

# D49 TRANSPORTATION CENTER

FALCON, CO

Pending. Project # U-22-001.  
Scheduled for planning Commission  
6/16/22. Planner: Ryan Howser

Please remove this block

Add detailed scope of work, with break down of phases.

Include in Project Data: calculation for parking for office and maintenance building  
provide standard parking stalls, ADA, loading, bike racks, etc.  
Parking computations - required/ provided

Open space, landscaping, and impermeable surface percentage

Provide phone # and email for both

## PROJECT DATA

**OWNER**  
FALCON SCHOOL DISTRICT NO 49  
10850 E WOODMEN RD  
PEYTON, CO 80831

**APPLICANT**  
RTA ARCHITECTS  
19 S TEJON ST SUITE 300  
COLORADO SPRINGS, CO 80903

**PARCEL SIZE**  
39.37 ACRES

**LEGAL DESCRIPTION**  
TRACT IN SW4 SEC 07-13-64 DESC AS FOLS. COM AT SW COR OF SD SEC 7, TH S 88-33'11" E 1549.33 FT, N 00-03'19" W 20.0 FT TO NLY LN OF FALCON HWY FOR POB, CONT N 00-03'19" W 2673.46 FT, S 89-18'15" W 408.01 FT, S 56-02'15" 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 826.38 FT TO NLY LN OF FALCON HWY, TH S 88-33'11" E 600.0 FT TO POB

**TAX SCHEDULE NUMBER**  
430730006

**EXISTING LAND USE**  
EXEMPT POLITICAL SUBDIVISION

**BUILDING INFO**  
BUILDING AREA: 33,928 SF  
HEIGHT: 32'-0"  
STORIES: 1 STORY

**SETBACKS**  
FRONT - 25'-0", REAR - 25'-0", SIDE 25'-0"

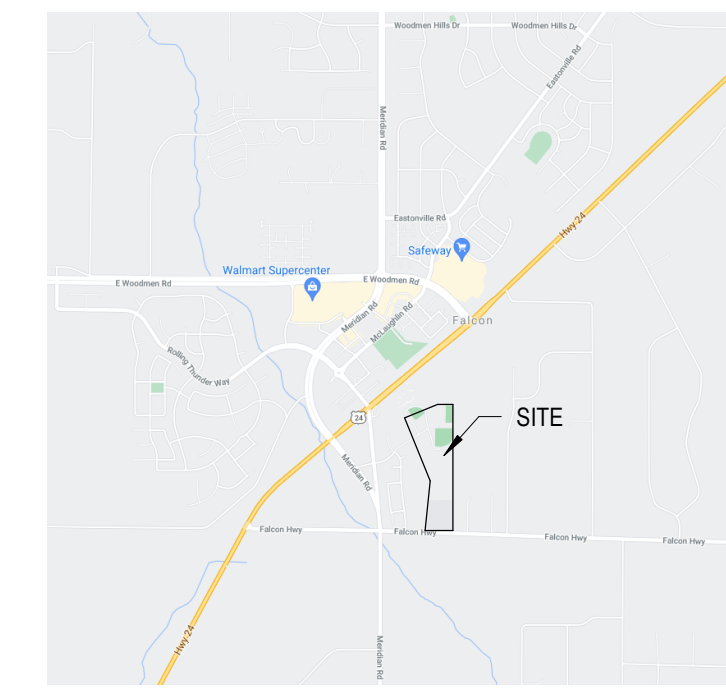
**ZONING DISTRICT**  
RR-5

Cite existing land use type (e.g., educational, etc.)

