on the Plan.
24. PPBOCES Subdivision Exemption status as a public educational facility exempts it from any school development fees.

H. FLOODPLAIN NOTES

- 1. No portion of the property is located within a designated FEMA Floodplain as determined by the FEMA National Flood Insurance Program Flood Insurance Map.

I. NO-BUILD / OPEN SPACE / FEMA MAPPED FLOODPLAIN EASEMENTS

- 1. 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."
2. There are no known FEMA-mapped Floodplains on the property.

J. PRIVATE STREETS

- 1. All internal streets are designated as private, will be paved, and will provide for levels of vehicular circulation required by the Traffic Impact Study.
2. All private streets will be privately owned and maintained by PPBOCES.
3. Internal private streets will meet the standards of the El Paso County Engineering Criteria Manual.

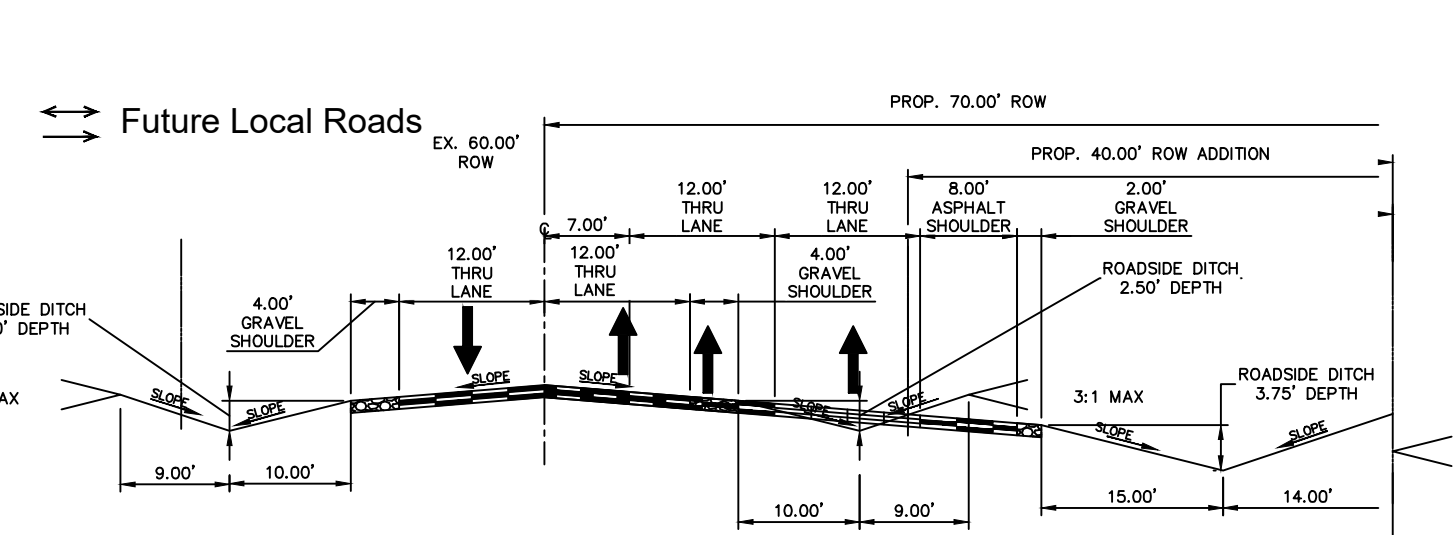
K. PUBLIC STREETS

- 1. The Development Plan does not propose for any publicly owned and maintained internal public streets.
2. Additional Right of Way to be dedicated by plat for Judge Orr Road and Elbert Road - see plan for dimensions.
3. Refer to Development Plan Sheet DP1.1 for acreage and tract data for all Public and Private Open Spaces.

