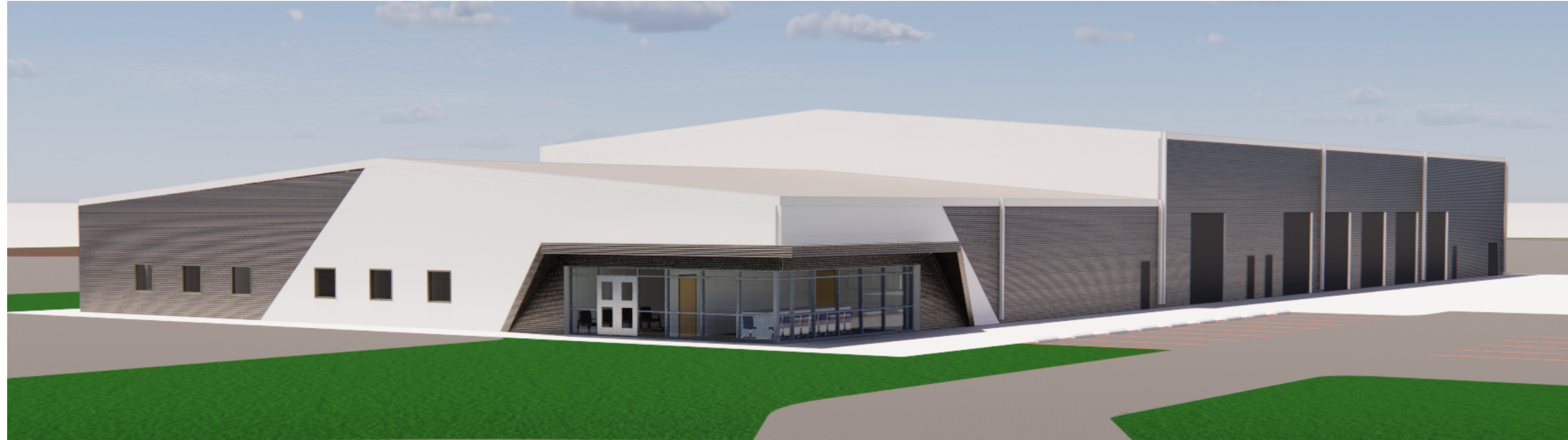
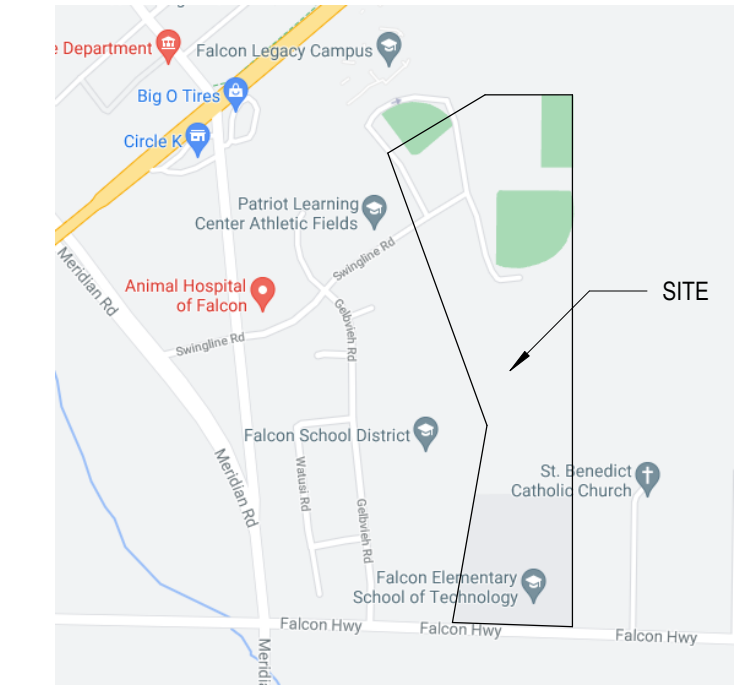


