

SCHOOL DISTRICT 49

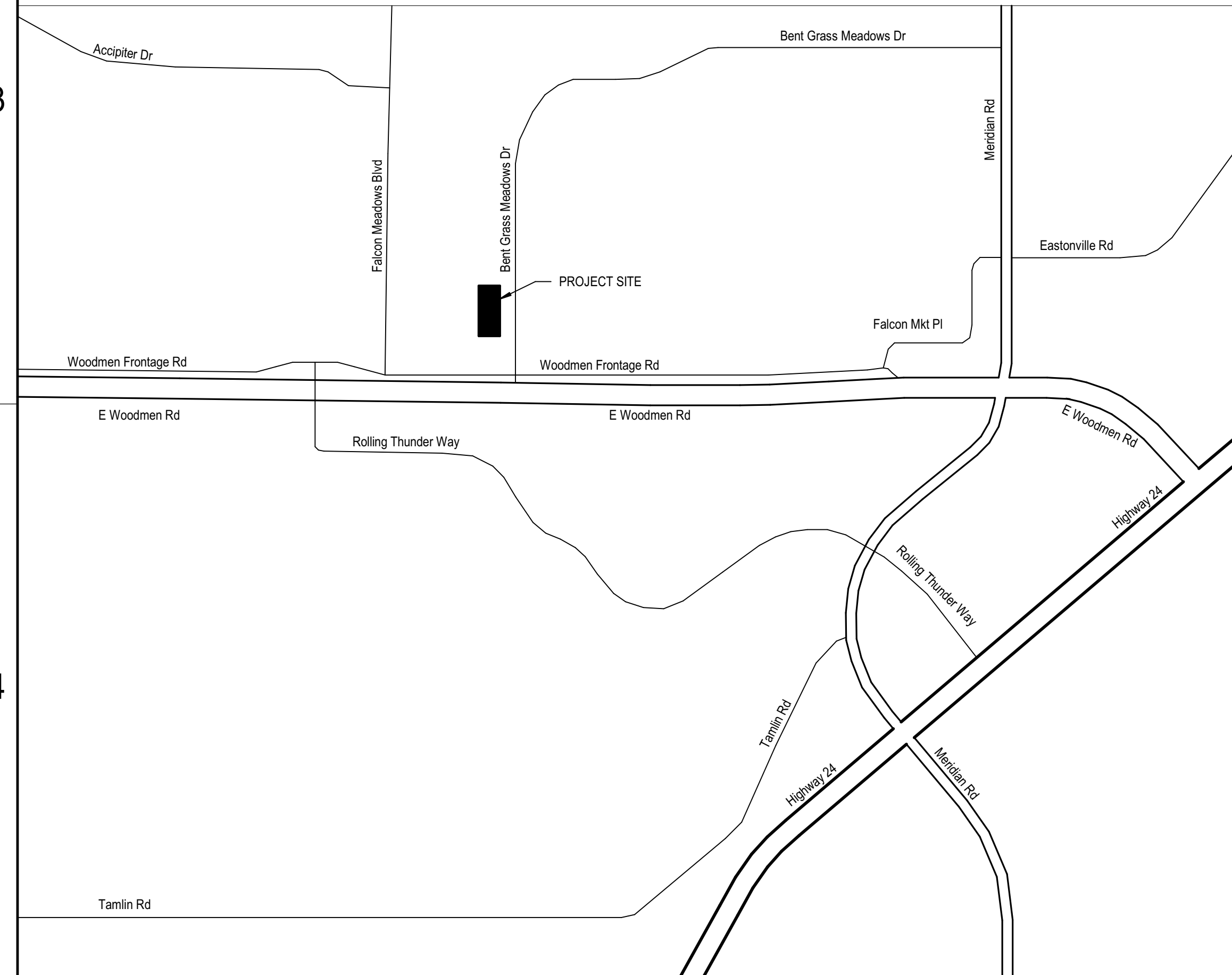
GROUNDS EXPANSION

10850 E WOODMEN RD
PEYTON, CO 80831

DEVELOPMENT PLAN

JANUARY 28, 2025

VICINITY MAP



INDEX OF DRAWINGS

- DEVELOPMENT PLAN.
- DP.0 COVER SHEET
 - DP.1 DEVELOPMENT PLAN
 - DP.2 DEVELOPMENT PLAN
 - DP.3 ARCHITECTURAL SITE PLAN
 - DP.4 BARN FLOOR PLAN
 - DP.5 BARN EXTERIOR ELEVATIONS
 - DP.6 COVERED PARKING FLOOR PLAN
 - DP.7 COVERED PARKING EXTERIOR ELEVATIONS
 - DP.8 PHOTOMETRIC PLAN