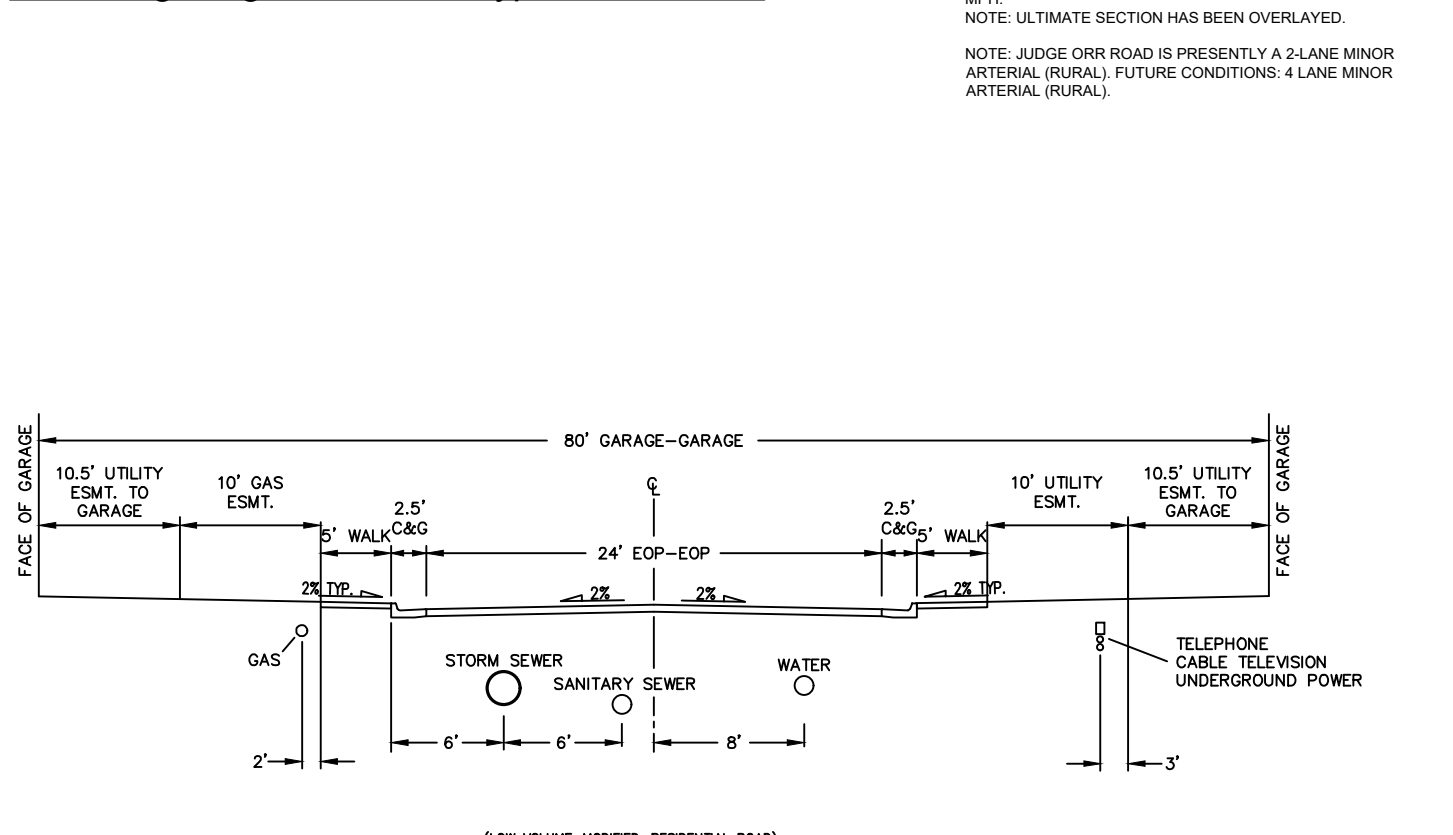
PIKES PEAK BOCES DEVELOPMENT PLAN

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

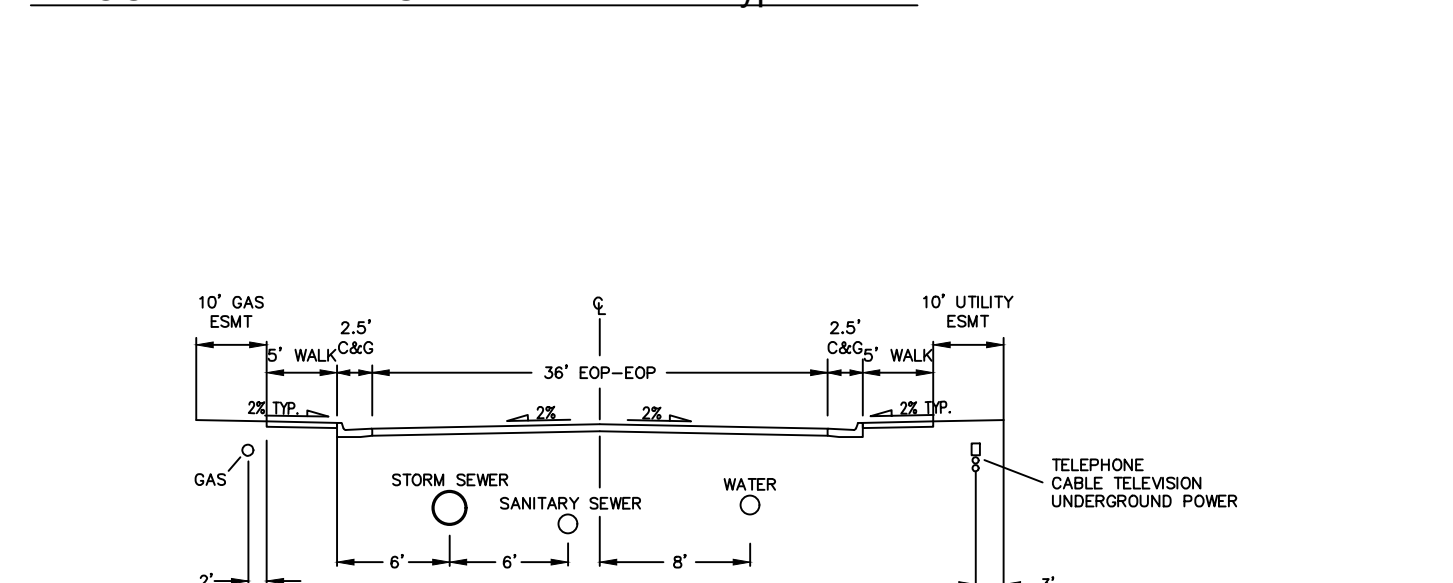
L. STREET DETAILS



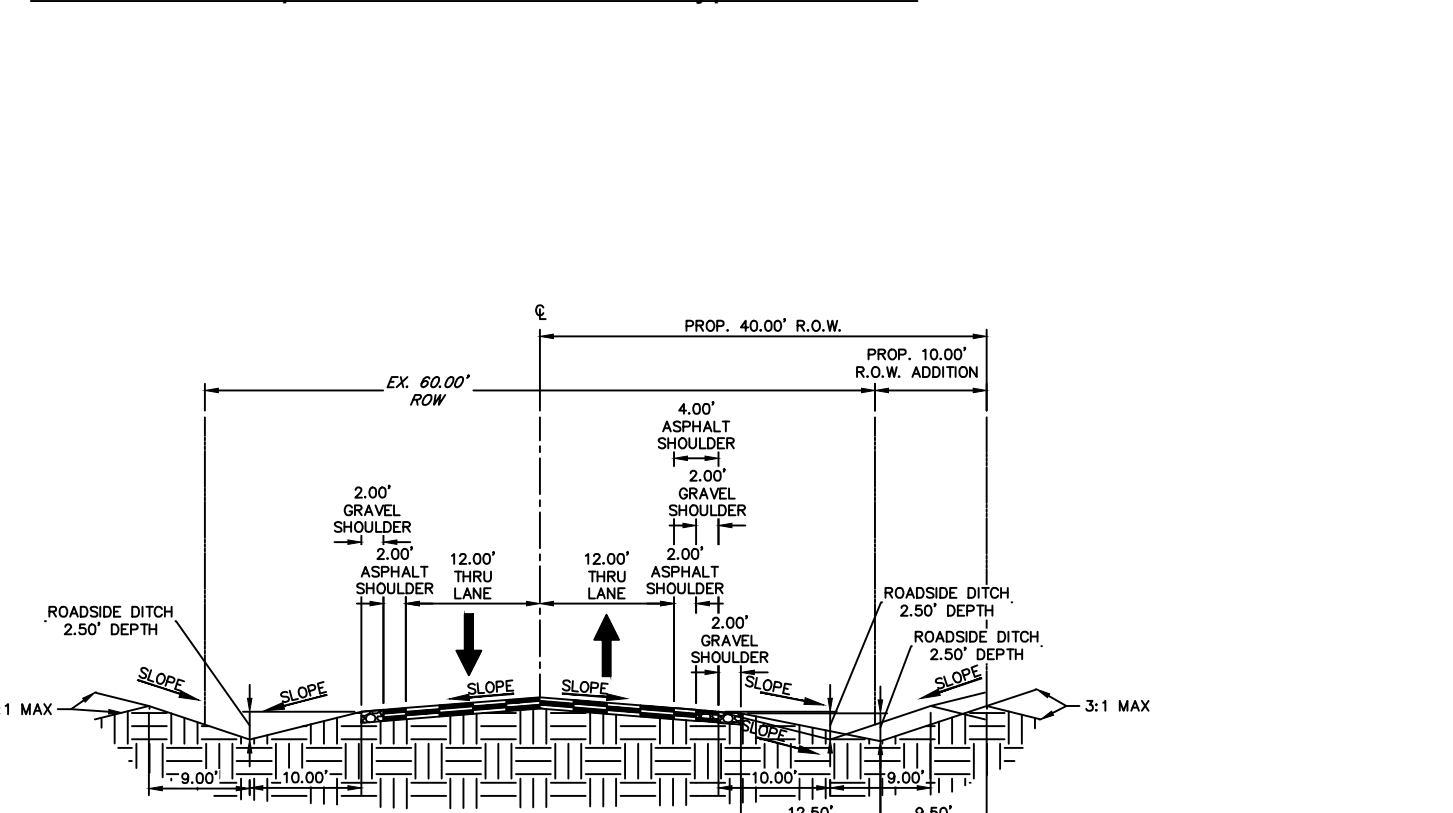
1. Existing Judge Orr Road - Typical Section