D49 TRANSPORTATION CENTER

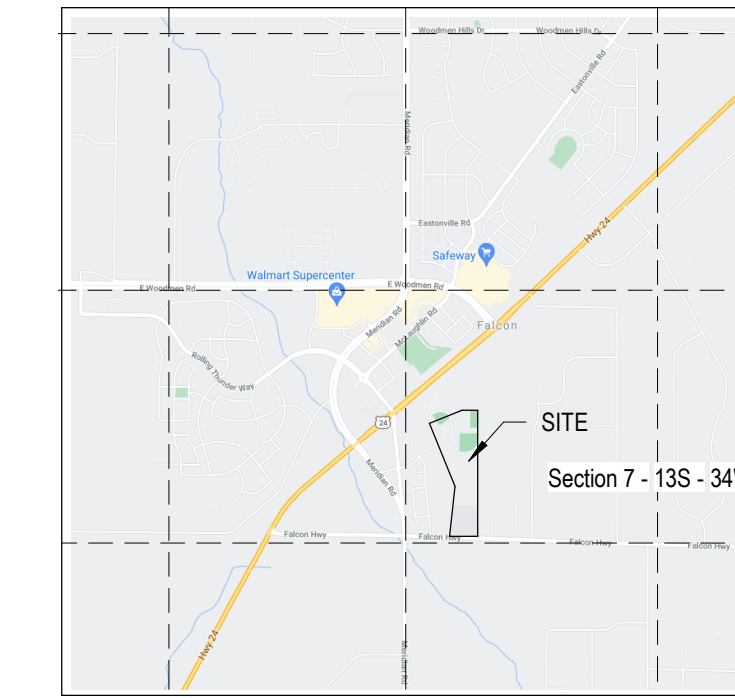
FALCON, CO



LOCATION MAP



VICINITY MAP



PROJECT DATA

OWNER	FALCON SCHOOL DISTRICT NO 49 10650 E WOODMEN RD PEYTON, CO 80831 719-495-1100
APPLICANT	BRUCE BROWN brbrown@49.org RTA ARCHITECTS 19 S TEJON ST SUITE 300 COLORADO SPRINGS, CO 80903 719-471-7566 BRIAN CALHOUN, PRINCIPAL brian@rtarchitects.com PATRICK WARD, PLAN PREPARER 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 DESC AS FOLS, COM AT SW COR OF S3 SEC 7, TH S 88-53'11" E 1548-33 FT, N 08-43'19" W 30.0 FT TO NLY LN OF FALCON HWY FOR POB, CONT N 08-43'19" W 2673.46 FT, S 89-18'15" W 408.01 FT, S 56-42'15" W 132.40 FT, S 49-27'15" W 510.0 FT, S 16-24'19" E 1489.85 FT, S 07-50'10" W 825.38 FT TO NLY LN OF FALCON HWY, TH S 88-53'11" 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: 33,028 SF HEIGHT: 32'-0" STORIES: 1 STORY
LAND PERCENTAGE:	OPEN SPACE: 15% LANDSCAPING: 5% 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
10650 E WOODMEN ROAD
PEYTON, CO 80831
(P) 719-495-1100
(F)
CONTACT: MELISSA ANDREWS, BRUCE BROWN
mandrews@49.org, brbrown@49.org

CIVIL ENGINEER/ SURVEYOR

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

LANDSCAPE ARCHITECT

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

ARCHITECT / APPLICANT

RTA ARCHITECTS
19 SOUTH TEJON STREET, SUITE 300
COLORADO SPRINGS, CO 80903
(P) 719-471-7566
(F) 719-471-1174
CONTACT: BRIAN CALHOUN, PRINCIPAL, brian@rtarchitects.com
PATRICK WARD, PLAN PREPARER, patrickw@rtarchitects.com

