



August 5, 2024

Scott Weeks
El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910

SUBJECT: Engineering Review Comment
Mountain View Electric Association Inc. (MVEA)

To El Paso County:

MVEA has these comments about the following:

Project Name: BOCES Campus – Trade School

Project Number: PPR2426

Description: Proposed development of a trade school located north of Judge Orr Rd. and east of Elbert Rd. in Township 12S, Range 64W, Section 35.

This area is within Mountain View Electric Association, Inc. certificated area. MVEA currently serves this parcel according to our Line Extension Policy. Information concerning connection requirements, fees, and upgrades under MVEA's Line Extension Policy can be obtained by contacting MVEA's Engineering Department.

For the vocational trades campus, MVEA requests a 20' utility easement along both sides of the roads.

For the campus housing area, MVEA requests a ten (10) foot front lot utility easement, a five (5) foot side lot utility easement, and a seven (7) foot rear lot utility easement.

A twenty (20) foot exterior utility easement on the plat and all tracts include easements. MVEA also requests the platting of MVEA's existing facilities with easements on the plat.

MVEA will work with the developer on the design of the electric service and to acquire any additional utility easements.

MVEA has existing facilities near and within this parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.

If additional information is required, please contact me at (719) 494-2636. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

Gina Perry
Right-of-Way Specialist

This Association is an equal opportunity provider and employer.



A. SUBDIVIDERS

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

PIKES PEAK BOCES

PLOT 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

N. VICINITY MAP



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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 17490", 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 1288.45 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 256.35 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 45 Degrees 31 Minutes 11 Seconds W a distance of 49.50 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 49 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.