2. BOCES Residential Urban Local Road - Typical Section



3. BOCES Campus Urban Local Road - Typical Section



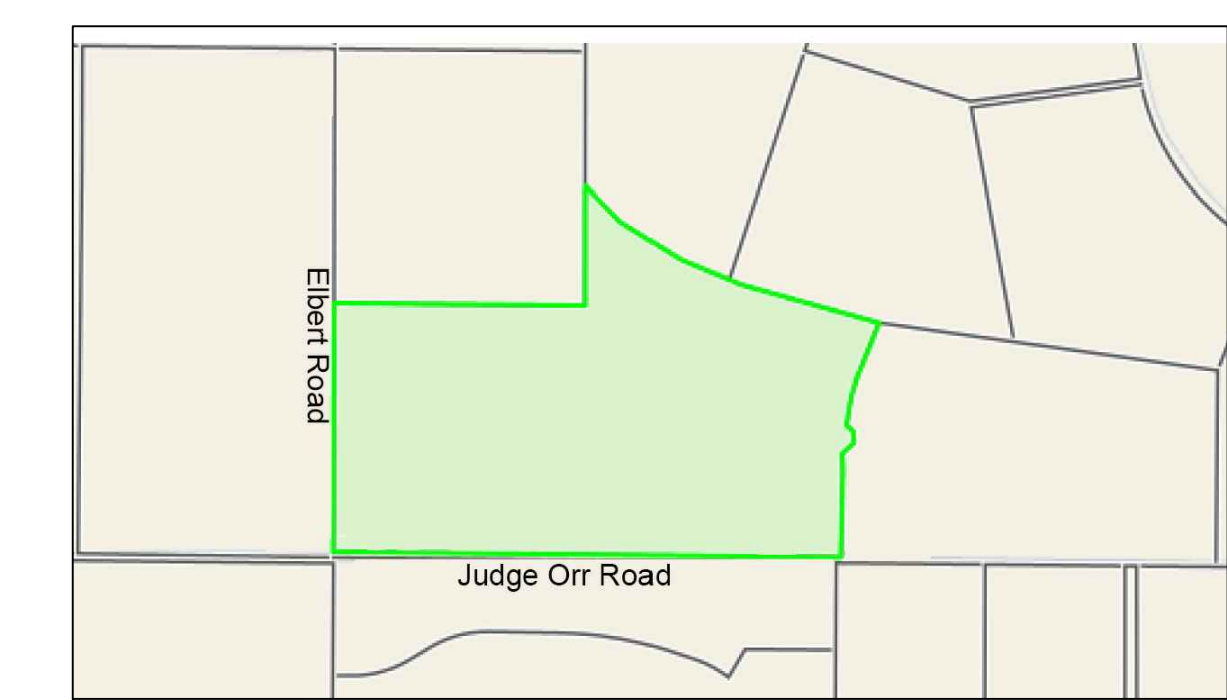
4. Existing Elbert Road - Typical Section

*Note : Ultimate section has been overlaid.

M. SOILS AND GEOLOGIC HAZARDS

- 1. 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

Table with columns: Existing Land Use, Existing Zone District, Site Acreage, Total Acreage, Proposed Maximum Number of Units, Proposed Land Use, Gross Area, Acreage, Net Area, Net Acreage. Includes rows for Water Treatment Facility, Vocational Education Campus, Campus Residential, Open Space Tracts A-D, Electric Transmission Easement, and Street R.O.W.

P. PHASING PLAN

- 1. 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 procurement and requirements of PPBOCES member School Districts.

Q. AIRSPACE AVIGATION EASEMENT

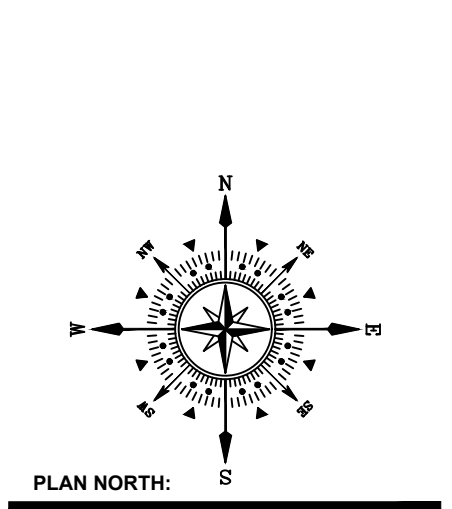
- A. PPBOCES for and in consideration of fulfillment of a condition of project approval and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to Meadow Lake Airport, its successors and assigns, a perpetual and assignable easement in and over that certain 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:
1. 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
2. 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 of flight in air; and
3. 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
4. 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
5. The right to ingress to, passage within, and egress from PPBOCES, solely for the above stated purposes.
B. The PPBOCES, its successors and assigns hereby covenants with Meadow Lake Airport Association, as follows:
1. 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
2. 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.
3. 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 shall further be deemed in gross, being conveyed to and for the benefit of Meadow Lake Airport, and from 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.
4. This grant of avigation 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.
5. 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.
6. The avigation 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.
7. 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

Table listing sheet numbers and titles: DP 1.0 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 Phasing Plan; DP 1.3 Landscape Plan; DP 1.4 Irrigation Plan; DP 1.5 Landscape Details.



NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF THE PIKES PEAK BOARD OF COOPERATIVE EDUCATIONAL SERVICES (PPBOCES). ANY OTHER WORK FOR WHICH IT IS REFERENCED IS SUBJECT TO THE APPLICABLE CONTRACT AND/OR AGREEMENT.



