

SCHOOL DISTRICT 49

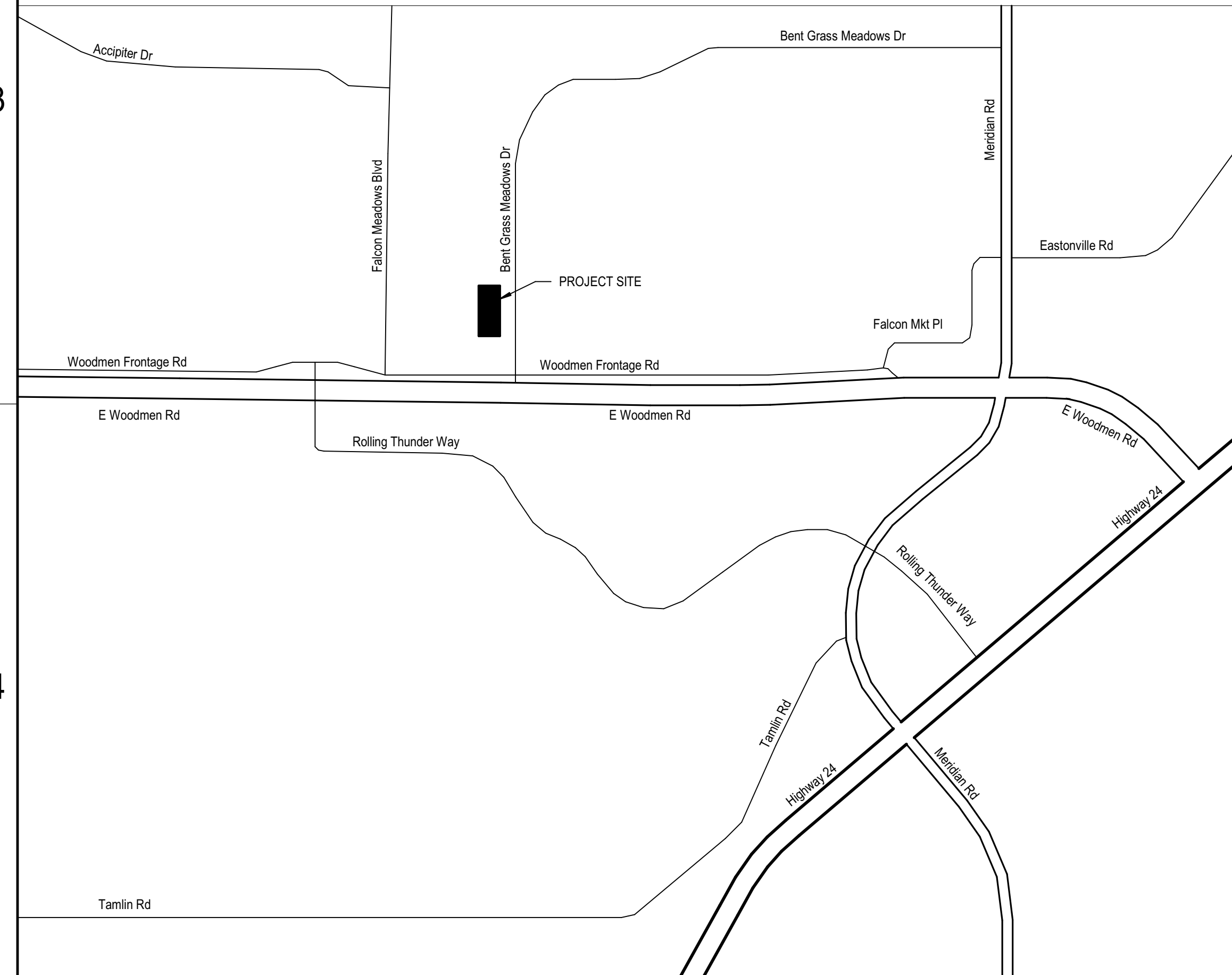
GROUNDS EXPANSION

10850 E WOODMEN RD
PEYTON, CO 80831

DEVELOPMENT PLAN

JANUARY 28, 2025

VICINITY MAP



INDEX OF DRAWINGS

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 - DP.5 BARN EXTERIOR ELEVATIONS
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 - 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