## LOCATION MAP

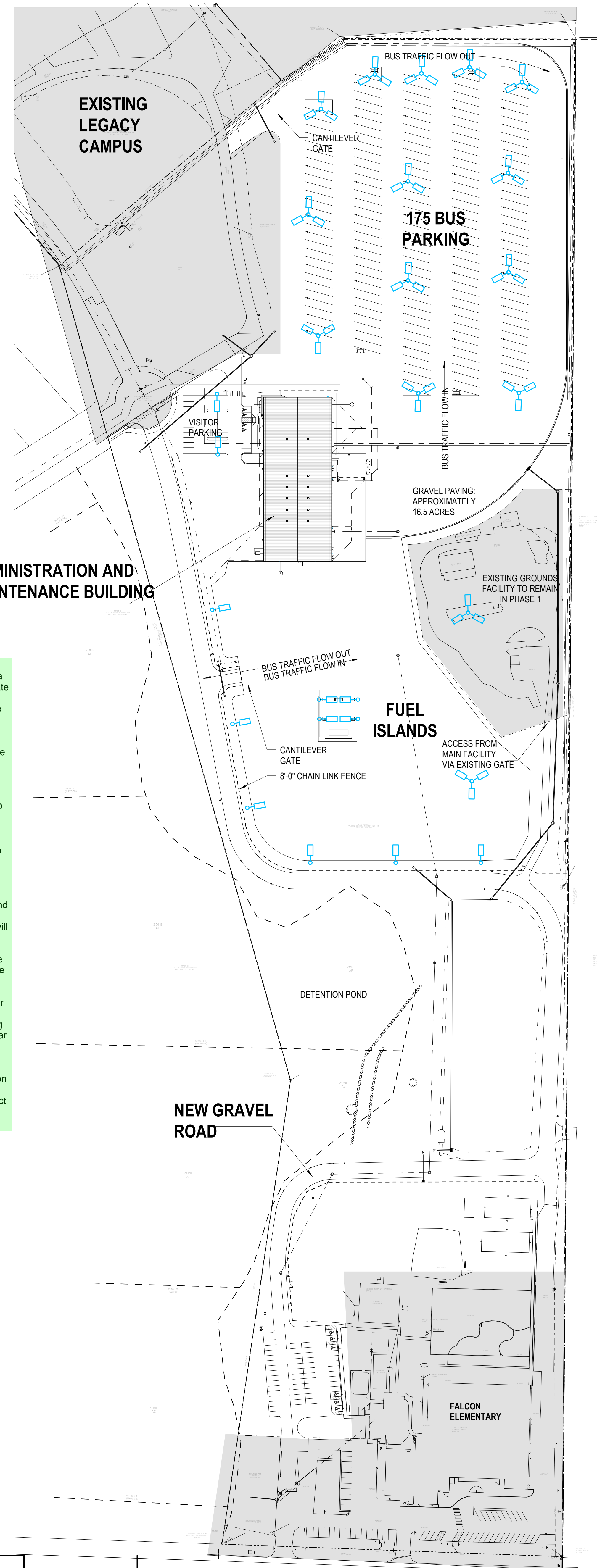


## VICINITY MAP



## SCOPE OF WORK LEGEND

SHADED AREA IS NOT INCLUDED IN SCOPE OF WORK



Per the Land Development Code, any parking areas greater than 25 parking spaces shall be a paved parking lot. Construction drawings indicate gravel parking lot - please revise or submit an alternative parking plan to be considered by the PCD Director. Please see Sec. 6.2.5.D.1.a.vi:

- Review Criteria: To approve an alternative parking plan, the PCD Director shall find that the proposed alternative plan accomplishes the purposes of this Section equally well or better than a parking plan which complies with the standards of this Section. In reviewing the request for an alternative parking plan, the PCD Director shall take into account the number of employees, the number of expected customers or clients, the availability of shared parking (if any), or any other factors that may be unique to the applicant's request. The applicant has the burden of proof. Generally, a TIS containing a trip generation analysis, parking analysis study or by other relevant data describing the transportation impacts and clearly identifying and discussing the modifications and alternatives proposed and the ways in which the proposal will better accomplish the purpose of this Section than would a parking plan which complies with the standards of this Section should support the request. The PCD Director shall not approve the alternative parking plan unless it: (1) Does not detract from continuity, connectivity and convenient proximity for pedestrians between or among existing or future uses in the vicinity; (2) Minimizes the visual and aesthetic impact along the public road by placing parking lots to the rear or along the side of buildings, to the maximum extent feasible; (3) Minimizes the visual and aesthetic impact on the surrounding neighborhood; (4) Creates no physical impact on any facilities serving alternative modes of transportation; (5) Creates no detrimental impact on natural areas or features; and (6) Maintains handicap parking ratios.

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

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

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

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

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

Fix text alignment for all contacts

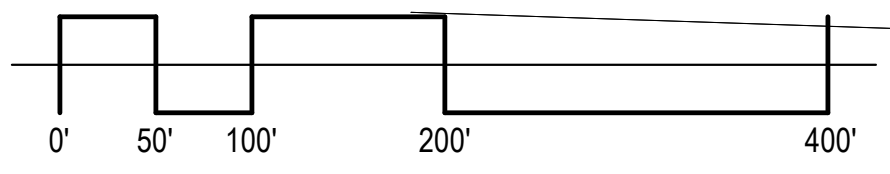
Provide plan preparer name, and contact information