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

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

Table with columns: REVISIONS, DATE, BY, DESCRIPTION.

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

SHEET TITLE: COVER PAGE

SHEET NO. DP1.0 1 of 8 SHEETS

FILE NO. FILE#

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:

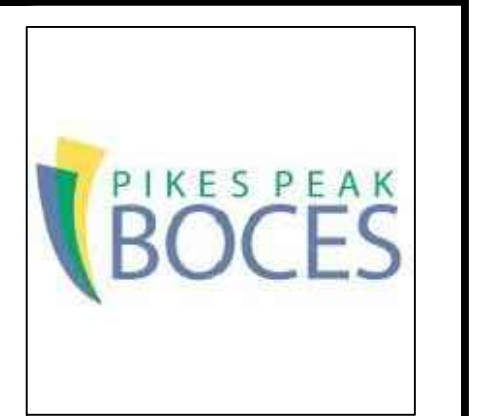
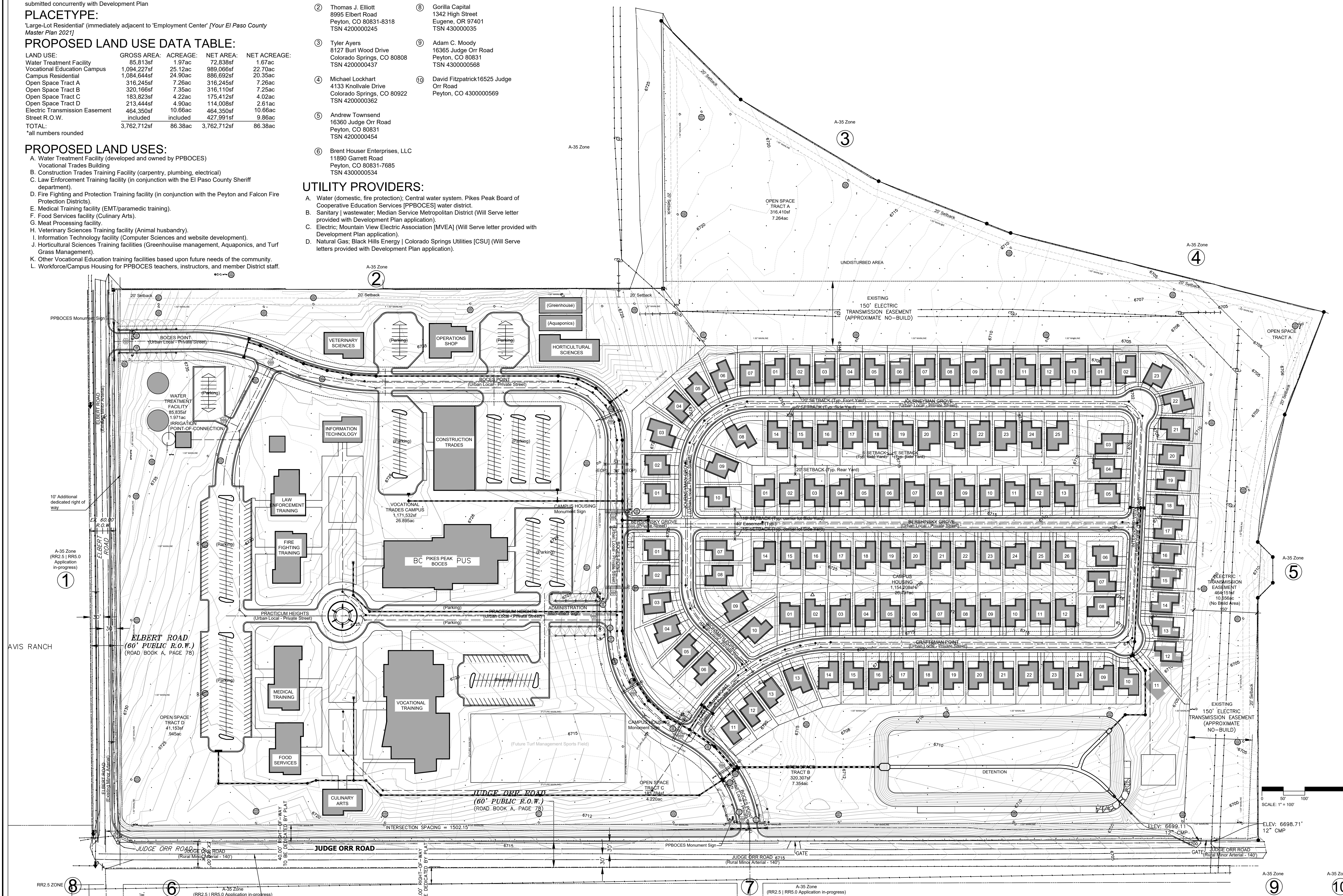
- | | | | |
|----------|--|----------|--|
| PLAN KEY | OWNER/TSN | PLAN KEY | OWNER/TSN |
| ① | Jane Davis Living Trust
9060 Elbert Road
Peyton, CO 80831-8319
TSN 4200000470 | ⑦ | Brent Houser Enterprises, LLC
11890 Garrett Road
Peyton, CO 80831-7685
TSN 4200000537 |
| ② | Thomas J. Elliott
8995 Elbert Road
Peyton, CO 80831-8318
TSN 4200000245 | ⑧ | Gorilla Capital
1342 High Street
Eugene, OR 97401
TSN 4300000305 |
| 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 Fitzpatrick16525 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:

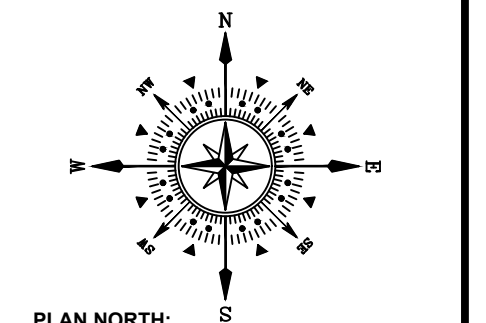
- A. Water (domestic, fire protection); Central water system: Pikes Peak Board of Cooperative Education Services [PPBOCES] water district.
- B. Sanitary | wastewater; Median Service Metropolitan District (Will Serve letter provided with Development Plan application).
- C. Electric; Mountain View Electric 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



THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE SOLE PROPERTY OF THE PIKES PEAK BOARD OF COOPERATIVE EDUCATION. SERVICES (BOCES) HEREBY WORK FOR WHOLEY AND WHOLLY IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE ARCHITECTURAL PROFESSION. THE DRAWING IS DATED: 02/21/2024. IN THE EVENT OF A CONTRACT, ALL RIGHTS RESERVED. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM CARAN & ASSOCIATES, L.P. ANY CHANGES BEING THE SOLE RESPONSIBILITY OF THE LICENSED ARCHITECT/ENGINEER IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



