

# SCHOOL DISTRICT 49

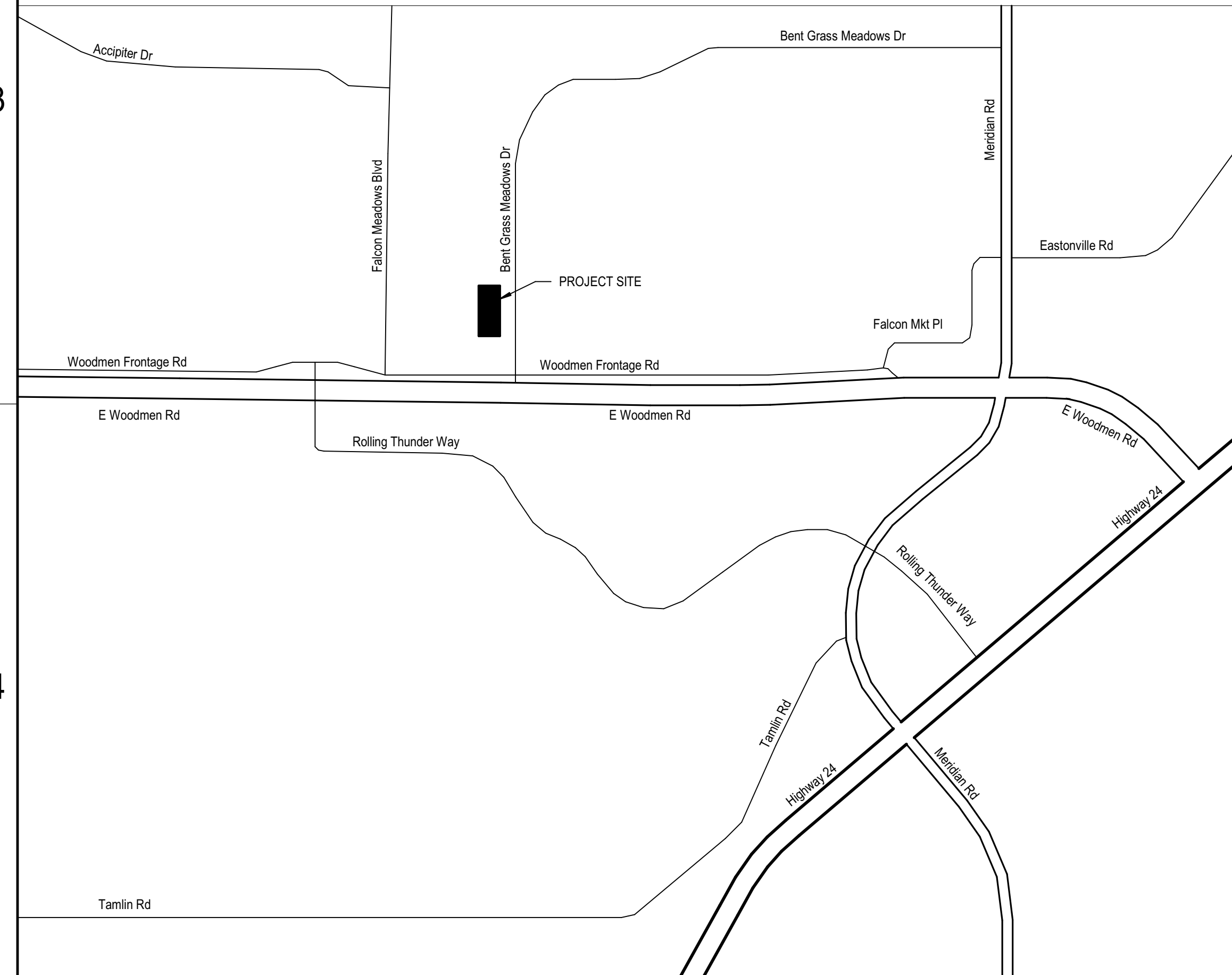
## GROUNDS EXPANSION

10850 E WOODMEN RD  
PEYTON, CO 80831

## DEVELOPMENT PLAN

JANUARY 28, 2025

### VICINITY MAP



### INDEX OF DRAWINGS

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  - 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

