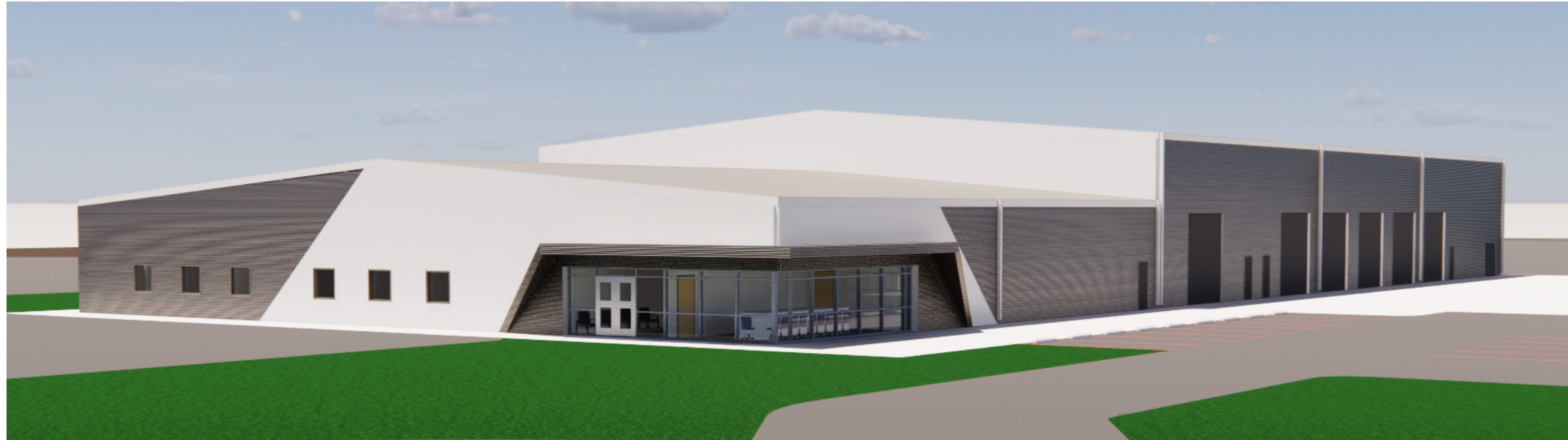
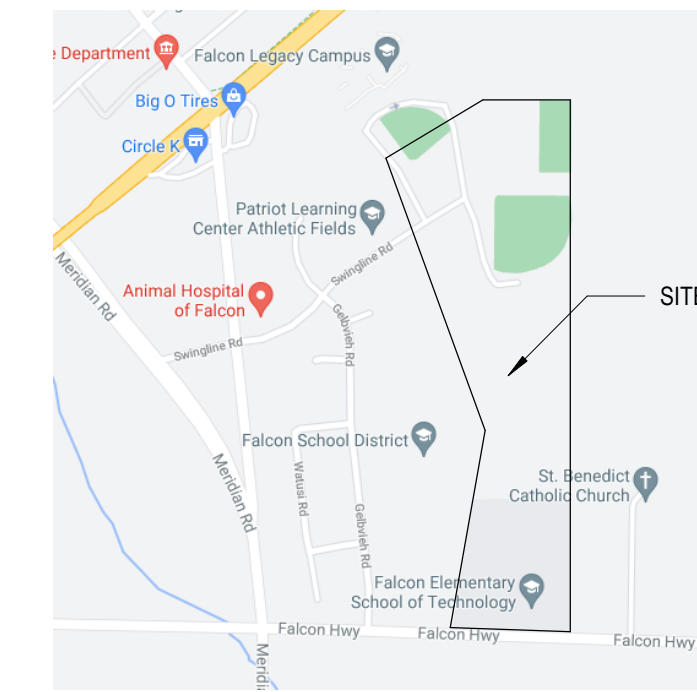