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

2 of 8 SHEETS
FILE #

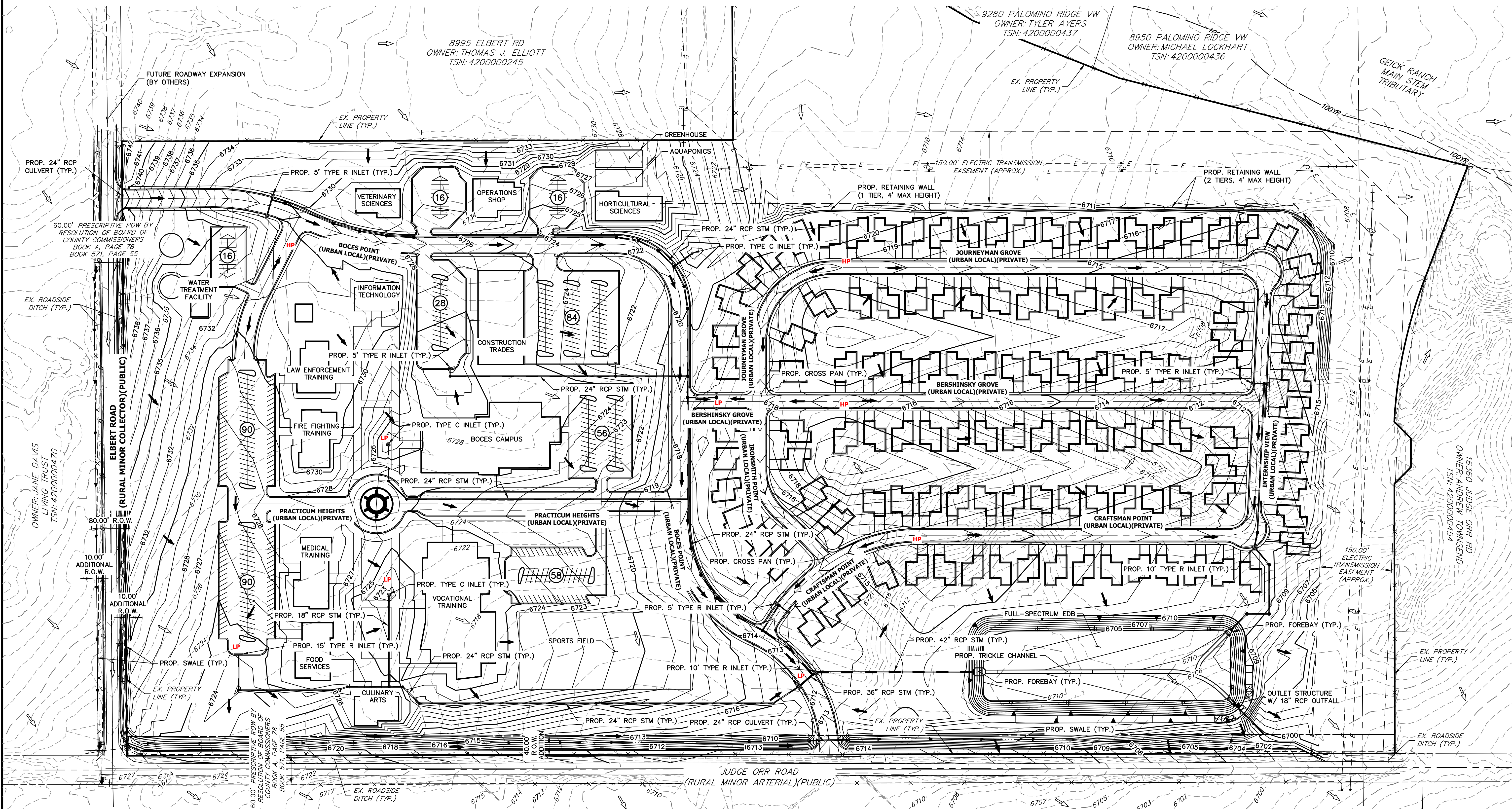
BOCES CAMPUS

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

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



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 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

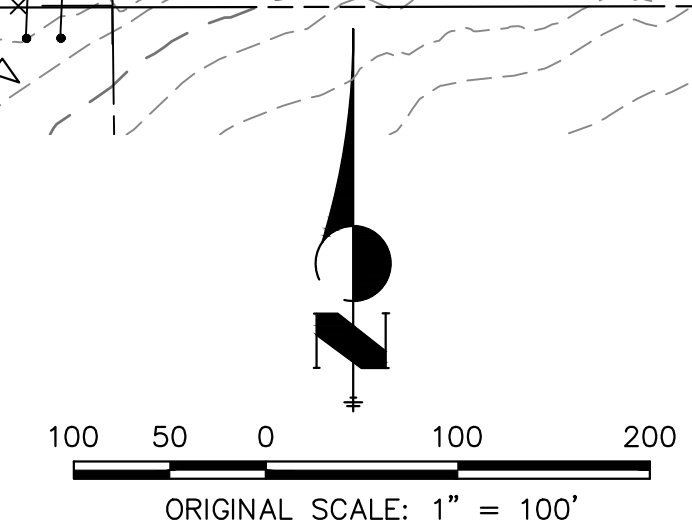
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BOCES CAMPUS
PRELIMINARY GRADING PLAN

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



Know what's below.
 Call before you dig.