**OWNER**  
SCHOOL DISTRICT 49  
10850 E WOODMEN RD,  
PEYTON, CO 80831  
719.491.2182  
CONTACT:  
BRUCE BROWN  
BRUCE.BROWN@D49.ORG

**MECHANICAL / PLUMBING ENGINEER**  
M-E ENGINEERS, INC  
1125 KELLY JOHNSON BLVD, SUITE 301  
COLORADO SPRINGS, CO 80920  
719.536.0036  
CONTACT:  
JEREMY O'BRIEN, PE, LEED AP  
JEREMY.OBRIEN@ME-ENGINEERS.COM

**ARCHITECT / INTERIOR DESIGN**  
DLR GROUP  
523 S CASCADE, SUITE 100  
COLORADO SPRINGS, CO 80903  
719.634.0205  
CONTACT:  
JADEE HARSMA, AIA, LEED AP BD+C  
JHARSMA@DLRGROUP.COM  
DAVID RIGGS, AIA  
DRIGGS@DLRGROUP.COM

**ELECTRICAL ENGINEER**  
M-E ENGINEERS, INC  
1125 KELLY JOHNSON BLVD, SUITE 301  
COLORADO SPRINGS, CO 80920  
719.536.0036  
CONTACT:  
JEREMY O'BRIEN, PE  
JEREMY.OBRIEN@ME-ENGINEERS.COM

**CIVIL ENGINEER**  
KOWIA ENGINEERING  
1664 S 21ST ST,  
COLORADO SPRINGS, CO 80904  
719.530.7342  
CONTACT:  
ANDY MCCORD  
AMCCORD@KOWIAENGINEERING.COM