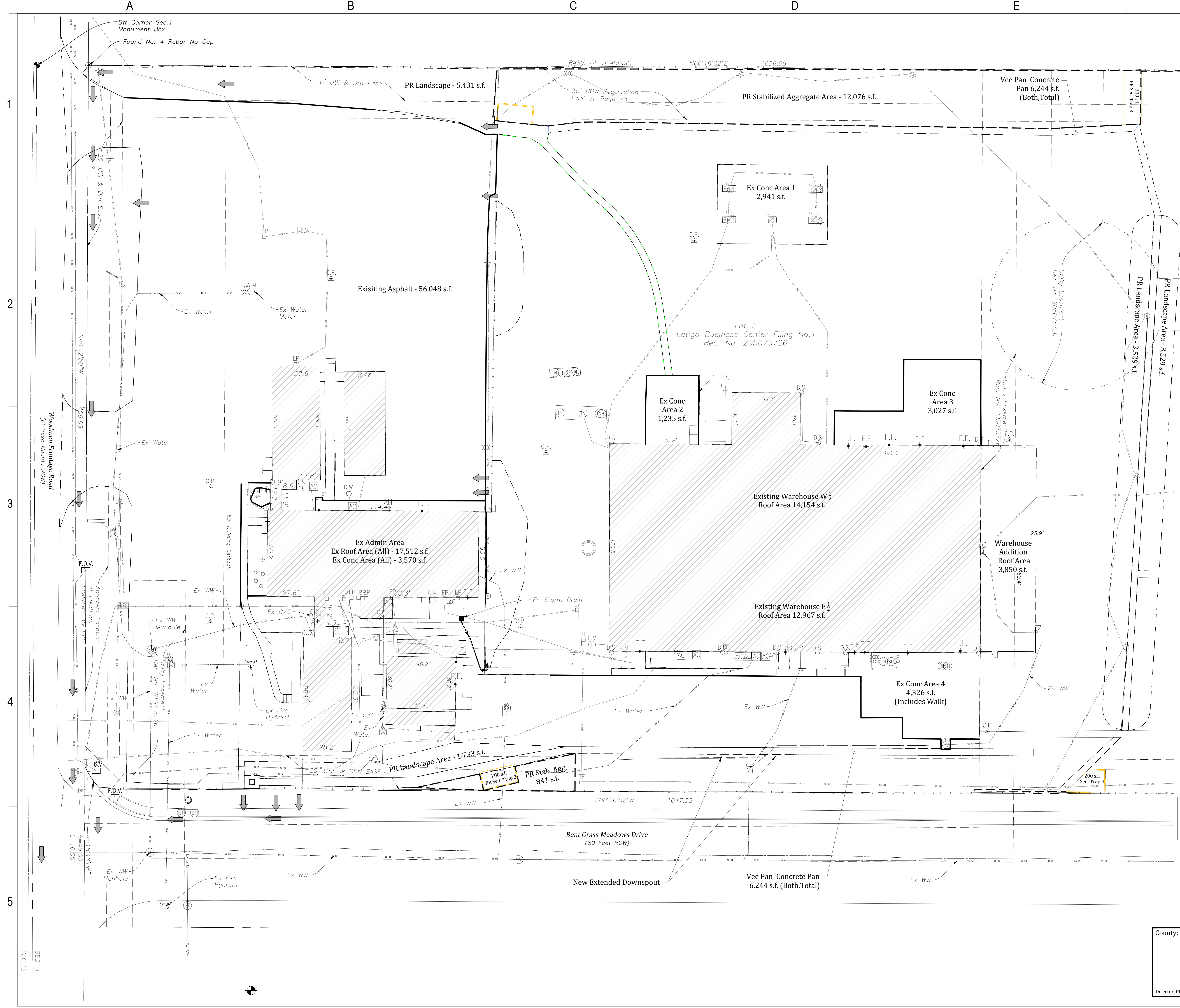
LEGAL DESCRIPTION: LOT 2 LATIGO BUSINESS CENTER FIL NO 1

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

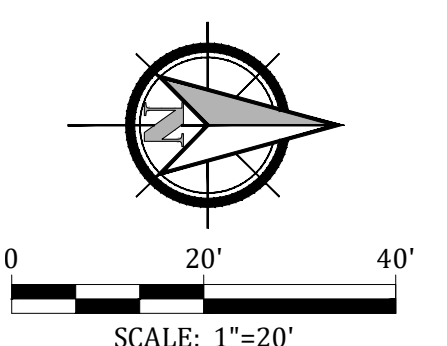


Matchline - See Sheet DP2

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: _____

Director, Planning and Community Development

Date: _____

A

B

C

D

E

F

1

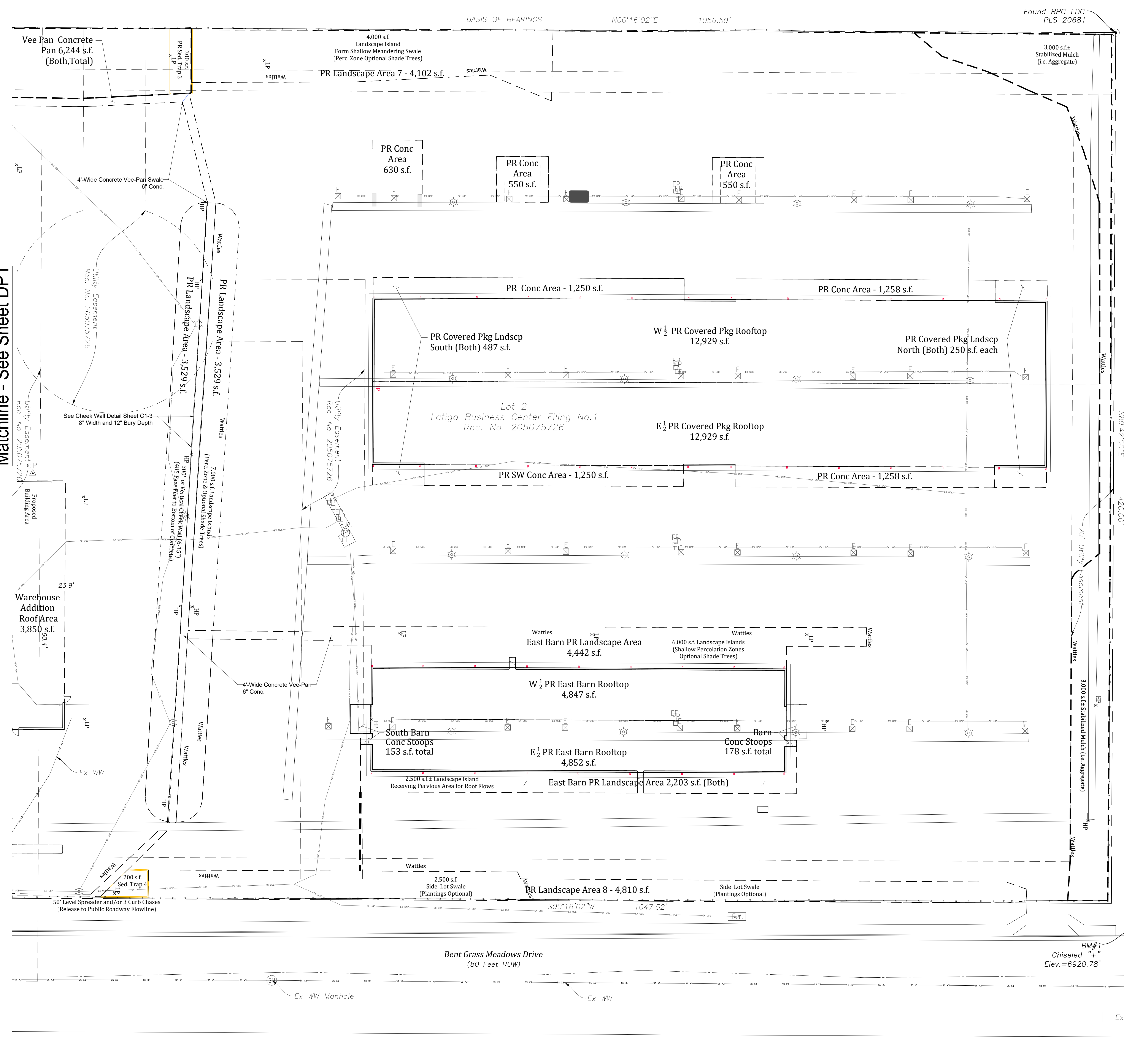
2

3

4

5

Matchline - See Sheet DP1



BASIS OF BEARINGS N00°16'02"E 1056.59'

Found RPC LDC PLS 20681