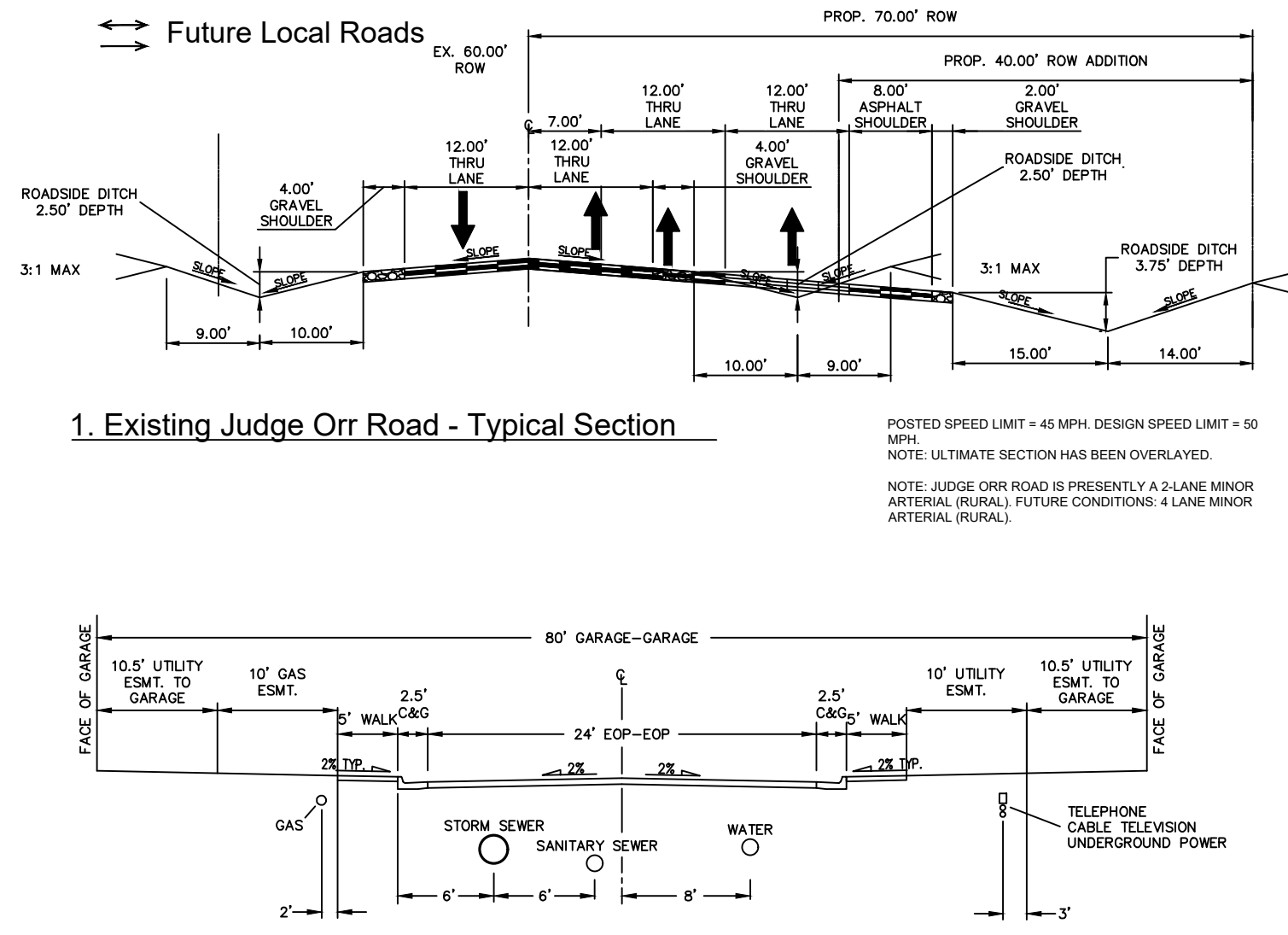
F. NOTES

- 1. Acreages and percentages are rounded up to equal 100%.
2. All areas designated as wetlands and drainage ways, 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 floodplain development permit is required prior to making any modifications within the indicated 100-year floodplain, including but not limited to grading, drainage, and all roadway crossings.
10. A completed U.S. Army Corps of Engineers (COE) permit shall be provided to the El Paso County Planning Department prior to project commencement if ground disturbing activities are scheduled to occur in any known wetland area.
11. No known wetlands exist or are indicated on the Development Plan. Future wetlands as determined by FEMA are to be mapped per the U.S. Army Corps of Engineers and may impact future development plan submittals.
12. No known habitat of threatened or endangered species is occupied on the Development Plan. No known streams or floodplains exist on the Development Plan; documentation from U.S. Fish and Wildlife Service (FWS) is required prior to proceeding with the project.
13. 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.
14. 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 Protection 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.
15. 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.
16. A Water Resources Report is submitted with the Development Plan which supports the development of a Community Water System.
17. Wastewater service for the Development Plan will be provided by the Meridian Service Metropolitan District via a Will Serve Letter provided with this application.
18. A detention pond and cross-lot drainage ditches will be located within drainage easements providing access for maintenance by PPBOCES.
19. Detention pond, open spaces, buffer areas, and no-build area will be maintained by PPBOCES.
20. 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.
21. 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.
22. PPBOCES may be exempt from certain agency regulatory provisions based upon a Subdivision Exemption Plat which has been submitted with the Development Plan application.

F. ZONING MAP



L. STREET DETAILS



F. NOTES CONT'D.

- 24. 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).
25. Mail box kiosk locations and design will be determined at time of Final Plat in coordination with the U.S. Postal Service.
26. 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 Development Plan.
27. PPBOCES Subdivision Exemption status as a public educational facility exempts it from any school development fees.

G. CAMPUS HOUSING

- 1. In addition to Vocational Education facilities, PPBOCES proposes to develop up to 121 single-family detached residences to be used as Campus Housing for PPBOCES teachers, instructors, and staff.
2. Campus Housing is to be developed, owned, and maintained by PPBOCES; residential housing units are to serve exclusively as workforce for PPBOCES staff and its member school districts and will not be sold or leased to anyone outside the PPBOCES program.
3. Single-family housing units indicated on the Development Plan are to be constructed through PPBOCES' Construction Trades program. Housing units will be made available to teachers and instructors through a land lease (aka Ground Lease in Colorado) program where PPBOCES is the Lessor and staff is the Lessee as part of a compensation incentive between PPBOCES and staff.
a. The Development Plan indicates Campus Housing to be developed on single-family lots each satisfying County Planning Code requirements for setbacks and utility easements.
b. Campus Housing will be accessed via private local streets, with utilities provided as indicated. Central water and wastewater will be provided by PPBOCES and central waste water to be provided by the Meridian Service Metropolitan District.
3. The Development Plan is a public facility and is exempt from school development fees.

H. FLOODPLAIN NOTES

- 1. No portion of the Development Plan is located within a designated FEMA Floodplain as determined by the FEMA National Flood Insurance Program Flood Insurance Map. If a review of a floodplain occurs independently of this Development Plan it shall be approved prior to platting of any portion of the site located within floodplain boundaries.
2. Should a portion of the Development Plan contain a floodplain, no development of any vocational building, homes, ancillary structures, or fences will be permitted within that floodplain.

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

- 1. Per Section 4.2.6 F.B.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 Development Plan.

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. A deviation request and/or modification of the ECM will be submitted for review and approval for any design that does not conform with these standards.
4. 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

- 1. The Development Plan does not propose for any internal public streets.
2. The right-of-way for the proposed future realignment of Elbert Road is indicated on the Development Plan. Any improvements of the realigned Elbert Road are not proposed to be completed by PPBOCES as part of this Development Plan.
3. Public Open Space areas, undeveloped transmission easements, and Rights-of-Way tracts will be maintained by PPBOCES.
4. Refer to Development Plan Sheet DP1.2 for acreage and tract data for all Public and Private Open Spaces.

