

SCHOOL DISTRICT 49

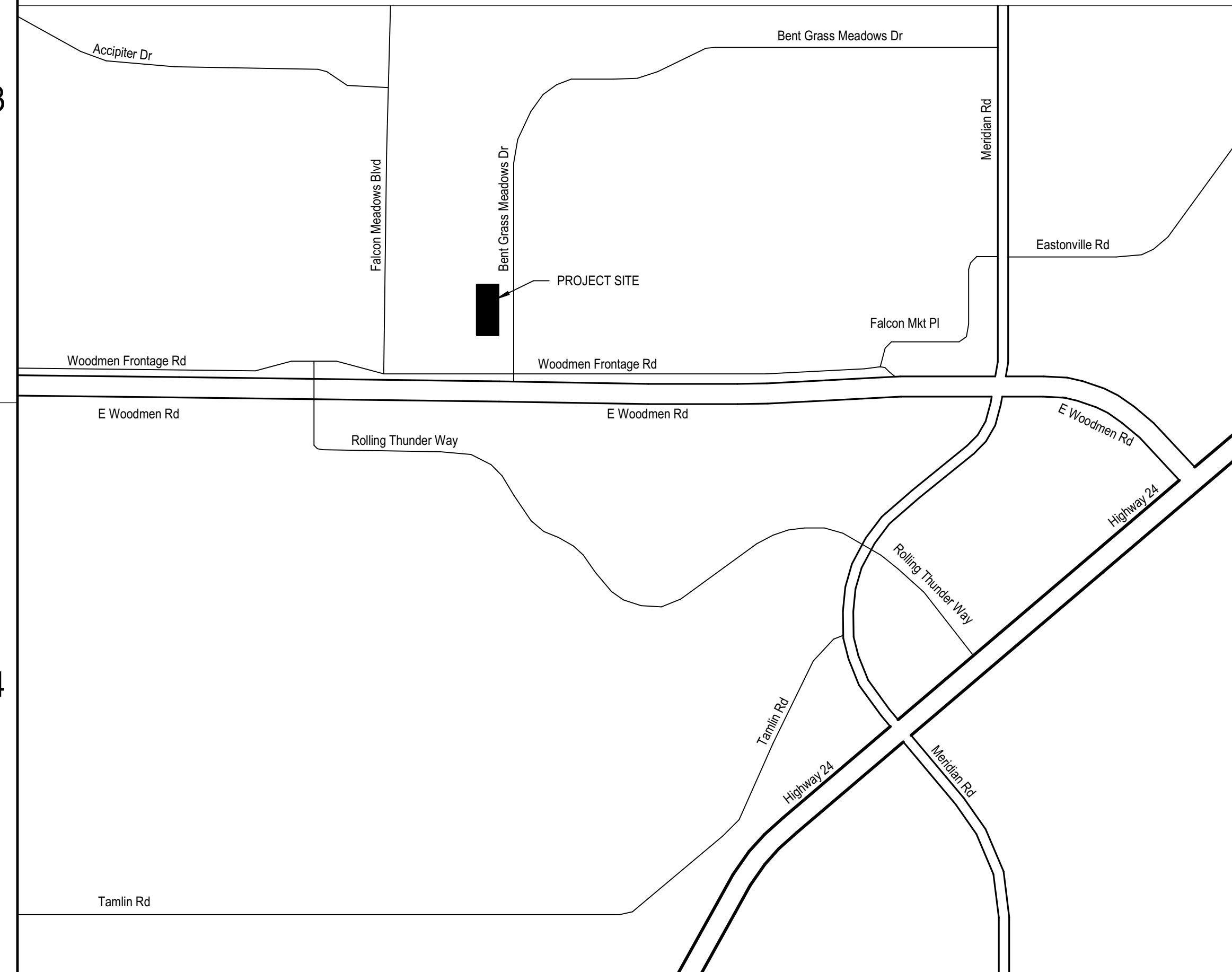
GROUNDS EXPANSION

10850 E WOODMEN RD
PEYTON, CO 80831

DEVELOPMENT PLAN

JANUARY 28, 2025

VICINITY MAP



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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