**STRUCTURAL ENGINEER**  
**IVA INCORPORATED**  
1615 LARIMER STREET, SUITE 550  
DENVER, CO 80202  
(P) 303-444-1951  
(F)  
CONTACT: KATIE COURTRIGHT

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

## SIGNATURE BLOCK

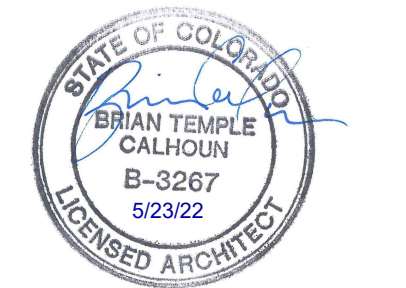
Planning and Community Development Director



2  
DP-01  
SITE DEVELOPMENT PLAN PHASE 1  
1" = 100'-0"



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



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SHEET TITLE  
**PLOT PLAN PHASE 1**

DATE PROJECT NUMBER  
2021-041.00

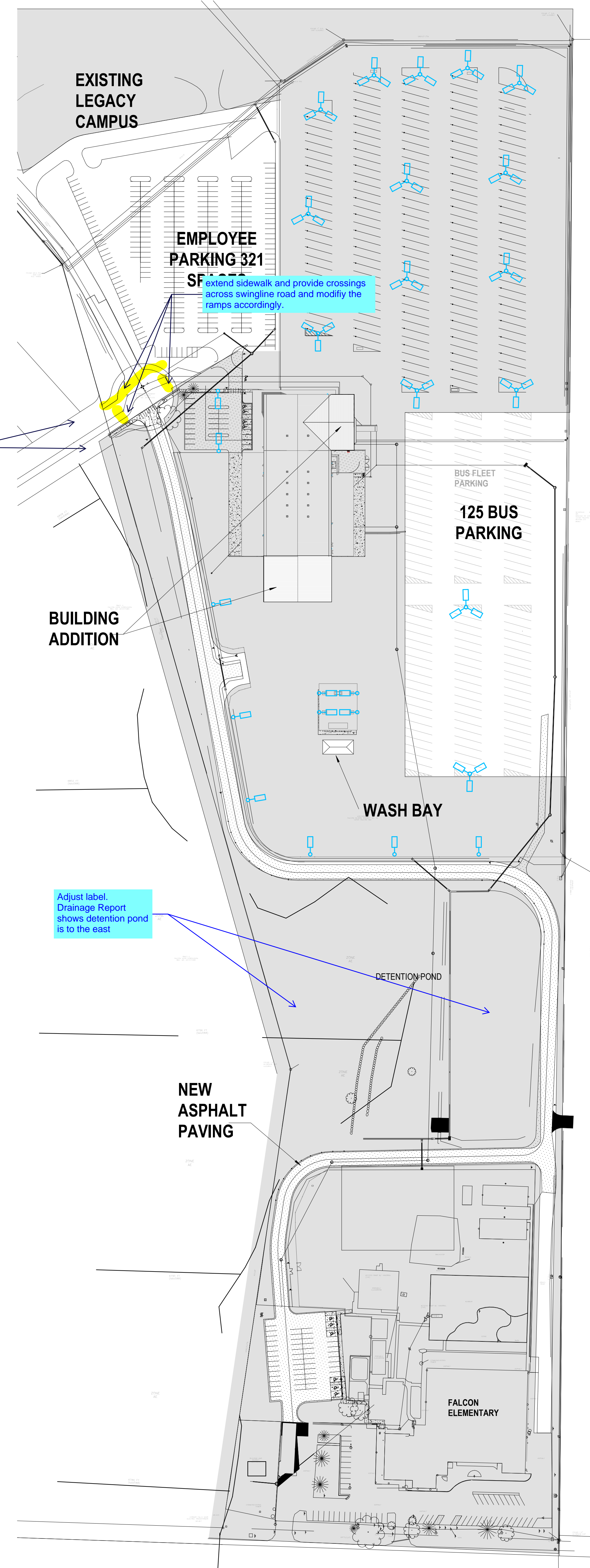
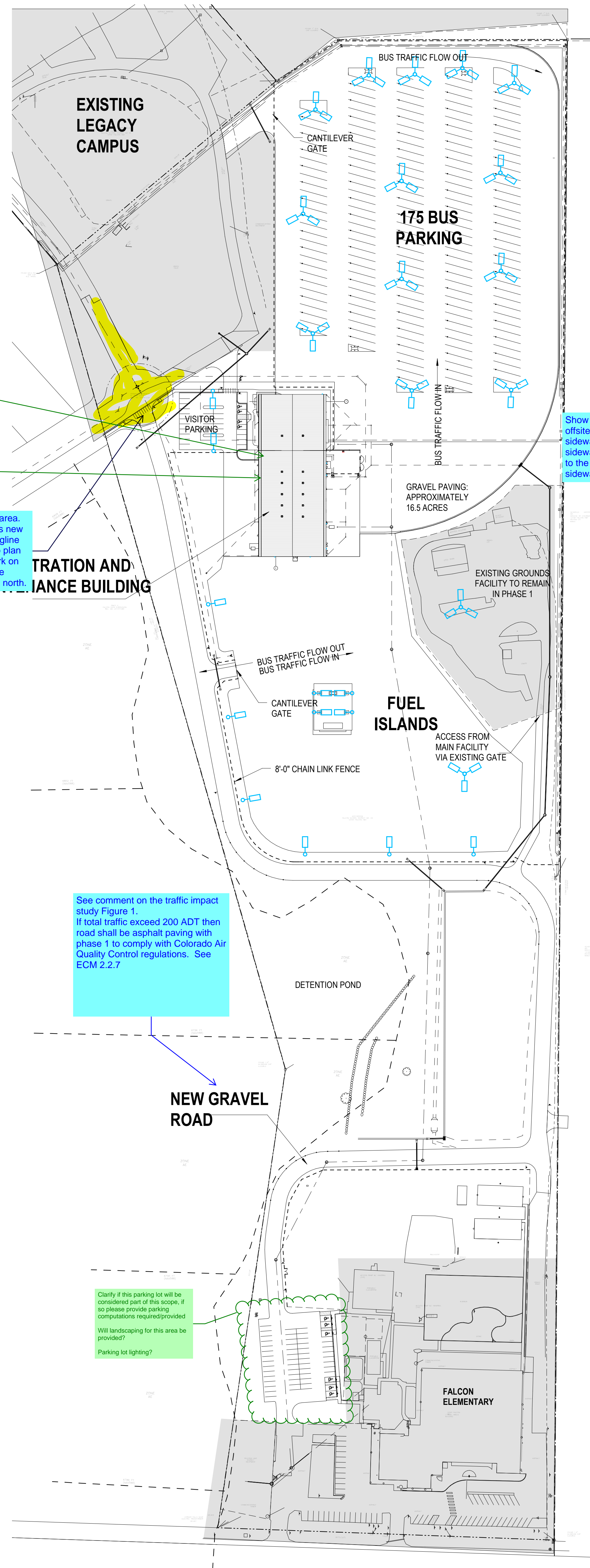
DATE  
05/23/2022