# D49 TRANSPORTATION CENTER

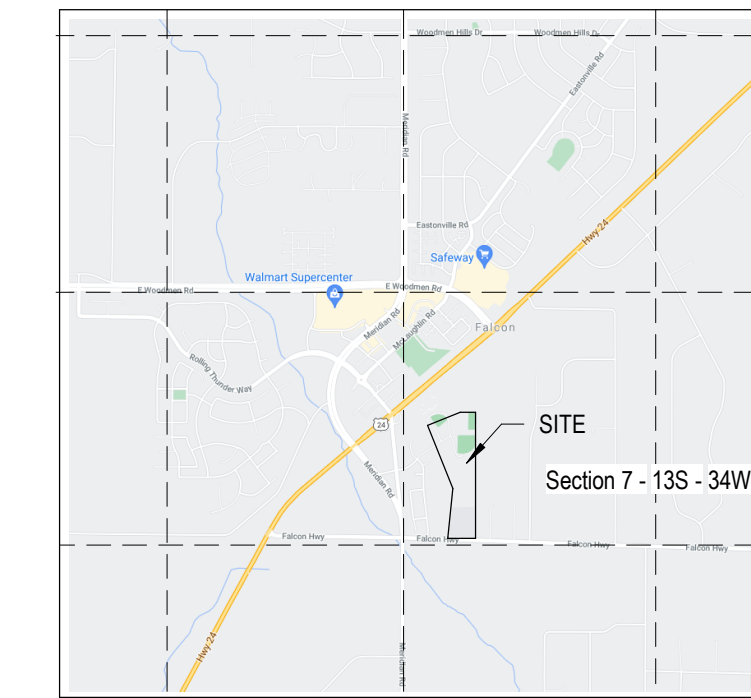
FALCON, CO



## LOCATION MAP



## VICINITY MAP



## PROJECT DATA

|                       |  |
|-----------------------|--|
| OWNER                 | FALCON SCHOOL DISTRICT NO 49<br>10850 E WOODMEN RD<br>PEYTON, CO 80831<br>719-495-1100   |
| APPLICANT             | BRUCE BROWN<br>brbrown@d49.org<br><br>RTA ARCHITECTS<br>19 S TEJON ST SUITE 300<br>COLORADO SPRINGS, CO 80903<br>719-471-7566<br><br>BRIAN CALHOUN, PRINCIPAL<br>brian@rtarchitects.com<br>PATRICK WARD, PLAN PREPARER<br>patrickw@rtarchitects.com  |
| SCOPE OF WORK         | CONSTRUCTION OF A SCHOOL DISTRICT TRANSPORTATION SUPPORT BUILDING AND GRAVEL BUS PARKING LOT WITH ASSOCIATED SITE WORK, INCLUDING PARKING FOR 175 BUSES, SITE LIGHTING, ACCESS ROAD, PERIMETER FENCE, DETENTION POND AND SITE LANDSCAPING. CONSTRUCTION WILL BE PHASED. PHASE 1 INCLUDES THE BUILDING CORE & SHELL AND SITE WORK. PHASE 1B INCLUDES THE VEHICLE MAINTENANCE BAYS. PHASE 1C INCLUDES THE ADMINISTRATION AREA. PHASE 2 INCLUDES BUILDING AND PARKING LOT EXPANSIONS. |
| PARCEL SIZE           | 39.37 ACRES  |
| LEGAL DESCRIPTION     | TRACT IN SW4 SEC 07-13-64 DECS AS FOLS, COM AT SW COR OF S0 SEC 7, TH S 88-3311' E 1489.83 FT, N 00-0310' W 30.0 FT TO NLY LN OF FALCON HWY FOR POB, CONT N 00-0319' W 2673.46 FT, S 89-1819' W 408.01 FT, S 89-0219' W 132.40 FT, S 49-0219' W 910.01 FT, S 16-0419' E 1489.85 FT, S 07-0310' W 826.38 FT TO NLY LN OF FALCON HWY, TH S 88-3311' E 600.0 FT TO POB  |
| TAX SCHEDULE NUMBER   | 430730006  |
| EXISTING LAND USE     | EXEMPT POLITICAL SUBDIVISION - EDUCATIONAL   |
| PROPOSED LAND USE     | EXEMPT POLITICAL SUBDIVISION - EDUCATIONAL   |
| BUILDING INFORMATION  | GROSS AREA: 33,928 SF<br>HEIGHT: 32'-0"<br>STORIES: 1 STORY  |
| LAND PERCENTAGE:      | OPEN SPACE: 15%<br>LANDSCAPING: 5%<br>IMPERMEABLE SURFACE: 5%  |
| SETBACKS              | FRONT 25'-0", REAR 25'-0", SIDE 25'-0"   |
| ZONING DISTRICT       | RR-5   |
| PARKING CALCULATIONS: | SEE SITE PLANS   |