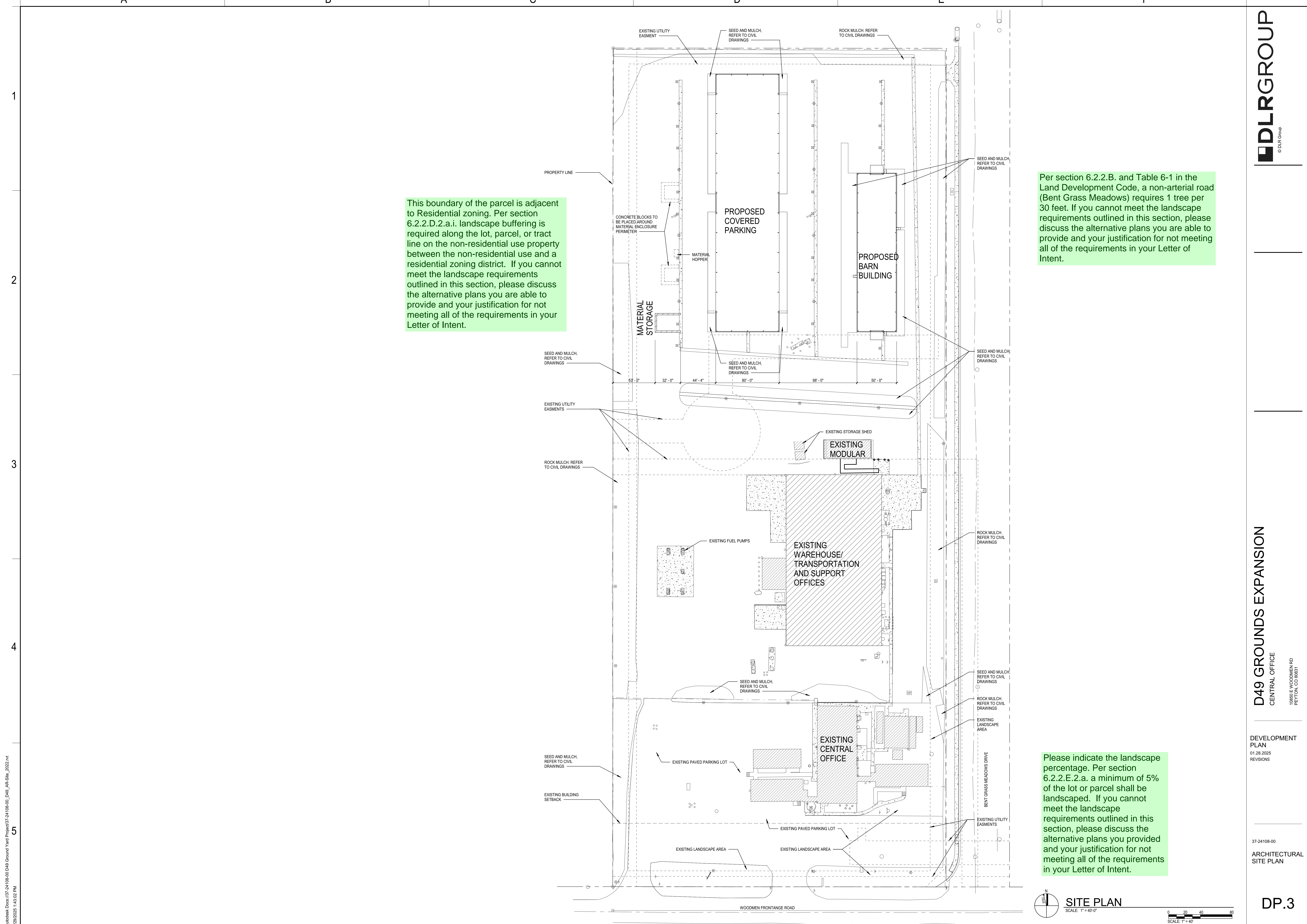
COVERED PARKING
GROSS BUILDING SF: 26,000 SQUARE FEET

D49 GROUNDS EXPANSION
CENTRAL OFFICE
10850 E WOODMEN RD
PEYTON, CO 80831

DEVELOPMENT
PLAN
01.28.2025
REVISIONS

37-24108-00
COVER SHEET

DP.0

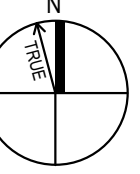
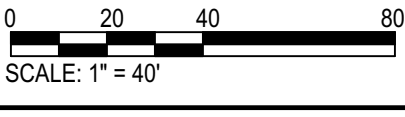


This boundary of the parcel is adjacent to Residential zoning. Per section 6.2.2.D.2.a.i. landscape buffering is required along the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district. If you cannot meet the landscape requirements outlined in this section, please discuss the alternative plans you are able to provide and your justification for not meeting all of the requirements in your Letter of Intent.

Per section 6.2.2.B. and Table 6-1 in the Land Development Code, a non-arterial road (Bent Grass Meadows) requires 1 tree per 30 feet. If you cannot meet the landscape requirements outlined in this section, please discuss the alternative plans you are able to provide and your justification for not meeting all of the requirements in your Letter of Intent.

Please indicate the landscape percentage. Per section 6.2.2.E.2.a. a minimum of 5% of the lot or parcel shall be landscaped. If you cannot meet the landscape requirements outlined in this section, please discuss the alternative plans you provided and your justification for not meeting all of the requirements in your Letter of Intent.

Autodesk Docs://37-24108-00-D49_Grounds_Expansion/37-24108-00_D49_Ar_Site_2022.rvt
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SITE PLAN
 SCALE: 1" = 40'-0"

 SCALE: 1" = 40'