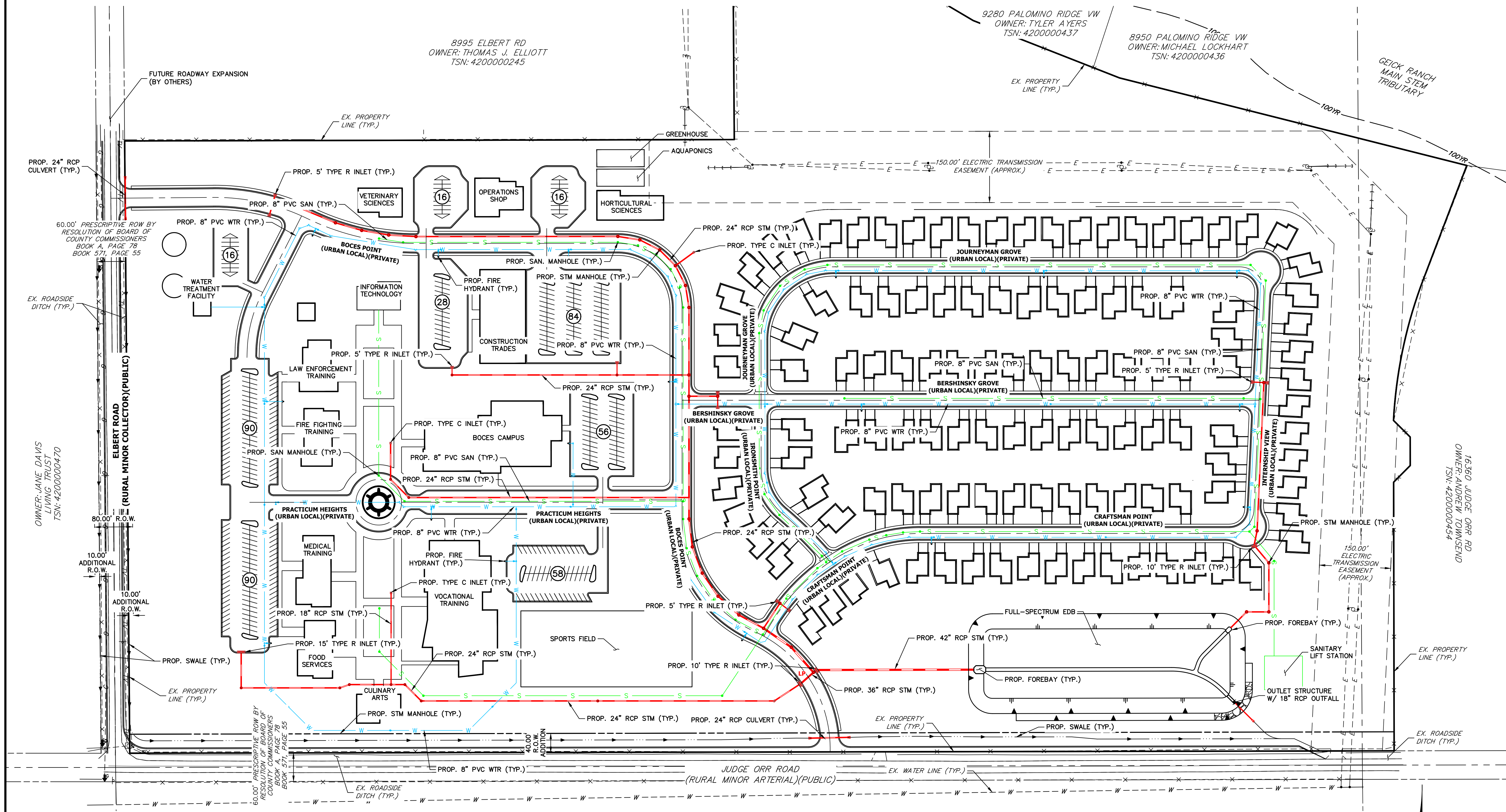
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BOCES CAMPUS

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			
---6100---	EXISTING INDEX CONTOURS	→	EXISTING FLOW DIRECTION
---6095---	EXISTING INTERMEDIATE CONTOURS	→	PROPOSED FLOW DIRECTION
---6095---	PROPOSED INDEX CONTOURS	---	PROPOSED LOT LINE
---6100---	PROPOSED INTERMEDIATE CONTOURS	---	PROPOSED WATER
---	EXISTING PROPERTY LINE	---	PROPOSED SANITARY
---	EXISTING 100-YR FLOODPLAIN	---	PROPOSED STORM
---	PROPOSED ROW		
---	PROPOSED CENTERLINE		
---	PROPOSED SWALE		



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 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

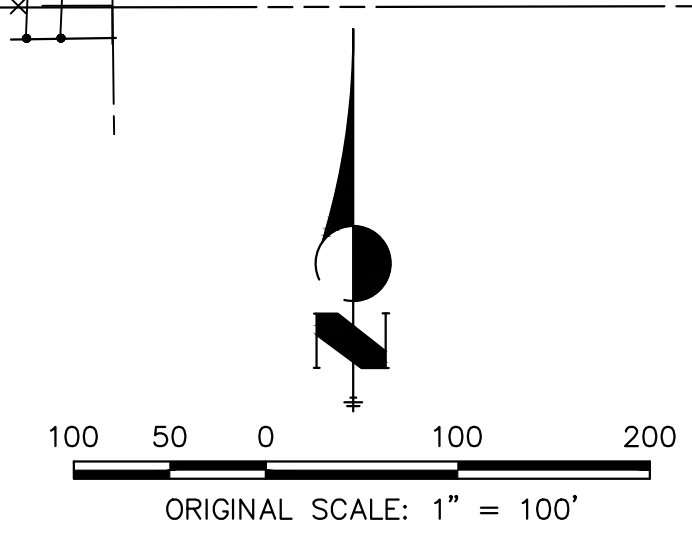
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	N/A	07/17/24	PAL	PAL	

BOCES CAMPUS
 PRELIMINARY UTILITY PLAN

SHEET DP1.1.2
 JOB NO. 25301.00



Know what's below.
 Call before you dig.



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PHASING KEY:

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

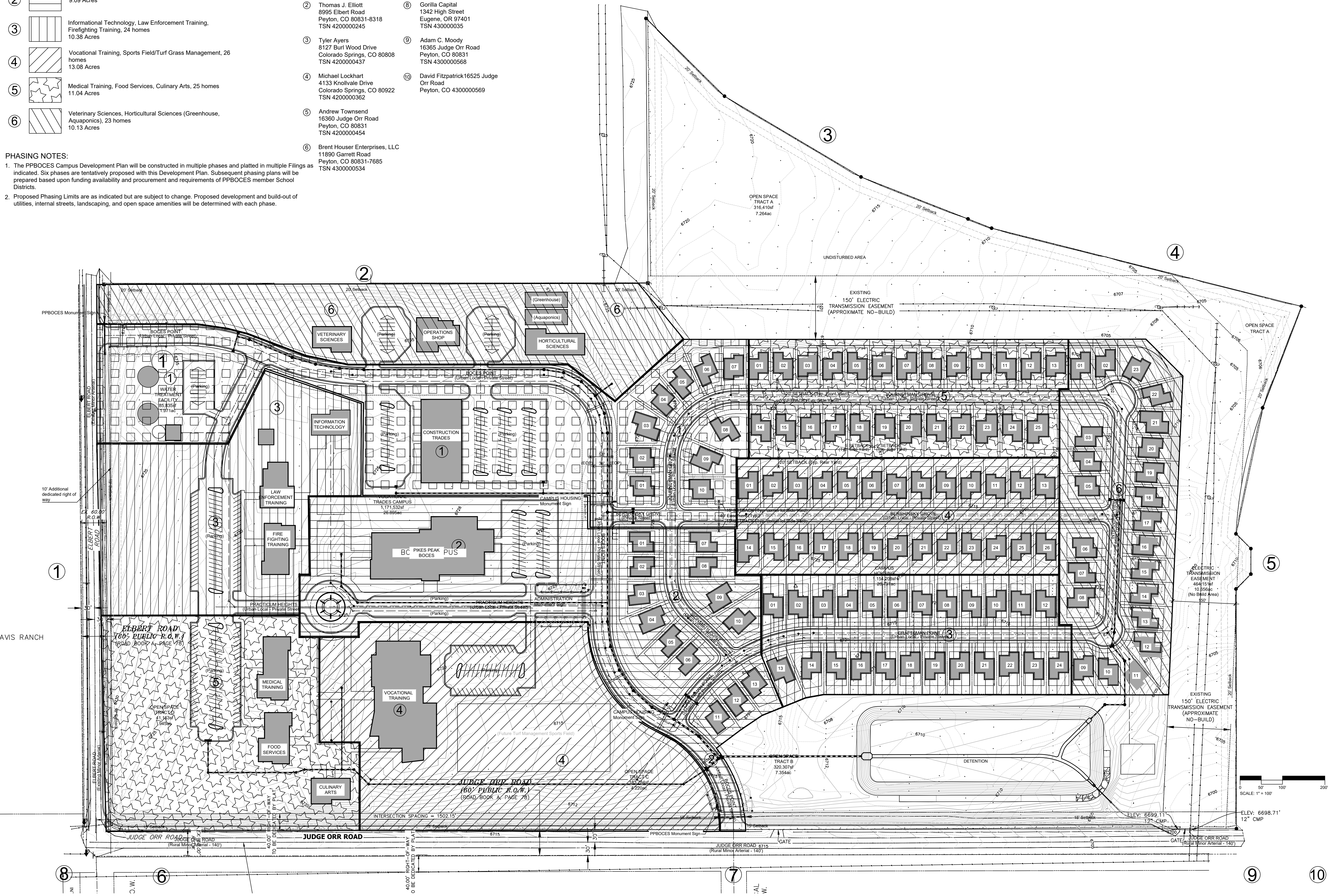
PLAN KEY	OWNER/TSN	PLAN KEY	OWNER/TSN
1	Jane Davis Living Trust 9060 Elbert Road Peyton, CO 80831-8319 TSN 4200000470	7	Brent Houser Enterprises, LL 11890 Garrett Road Peyton, CO 80831-7685 TSN 4200000537
2	Thomas J. Elliott 8995 Elbert Road Peyton, CO 80831-8318 TSN 4200000245	8	Gorilla Capital 1342 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		
6	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 4300000534		

PIKES PEAK BOCES

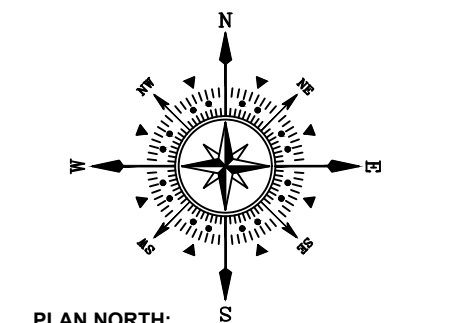
DEVELOPMENT PLAN | PHASING

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:

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:
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 Fremonti</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 Fremonti</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 Fremonti</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 Fremonti</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

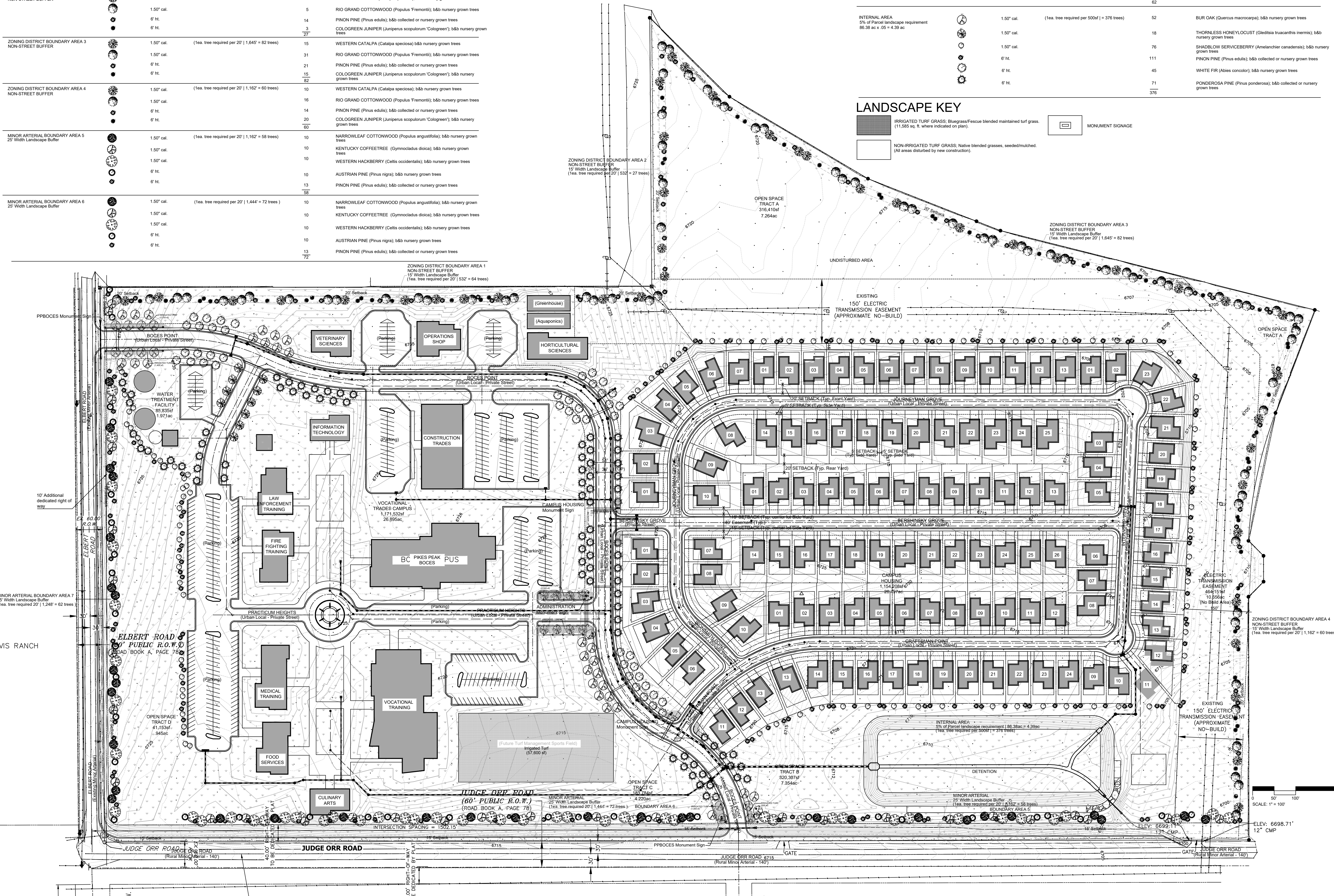
LANDSCAPE DEVELOPMENT PLAN

PLANTING SCHEDULE CONT'D.