# SITE DEVELOPMENT PLANS

OWNER  
**SCHOOL DISTRICT 49**  
10850 E WOODMEN ROAD  
PEYTON, CO 80831  
(P) 719-495-1100  
(F)  
CONTACT: MELISSA ANDREWS, BRUCE BROWN  
mandrewa@d49.org, brbrown@d49.org

ARCHITECT / APPLICANT  
**RTA ARCHITECTS**  
19 SOUTH TEJON STREET, SUITE 300  
COLORADO SPRINGS, CO 80903  
(P) 719-471-7566  
(F)  
CONTACT: BRIAN CALHOUN, PRINCIPAL, brian@rtarchitects.com  
PATRICK WARD, PLAN PREPARER, patrickw@rtarchitects.com

STRUCTURAL ENGINEER  
**JVA, INCORPORATED**  
1675 LARIMER STREET, SUITE 550  
DENVER, CO 80202  
(P) 303-444-1951  
(F)  
CONTACT: KATIE COURTRIGHT

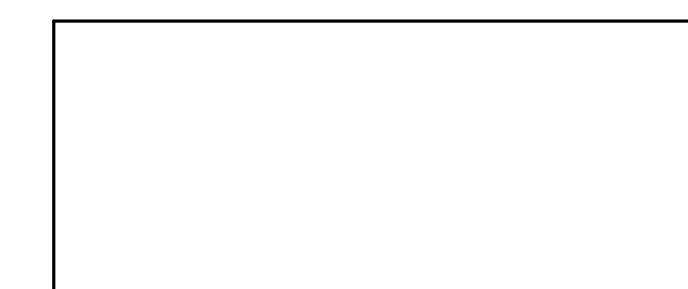
CIVIL ENGINEER / SURVEYOR  
**JVA, INCORPORATED**  
47 COOPER CREEK WAY, SUITE 328  
WINTER PARK, CO 80482  
(P) 303-444-1951  
(F)  
CONTACT: COOPER KARSH

MECHANICAL / PLUMBING ENGINEER  
**ME-ENGINEERS**  
1125 KELLY JOHNSON BLVD, SUITE 301  
COLORADO SPRINGS, CO 80920  
(P) 719-536-0036  
(F)  
CONTACT: JEREMY O'BRIEN

ELECTRICAL ENGINEER  
**ME-ENGINEERS**  
1125 KELLY JOHNSON BLVD, SUITE 301  
COLORADO SPRINGS, CO 80920  
(P) 719-536-0036  
(F)  
CONTACT: JEREMY O'BRIEN

LANDSCAPE ARCHITECT  
**KIMLEY-HORN**  
2 NORTH NEVADA AVENUE  
COLORADO SPRINGS, CO 80903  
(P) 719-453-0180  
(F)  
CONTACT: JIM HOUCK

## SIGNATURE BLOCK



Planning and Community Development Director



19 SOUTH TEJON ST., SUITE 300  
COLORADO SPRINGS, CO 80903  
TELE: 719-471-7566  
FAX: 719-471-1174  
www.rtaarchitects.com

**D49 TRANSPORTATION CENTER**  
**SCHOOL DISTRICT NO 49**  
 11971 SWINGLINE ROAD  
 FALCON, CO 80831

## GENERAL INFORMATION

RTA PROJECT NUMBER:  
**2021-041.00**  
DATE:  
**09/23/2022**

| # | DATE       | DESCRIPTION |
|---|------------|-------------|
| 9 | 04/13/2023 | Revision    |

ISSUED FOR:  
**CONSTRUCTION DOCUMENTS**

SHEET NO.  
**DP-00**



10' UTILITY EASEMENT FOR PROPOSED FIBER OPTIC. WRAP EXIST FIBER OPTIC VAULT WITH EASEMENT (ON NEIGHBORING PROPERTY, OWNED BY DISTRICT 49)