REVISIONS

#	DATE	DESCRIPTION

DATE APPROVAL  
DRAWN BY  
CHECKED BY  
ISSUED FOR

SHEET NO.  
DP-01



**SCOPE OF WORK LEGEND**

SHADED AREA IS NOT INCLUDED IN SCOPE OF WORK

Provide sf - office / maintenance building

Show setback distances from all existing and proposed buildings to property lines

Adjust shaded area. The south leg is new access to Swingline Rd. The Demo plan also shows work on the bulb and the driveway to the north.

Show the existing offsite C&G and sidewalk. Proposed sidewalk to connect to the existing sidewalk

Extend sidewalk and provide crossings across swingline road and modify the ramps accordingly.

Adjust label. Drainage Report shows detention pond is to the east

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

Clarify if this parking lot will be considered part of this scope. If so please provide parking computations required/provided. Will landscaping for this area be provided? Parking lot lighting?

Include the following on the plan:

- Location of all sidewalks, fences, walls, retaining walls, or berms
- Location of all ADA ramps, signs, and ADA pathways
- Location of all no-build areas, floodplain, drainageways and facilities
- Location and dimensions of all existing and proposed signage on site
- Location of all garbage receptacles with graphical depiction of screening mechanism
- Location of all existing and proposed utility lines and associated infrastructure
- Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable
- Show locations and dimensions of all property lines, setbacks, rights-of-way and existing and proposed easements.
- Traffic circulation on site including all points of ingress and egress into the property
- The layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required

Please refer to SDP Checklist

# Site Development Plan\_V1.pdf Markup Summary

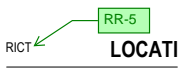
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Provide phone # and email for both

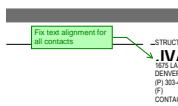
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RR-5

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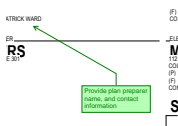
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Add detailed scope of work, with break down of phases.