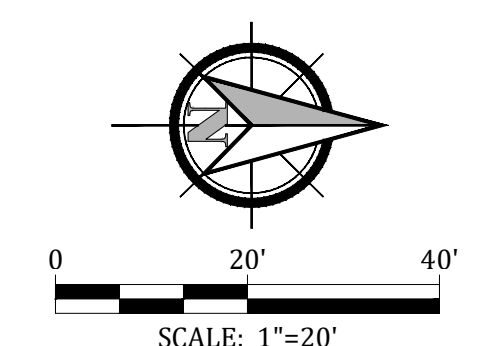
Bent Grass Meadows Drive (80 Feet ROW)

BM#1 Chiseled "4" Elev.=6920.78'

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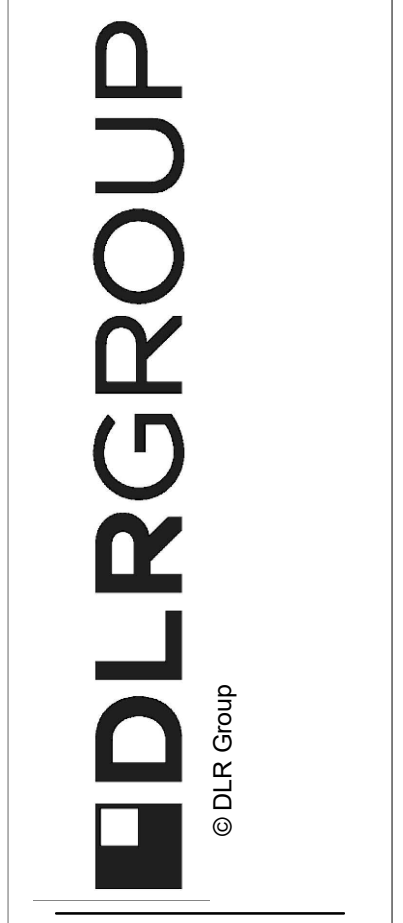
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County: _____

Director, Planning and Community Development

Date: _____



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

Kiowa: 23051
 37-24108-00

DEVELOPMENT PLAN

DP 2

Autodesk Docs/07-24108-00 D49 Ground Yard Project/07-24108-00_D49_AR-8hp_2022.rvt 7/19/2024 10:04:04 AM