



DLR Group inc.

a Colorado corporation

523 South Cascade Avenue, Suite 100
Colorado Springs, CO 80903

January 28, 2025

Joseph Letke
Planner
Planning & Community Development
El Paso County Colorado
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Site Development Plan Letter of Intent
Project Name: D49 Grounds Expansion
DLR Group Project No.: 37-24108-00
Property Address: 10850 E Woodmen Rd, Peyton, CO 80831
Parcel: 5301002006

Dear Joseph,

School District 49 is proposing to construct two new structures on their existing property located at 10850 E Woodmen Rd, Peyton, CO 80831. The current zoning of the property is I-2 and land use is Exempt Nonresidential Land – Political Subdivision.

The existing site currently has buildings that house their central office spaces, warehouse, and maintenance spaces. In the northern portion of the site, where the school buses were previously parked, the school district is proposing to construct two new buildings, a storage building and a covered parking structure where they are intending to park their maintenance vehicles. Both proposed single-story structures are pre-engineered metal buildings as depicted in the floor plans and exterior elevations.

The existing site access off Woodmen Frontage Rd and Bent Grass Meadows Dr. are to remain. The proposed structures are not intended to be occupied as they are for storage of their maintenance equipment and vehicles. Thus, there isn't any anticipated increase in occupants or traffic to/from the site.

Existing electrical service on the property will be utilized for providing power to the two structures. As mentioned previously, the structures are not intended to be occupied or conditioned so no water or sanitary sewer utilities are planned to be extended to the structures.

The proposed structures have been designed to meet applicable codes based on our understanding of the codes.

Discuss landscaping and what you are able to provide and a justification for not meeting the required landscape requirements as outlined in Section 6.2.2. of the Land Development Code.

ELEVATE *the*
HUMAN EXPERIENCE
THROUGH DESIGN

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School District 49 has a Non-standard MS4 permit. A copy of the permit has been included for reference. A drainage analysis of the site has been prepared by Kiowa Engineering Corporation and has been included for your records only based on a meeting held on November 19, 2024 with Christina Prete.

Sincerely,
DLR Group



JaDee Harsma, AIA
Architect | Principal

Encl: Site Development Plan and Application
Non-standard MS4 Permit
Drainage Analysis (for record only)

cc:
David Riggs, DLR Group