### 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

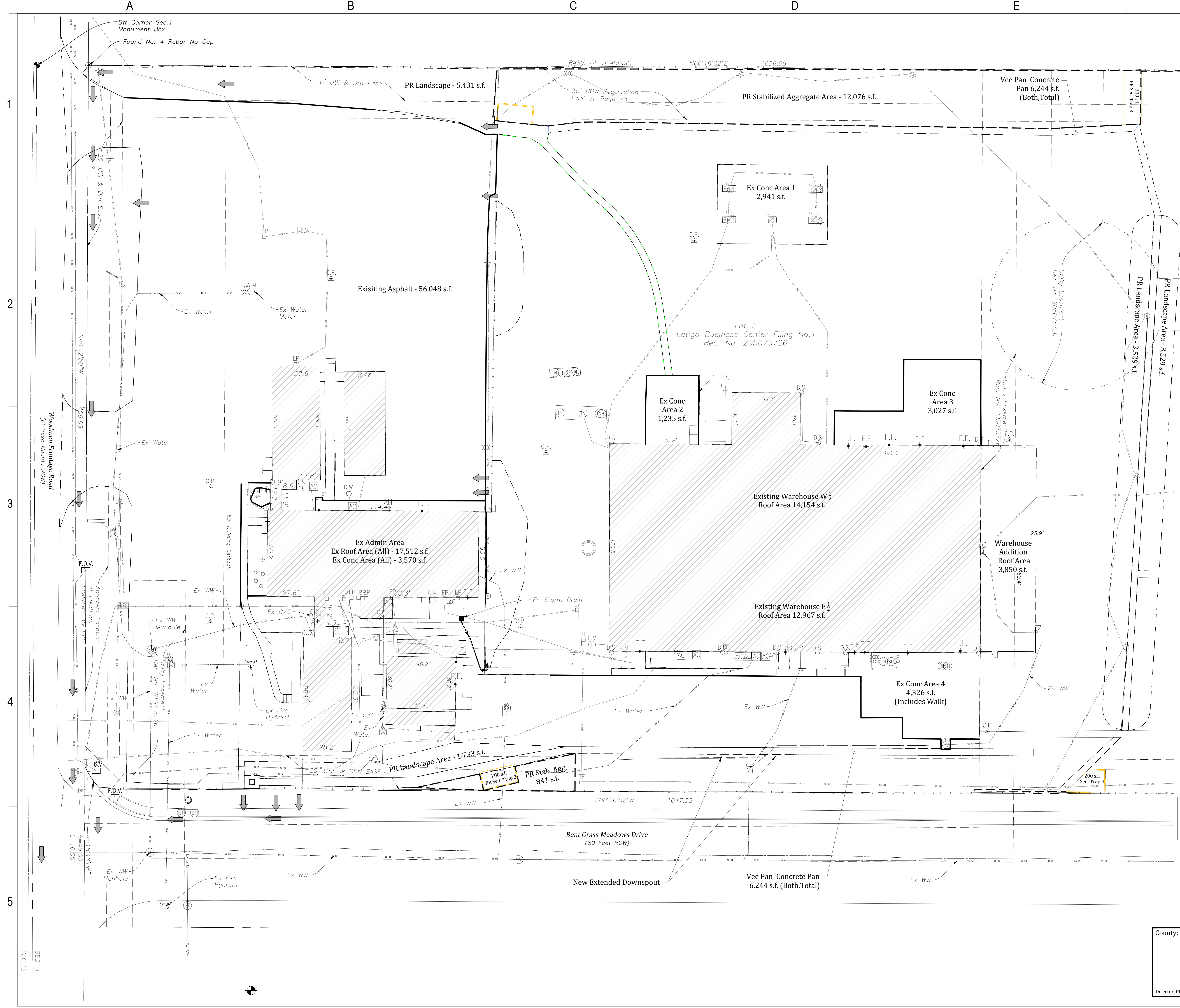
COVERED PARKING  
GROSS BUILDING SF: 26,000 SQUARE FEET

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

DEVELOPMENT  
PLAN  
01.28.2025  
REVISIONS

37-24108-00  
COVER SHEET

DP.0

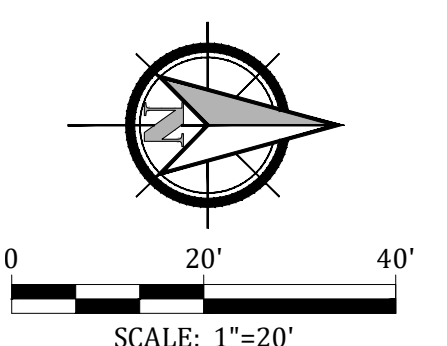


Matchline - See Sheet DP2

LEGEND	
	Time of Concentration Floodpath
	Emergency Overflow Path
	Spot Elev. High Point
	Spot Elev. Low Point
	Lot or Property Boundary
	Existing 6" Vertical Curb & Gutter

Lot Area = 10.19 Acres  
 Pervious Area = 1.855 Acres  
 Impervious Area = 7.732 Acres

Floodplain Statement:  
 Lot 2 Latigo Business Center Filing No. 1 does not lie within a designated floodplain according to information published in the Federal Emergency Management Agency (FEMA) Floodplain Map No. 08041C0535G, dated December 7, 2018.