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.

O. SITE DATA

Table with 2 columns: Existing Land Use, Existing Zone District, Site Acreage, Total Acreage, Proposed Maximum Number of Units.

Table with 4 columns: PROPOSED LAND USE, GROSS AREA, ACREAGE, NET AREA, NET ACREAGE: Water Treatment Facility, Vocational Education Campus, Campus Residential, Open Space Tract A, etc.

P. PHASING PLAN

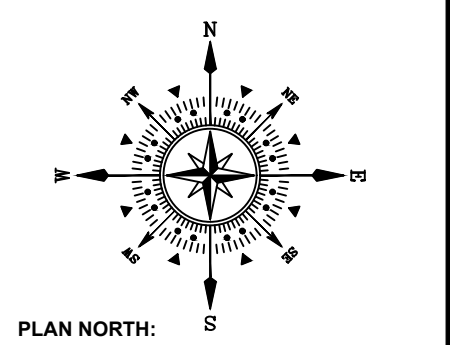
- 1. The PPBOCES Campus Development Plan will be constructed in multiple phases and platted in multiple filings as indicated on Sheet DP1.3. Six phases are proposed with this Development Plan. Subsequent phasing plans will be developed based upon funding availability and procurement and requirements of PPBOCES member School Districts.
2. Preliminary phasing boundaries are indicated on Sheet DP1.3 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 Sketch 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 above 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 Sketch 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 or 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, 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 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.
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, executives, 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 with 2 columns: Sheet Number, Description: DP 1.0 Subdividers/Applicant | Legal Description | Notes, Zoning Map | Vicinity Map | Site Data, Internal Street Detail | Airspace Avigation Easement, etc.



Project information: Pikes Peak BOCES Board of Cooperative Educational Services, Judge Orr Road, Peyton, CO 80831. Includes date (02/21/2024), designer (WFG), and a table for revisions.

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

Table with 3 columns: DATE, BY, DESCRIPTION for revisions.

PLANNING SCALE: 1" = 1000' (OR AS NOTED ON PLAN)

SHEET TITLE: PLOT PLAN

SHEET NO. PP1.0

1 of 2 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	1,094,644sf	24.90ac	896,692sf	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 Education 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:

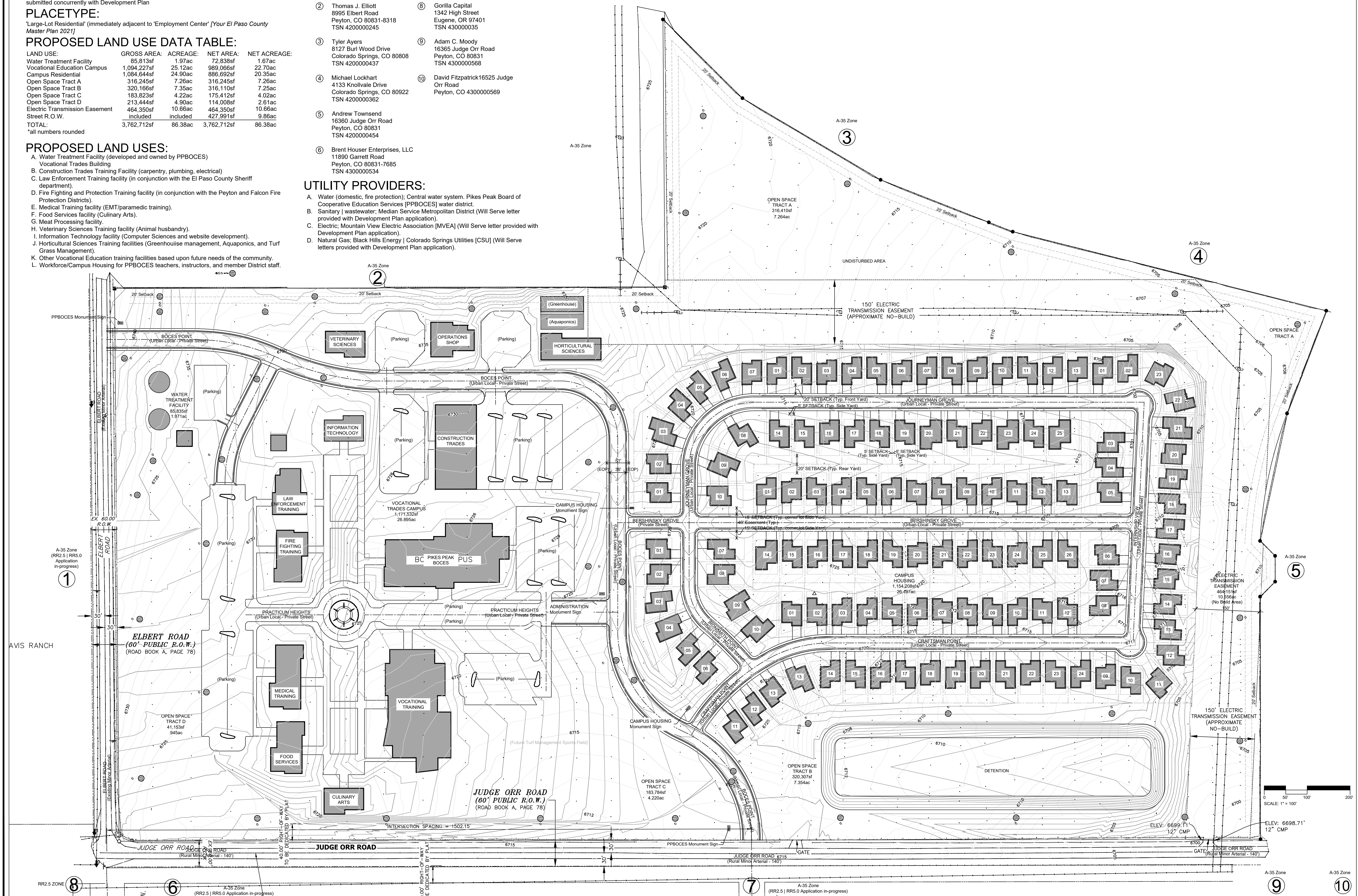
- | | | | |
|----------|---|----------|---|
| PLAN KEY | OWNER/TSN | PLAN KEY | OWNER/TSN |
| ① | Jane Davis Living Trust
9060 Elbert Road
Peyton, CO 80831-8319
TSN 420000470 | ⑦ | Brent Houser Enterprises, LLC
11890 Garrett Road
Peyton, CO 80831-7685
TSN 430000537 |
| ② | Thomas J. Elliott
8995 Elbert Road
Peyton, CO 80831-8318
TSN 420000245 | ⑧ | Gorilla Capital
1342 High Street
Eugene, OR 97401
TSN 430000035 |
| ③ | Tyler Ayers
8127 Burl Wood Drive
Colorado Springs, CO 80808
TSN 420000437 | ⑨ | Adam C. Moody
16365 Judge Orr Road
Peyton, CO 80831
TSN 4300000568 |
| ④ | Michael Lockhart
4133 Knollvale Drive
Colorado Springs, CO 80922
TSN 420000362 | ⑩ | David Fitzpatrick 16525 Judge Orr Road
Peyton, CO 430000569 |
| ⑤ | Andrew Townsend
16360 Judge Orr Road
Peyton, CO 80831
TSN 420000454 | | |
| ⑥ | Brent Houser Enterprises, LLC
11890 Garrett Road
Peyton, CO 80831-7685
TSN 430000534 | | |

UTILITY PROVIDERS:

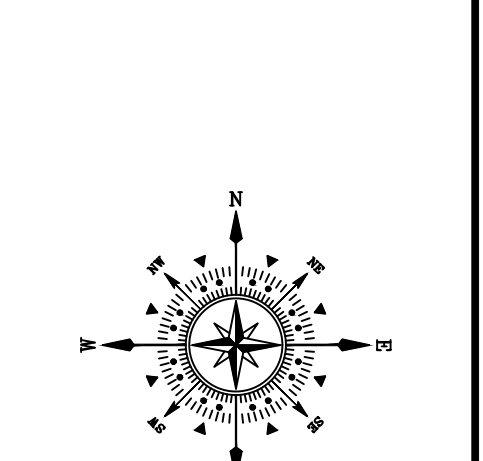
- A. Water (domestic, fire protection); Central water system. Pikes Peak Board of Cooperative Education Services [PPBOCES] water district.
- B. Sanitary / wastewater; Median Service Metropolitan District (Will Serve letter provided with Development Plan application).
- C. Electric; Mountain View Electric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

PLOT PLAN



THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS NOT BEING USED FOR ANY OTHER PURPOSE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



PLAN NORTH:

Project Name: Pikes Peak BOCES Board of Cooperative Educational Services
Project Address: Judge Orr Road Peyton, CO 80831
Project Description: Plot Plan

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

REVISIONS:	DATE:	BY:	DESCRIPTION:
	02/21/2024	WFG	REVISED PHASE 2 & 3 LIMITS
	02/27/2024	WFG	REVISED PHASING AND LAYOUT PLAN

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

SHEET TITLE: PLOT PLAN

SHEET NO.: PP1.1

2 OF 2 SHEETS

FILE NO.: FILE#