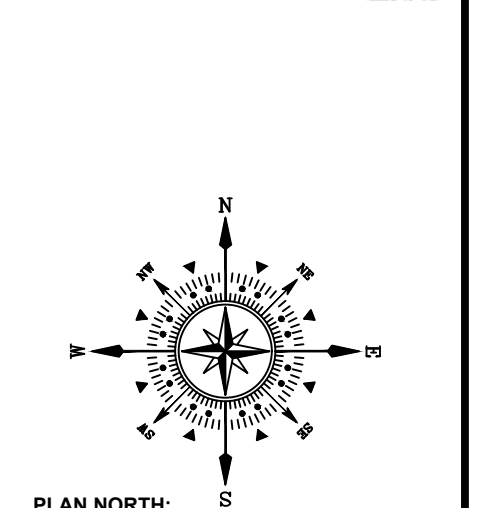
SITE CATEGORY	SYMBOL	PLANTING SIZE	MIN. QTY. REQ'D.	QTY. PROVIDED	COMMON BOTANICAL
MINOR ARTERIAL BOUNDARY AREA 7 25' Width Landscape Buffer	●	1.50" cal.	(1ea. tree required per 20' 1,248' = 62 trees)	13	NARROWLEAF COTTONWOOD (<i>Populus angustifolia</i>); b&b nursery grown trees
	●	1.50" cal.		9	KENTUCKY 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 truncanctis inermis</i>); b&b nursery grown trees
	●	1.50" cal.		76	SHADBLOW SERVICEBERRY (<i>Amygdalochor 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

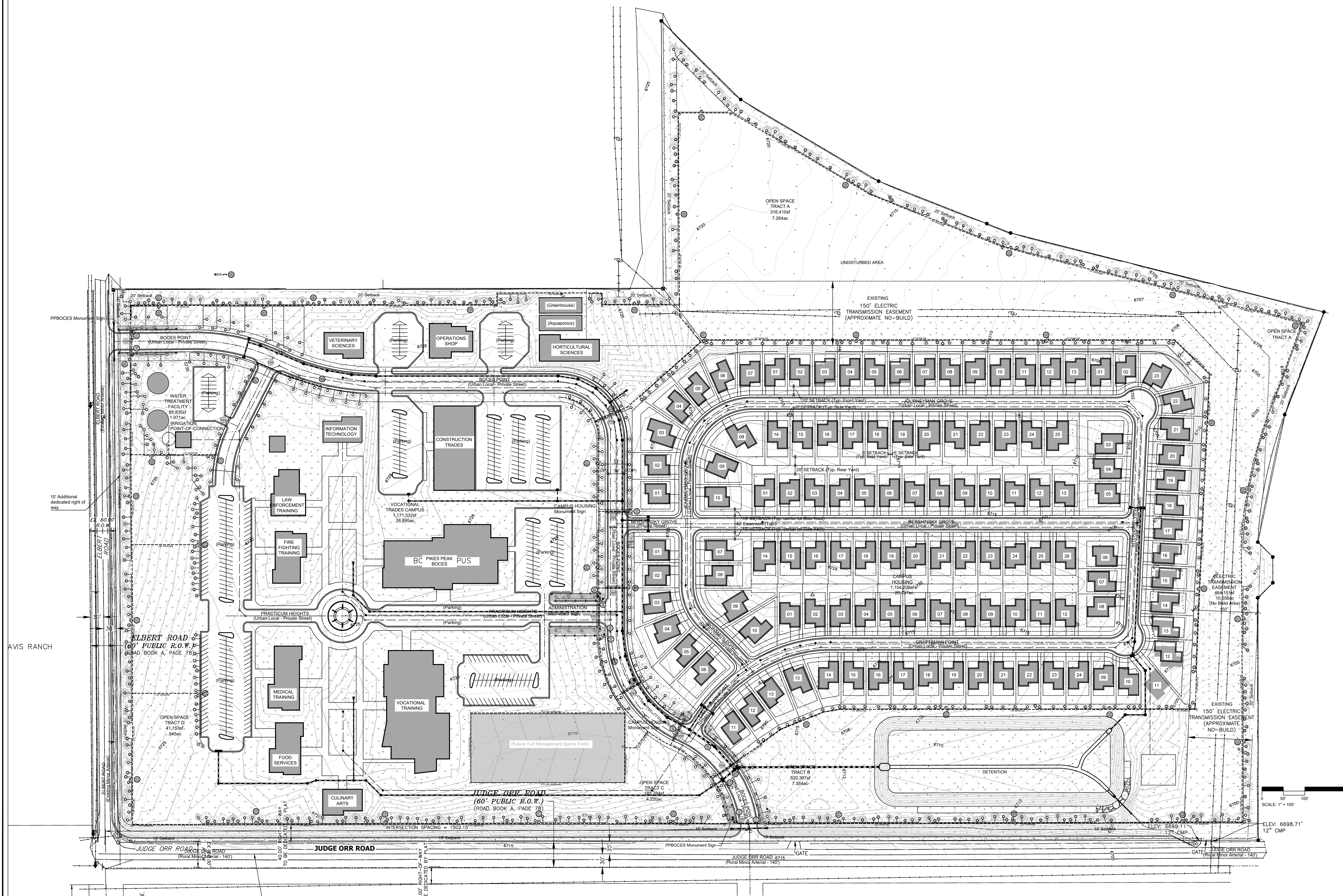
SHEET NO.
DP1.3

6 of 8 SHEETS

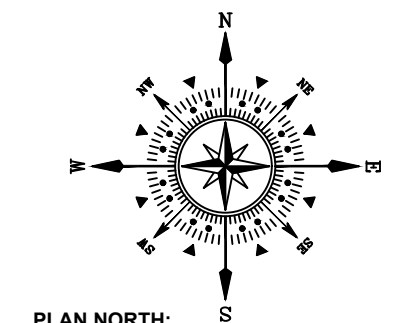
FILE NO.
FILE#

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#