PROJECT TEAM

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PROJECT DATA

PROJECT ADDRESS: 10850 E WOODMEN RD,
PEYTON, CO 80831

PARCEL: 5301002006

PARCEL SIZE: 10.19 ACRES

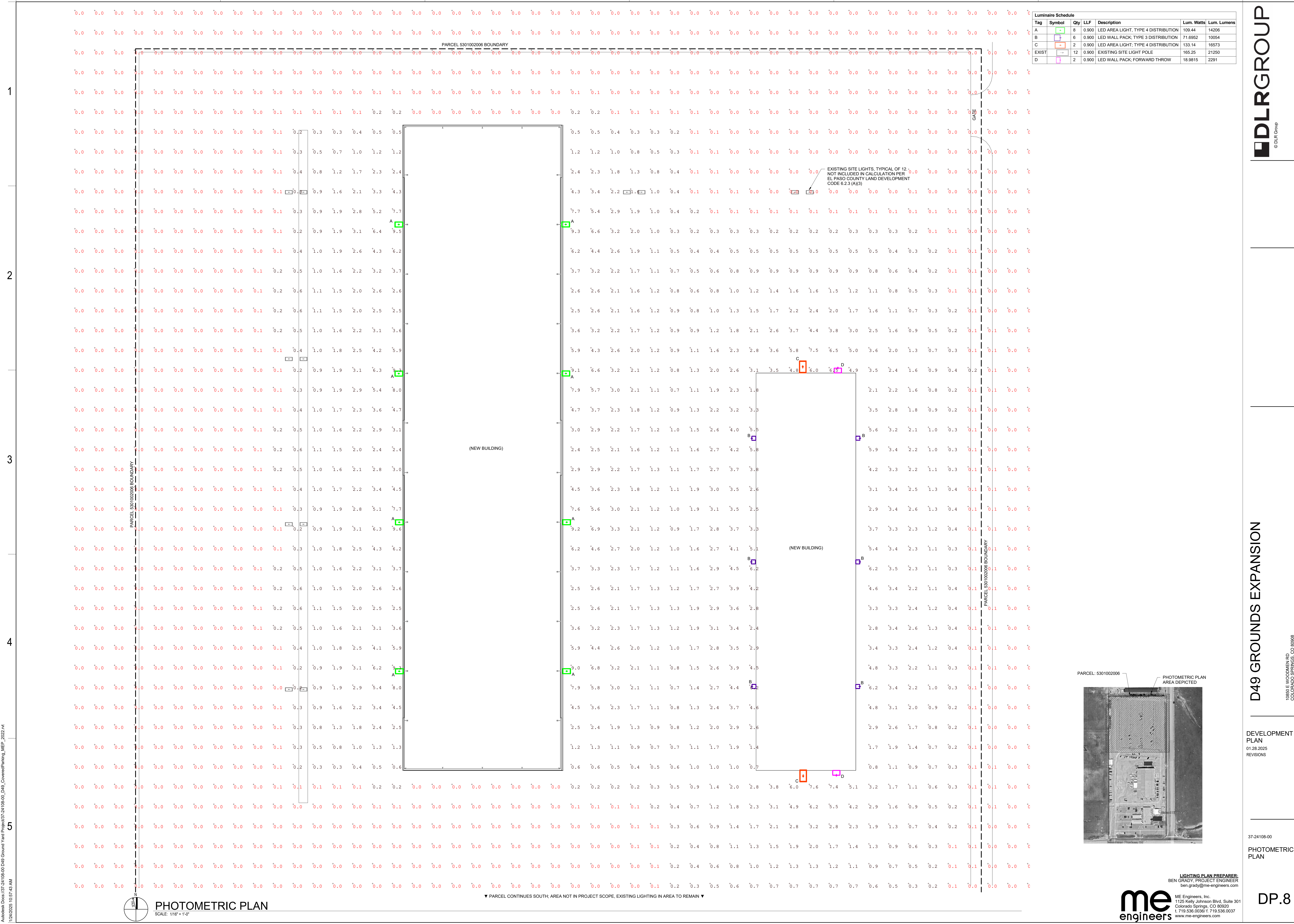
LEGAL DESCRIPTION: LOT 2 LATIGO BUSINESS CENTER FIL NO 1

EXISTING LAND USE/
DEVELOPMENT: EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION

EXISTING ZONING
DISTRICT: EL PASO COUNTY

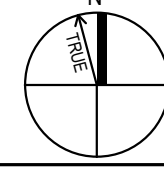
BARN GROSS
BUILDING SF: 10,063 SQUARE FEET

COVERED PARKING
GROSS BUILDING SF: 26,000 SQUARE FEET



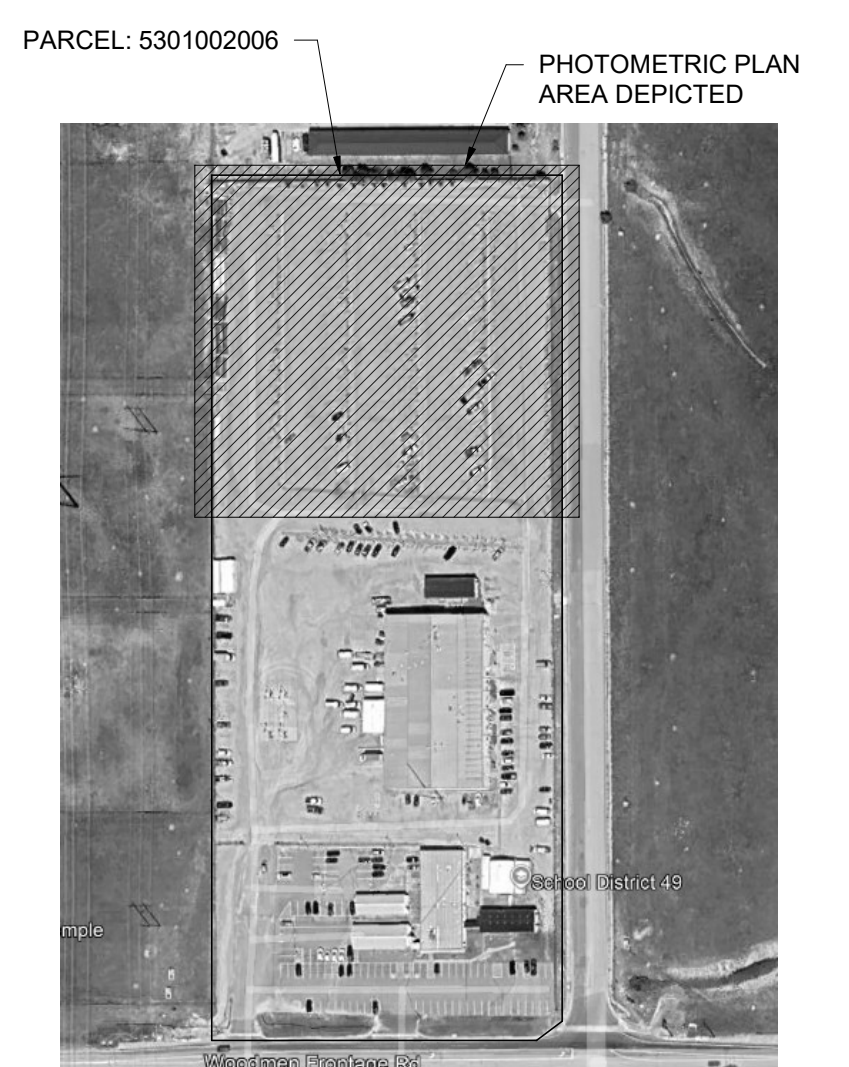
Tag	Symbol	Qty	LLF	Description	Lum. Watts	Lum. Lumens
A	[Symbol]	8	0.900	LED AREA LIGHT, TYPE 4 DISTRIBUTION	109.44	14206
B	[Symbol]	6	0.900	LED WALL PACK, TYPE 3 DISTRIBUTION	71.6952	10054
C	[Symbol]	2	0.900	LED AREA LIGHT, TYPE 4 DISTRIBUTION	133.14	16573
EXIST	[Symbol]	12	0.900	EXISTING SITE LIGHT POLE	165.25	21250
D	[Symbol]	2	0.900	LED WALL PACK, FORWARD THROW	18.9815	2291

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PHOTOMETRIC PLAN
SCALE: 1/16" = 1'-0"

▼ PARCEL CONTINUES SOUTH; AREA NOT IN PROJECT SCOPE, EXISTING LIGHTING IN AREA TO REMAIN ▼



me
engineers

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