MECHANICAL/ PLUMBING ENGINEER

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

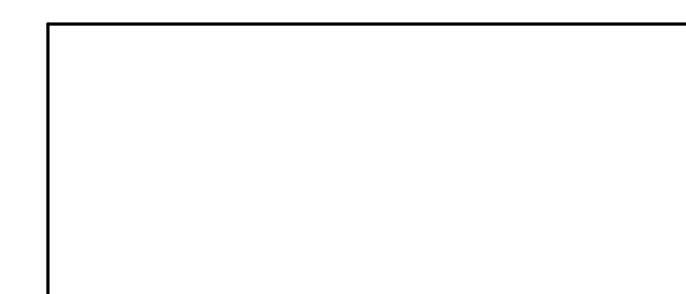
STRUCTURAL ENGINEER

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

ELECTRICAL ENGINEER

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

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

DATE PROJECT NUMBER
2021-041.00

DATE
9/23/2022

REVISIONS

#	DATE	DESCRIPTION

DATE APPROVAL: **Approver**
DRAWN BY: **Author**
CHECKED BY: **Checker**

ISSUED FOR:
DEVELOPMENT PLAN
SHEET NO.
DP-00

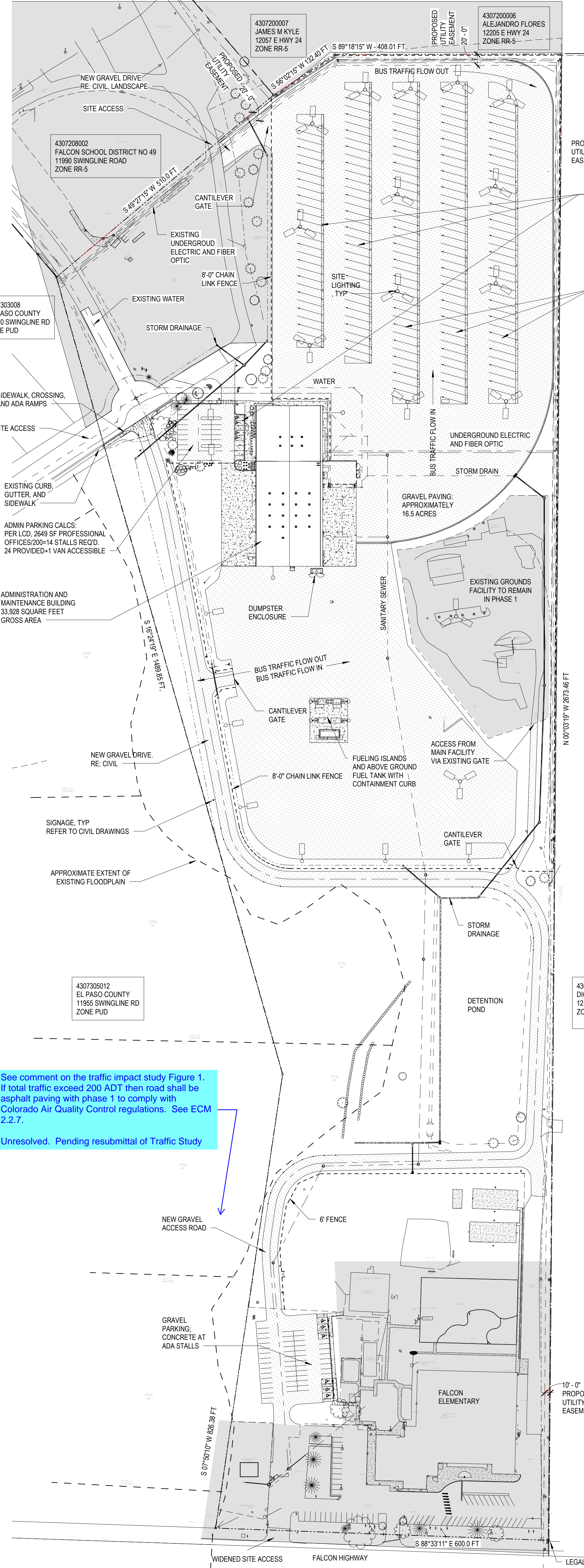
BIM 360://2021-041-00-D49 Transportation Center/2021-041-00-D49 Transportation Center.rvt
9/29/2022 1:22:38 PM