7/27/2022 11:20:30 AM (1)



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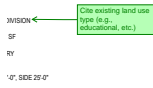
Provide plan preparer name, and contact information

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8/10/2022 1:28:55 PM (1)

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488.01 FT. S 88°42'15" W 102.40 FT. S  
524.17' E 149.85 FT. S 01°59'10" W  
"ALDOR HWY. TH S 88°31'11" E 600.0



JUNCTION ←

SF

RY

"0", SIDE 25' 0"

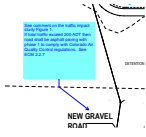
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Cite existing land use type (e.g., educational, etc.)

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8/10/2022 10:07:53 AM (1)

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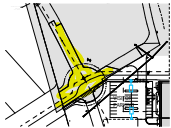
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See comment on the traffic impact study Figure 1. If total traffic exceed 200 ADT then road shall be asphalt paving with phase 1 to comply with Colorado Air Quality Control regulations. See ECM 2.2.7

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8/10/2022 6:37:30 AM (1)

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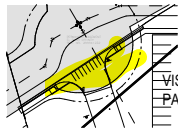


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8/10/2022 8:59:47 AM (1)



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Per the Land Development Code, any parking areas greater than 25 parking spaces shall be a paved parking lot. Construction drawings indicate gravel parking lot - please revise or submit an alternative parking plan to be considered by the PCD Director. Please see Sec. 6.2.5.D.1.a.vi:

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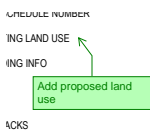
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Open space, landscaping, and impermeable surface percentage

8/8/2022 12:29:09 PM (1)



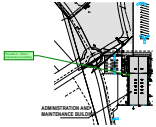
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Add proposed land use

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8/8/2022 12:32:59 PM (1)

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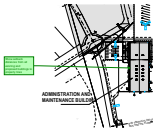
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Provide sf - office / maintenance building

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8/8/2022 12:34:59 PM (1)

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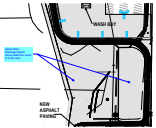
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Show setback distances from all existing and proposed buildings to property lines

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8/8/2022 4:26:13 PM (1)

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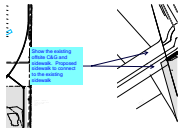
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Adjust label. Drainage Report shows detention pond is to the east

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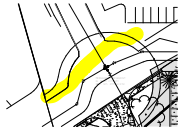
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Show the existing offsite C&G and sidewalk. Proposed sidewalk to connect to the existing sidewalk

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8/8/2022 7:54:32 AM (1)

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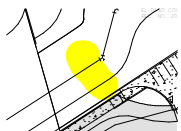


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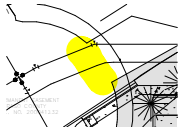


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8/8/2022 7:54:38 AM (1)

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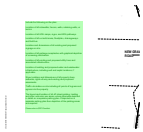
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extend sidewalk and provide crossings across swingline road and modify the ramps accordingly.

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8/9/2022 10:00:18 AM (1)

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Include the following on the plan:

Location of all sidewalks, fences, walls, retaining walls, or berms

Location of all ADA ramps, signs, and ADA pathways

Location of all no-build areas, floodplain, drainageways and facilities

Location and dimensions of all existing and proposed signage on site

Location of all garbage receptacles with graphical depiction of screening mechanism

Location of all existing and proposed utility lines and associated infrastructure

Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable

Show locations and dimensions of all property lines, setbacks, rights-of-way and existing and proposed easements.

Traffic circulation on site including all points of ingress and egress into the property

The layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required

Please refer to SDP Checklist

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8/9/2022 10:00:21 AM (1)

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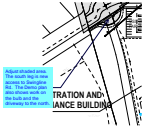


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8/9/2022 3:20:00 PM (1)

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Adjust shaded area. The south leg is new access to Swingline Rd. The Demo plan also shows work on the bulb and the driveway to the north.

---

8/9/2022 9:27:25 AM (1)

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Include in Project Data: calculation for parking for office and maintenance building

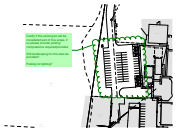
provide standard parking stalls, ADA, loading, bike racks, etc.

Parking computations - required/ provided

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8/9/2022 9:59:06 AM (1)

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Clarify if this parking lot will be considered part of this scope, if so please provide parking computations required/provided

Will landscaping for this area be provided?

Parking lot lighting?