EXISTING UNDERGROUND ELECTRIC AND FIBER OPTIC

EXISTING UTILITY EASEMENT TO WOODMEN HILLS METRO DISTRICT REC. 201114550

10' UTILITY EASEMENT FOR PROPOSED FIBER OPTIC AND ELECTRICAL MAIN (ON NEIGHBORING PROPERTY, OWNED BY DISTRICT 49)

4307303008 EL PASO COUNTY 11970 SWINGLINE RD ZONE PUD

EASEMENT EL PASO COUNTY REC. NO. 200041232

SIDEWALK, CROSSING, AND ADA RAMPS

SITE ACCESS

EXISTING CURB, GUTTER, AND SIDEWALK

MONUMENT SIGN

**PARKING CALCULATIONS**

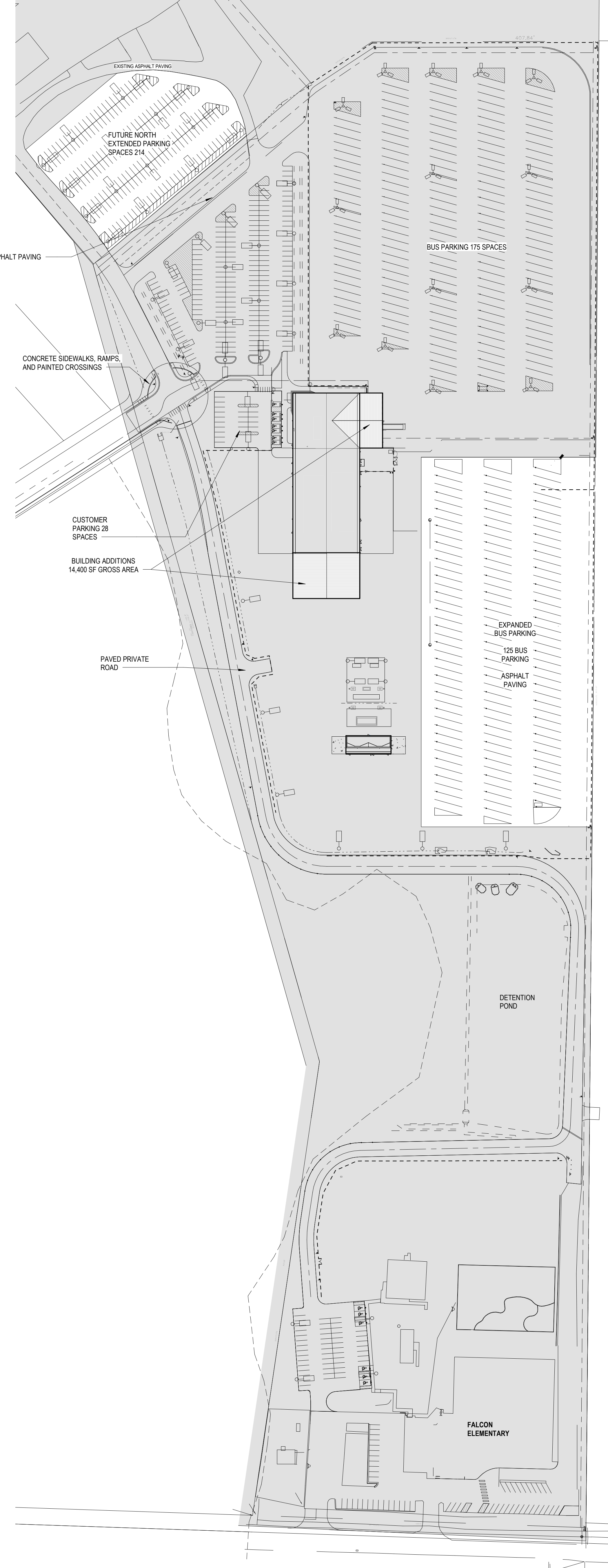
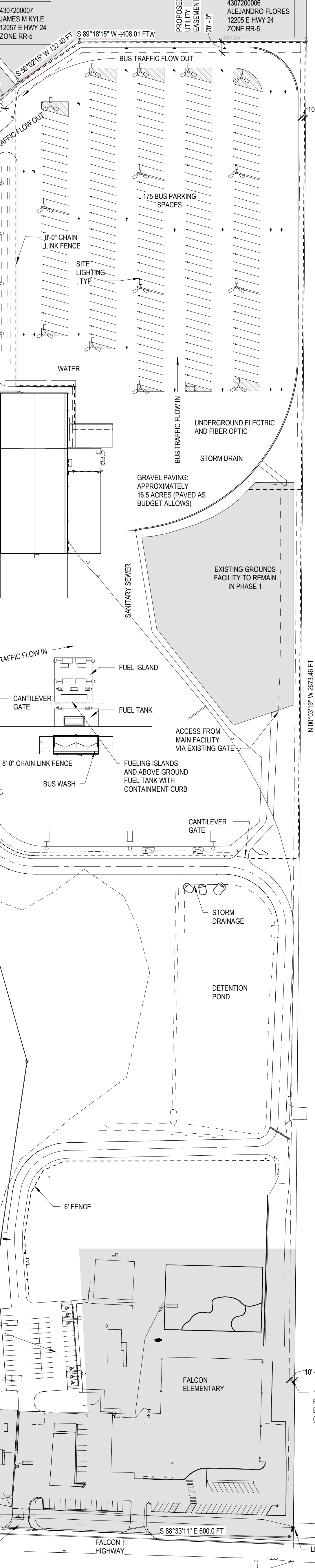
PARKING CALCS:  
 BUS DRIVERS: 175 DRIVERS (1 SPACE EA.)  
 MAINTENANCE BAYS: 9 X 3 SPACES PER BAY = 27 ADMIN AREA 4700 SF / 200 = 24 SPACES  
 REQUIRED SPACES: 226 SPACES  
 PROVIDED SPACES: 248 SPACES  
 BUS PARKING: 175 BUS SPACES IN 3 ROWS - PHASE 1 300 BUS SPACES - FUTURE  
 ACCESSIBLE PARKING: REQUIRED AND PROVIDED 6 ACCESSIBLE SPACES 1 VAN SPACE