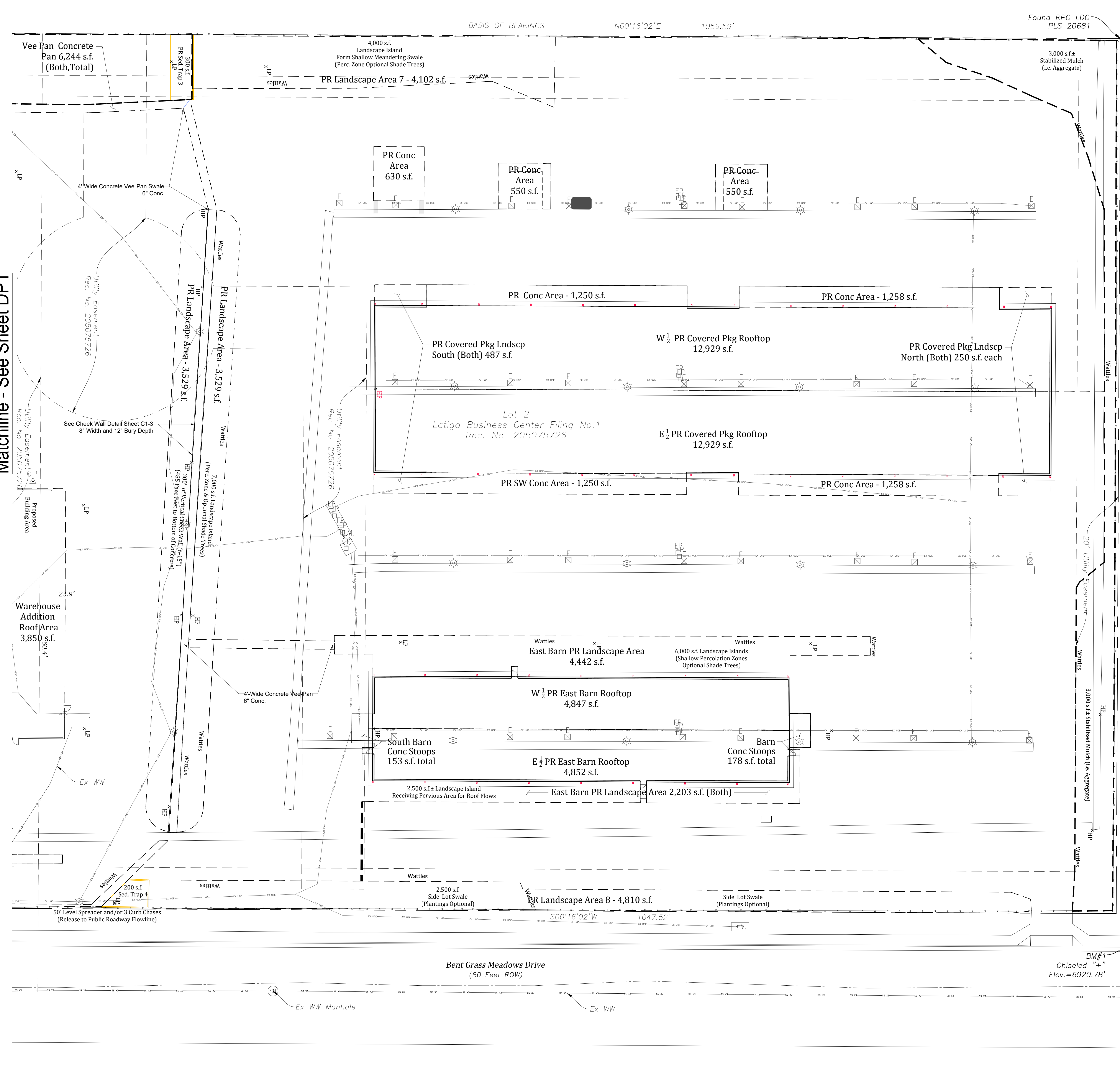
County: \_\_\_\_\_

Date: \_\_\_\_\_

Director, Planning and Community Development

A B C D E F

Matchline - See Sheet DP1

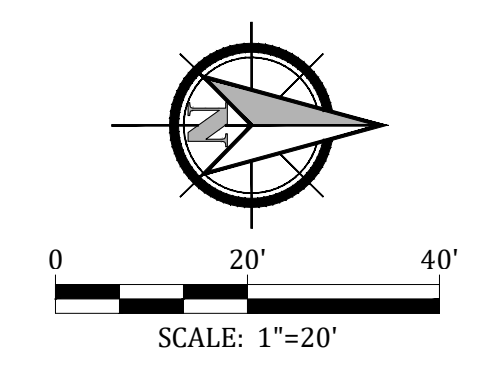


Please depict points of ingress/egress and proposed traffic flows throughout the site

LEGEND	
	Time of Concentration Floodpath
	Emergency Overflow Path
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County: \_\_\_\_\_

Director, Planning and Community Development

Date: \_\_\_\_\_

Autodesk Docs/17-24108-00 D49 Ground Yard Project/17-24108-00\_D49\_AR-30p\_2022.rvt 7/19/2024 10:04:04 AM

**DLR GROUP**  
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**Kiowa**  
Engineering Corporation  
1604 South 21st Street  
Colorado Springs, Colorado 80904  
(719) 530-7342

**D49 CENTRAL OFFICE GROUNDS**

DEVELOPMENT PLAN (North Half)  
 1080 E WOODMEN RD.  
 FALCON, CO 80801

**CONSTRUCTION DOCUMENTS**

09.04.2024  
 REVISIONS  
 11.25.2024 Clarifications

**DP 2**

Kiowa: 23051  
 37-24108-00

**DEVELOPMENT PLAN**

County: \_\_\_\_\_

Date: \_\_\_\_\_