3
G003
S 1" = 100'-0"

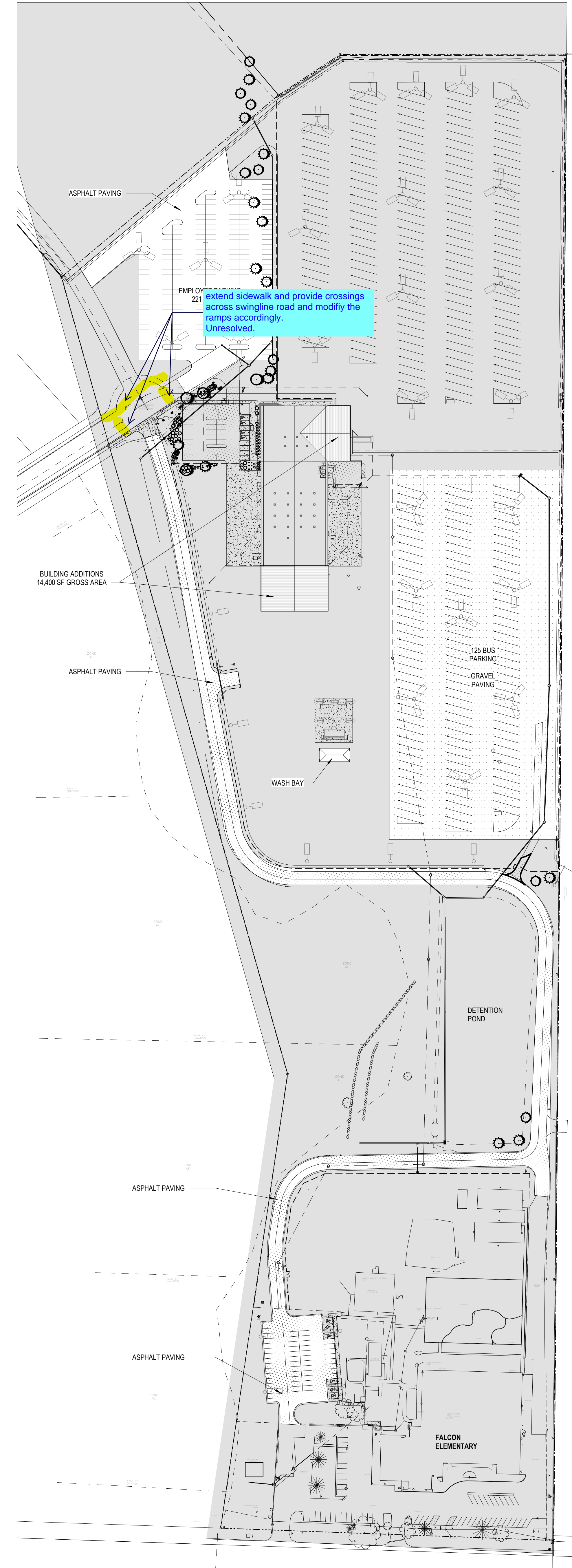
SITE DEVELOPMENT PLAN PHASE 1

See comment on the traffic impact study Figure 1.
If total traffic exceed 200 ADT then road shall be asphalt paving with phase 1 to comply with Colorado Air Quality Control regulations. See ECM 2.2.7.
Unresolved. Pending resubmittal of Traffic Study

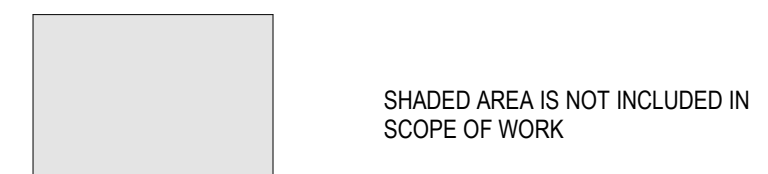


1
G003
S 1" = 100'-0"

SITE PLAN - PHASE 2 CONSTRUCTION - FUTURE



SCOPE OF WORK LEGEND



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
TELE: 719-471-7566
FAX: 719-471-1174
www.rtaarchitects.com

D49 TRANSPORTATION CENTER

SCHOOL DISTRICT NO 49
11971 SWINGLINE ROAD
FALCON, CO 80831

ARCHITECTURAL
SITE PLAN -
PHASING PLANS

ITA PROJECT NUMBER
2021-041.00
DATE
9/23/2022
REVISIONS

#	DATE	DESCRIPTION

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
DP-01