4307305012 EL PASO COUNTY 11955 SWINGLINE RD ZONE PUD

NEW GRAVEL ACCESS ROAD (PAVED AS BUDGET ALLOWS)

GRAVEL PARKING; CONCRETE AT ADA STALLS; (PAVED AS BUDGET ALLOWS)

WIDENED SITE ACCESS



**SCOPE OF WORK LEGEND**

SHADED AREA IS NOT INCLUDED IN SCOPE OF WORK

**SITE PLAN GENERAL NOTES**

1. PARKING IS DEPICTED GRAPHICALLY ON THESE PLANS. REFER TO CIVIL DRAWINGS FOR DETAILS.
2. SIGNAGE IS DEPICTED GRAPHICALLY ON THESE PLANS. REFER TO CIVIL HORIZONTAL CONTROL DRAWINGS FOR DETAILS.
3. LANDSCAPING IS DEPICTED GRAPHICALLY ON THESE PLANS. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.



19 SOUTH TEJON ST., SUITE 300  
 COLORADO SPRINGS, CO. 80903  
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 FAX: 719-471-1174  
 www.rtaarchitects.com

**D49 TRANSPORTATION CENTER**  
**SCHOOL DISTRICT NO 49**  
 11971 SWINGLINE ROAD  
 FALCON, CO 80831

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SHEET TITLE  
**ARCHITECTURAL SITE PLAN - PHASING PLANS**

RTA PROJECT NUMBER  
**2021-041.00**

DATE  
**09/23/2022**

REVISIONS

| # | DATE       | DESCRIPTION |
|---|------------|-------------|
| 9 | 04/13/2023 | Revision    |

DESIGNED BY: BC  
 DRAWN BY: AJ  
 CHECKED BY: BTC

ISSUED FOR:  
**CONSTRUCTION DOCUMENTS**

SHEET NO.  
**G003**

B:\000\2021-041-00-D49 Transportation Center\2021-041-00-D49 Transportation Center.rvt  
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