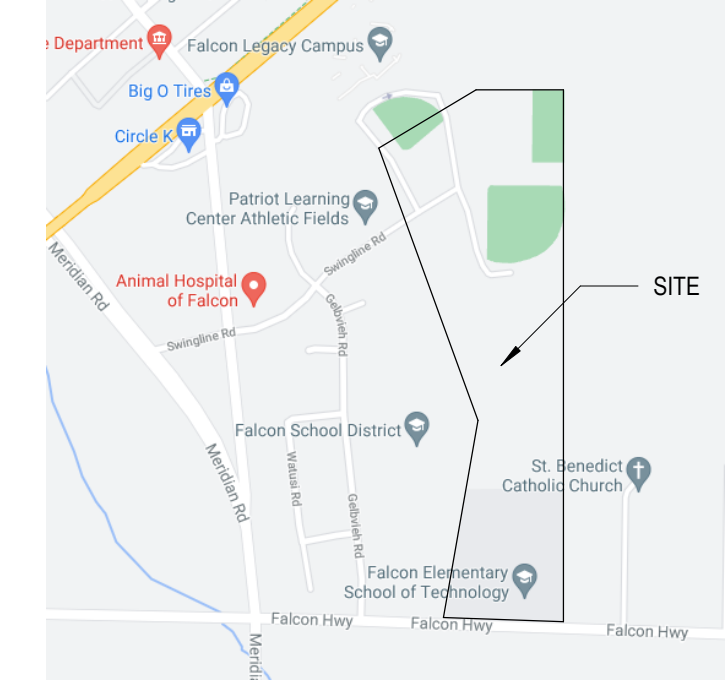


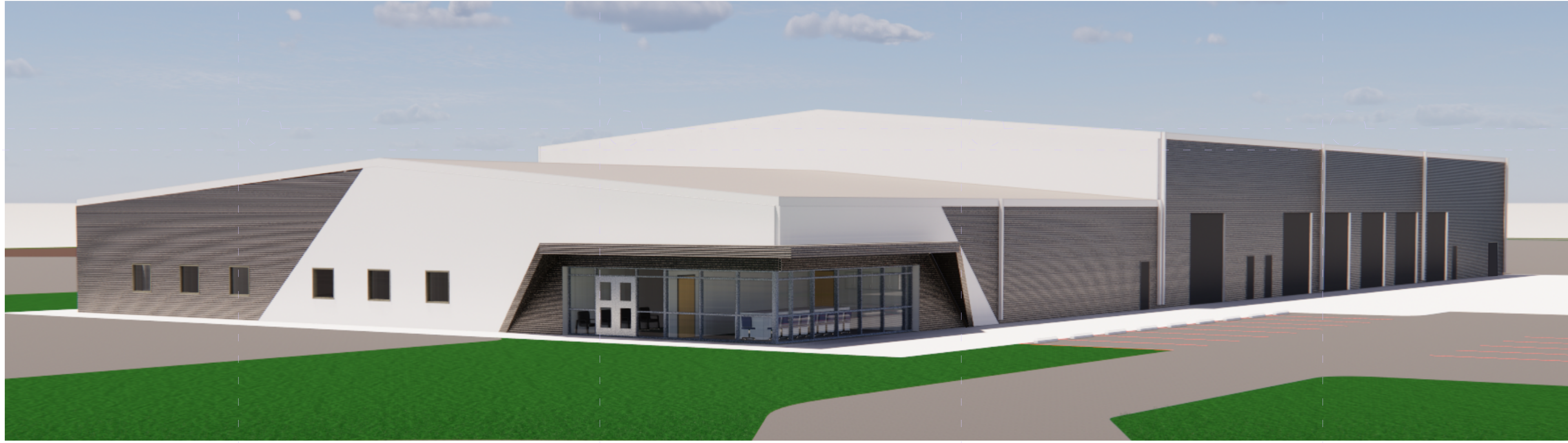
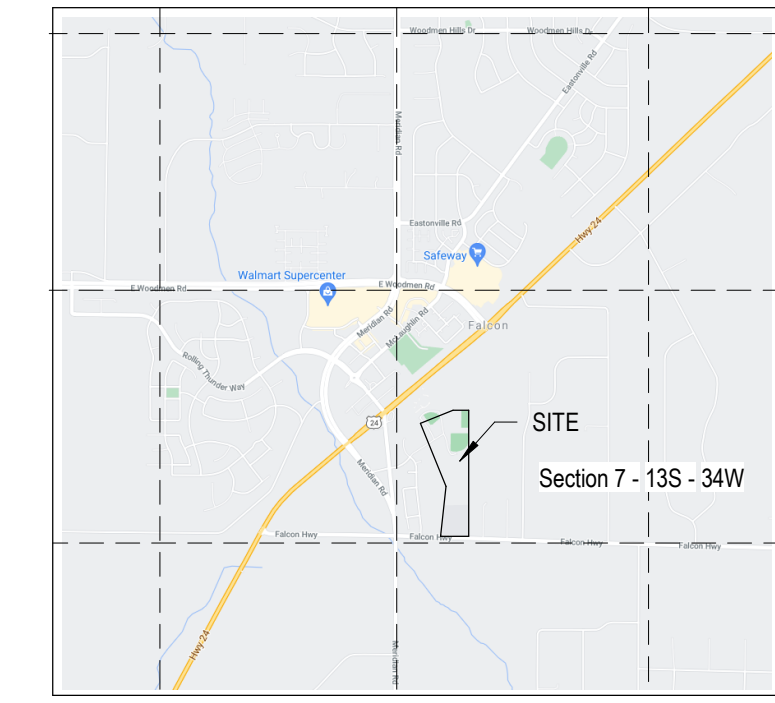
# D49 TRANSPORTATION CENTER

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 829.38 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

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

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

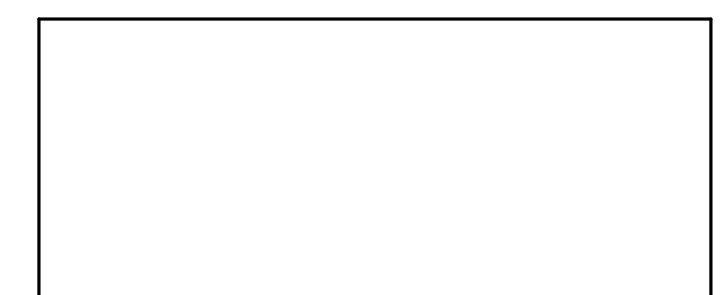
CIVIL ENGINEER / SURVEYOR  
**JVA, INCORPORATED**  
47 COOPER CREEK WAY, SUITE 328  
WINTER PARK, CO 80482  
(P) 303-444-1951  
(F)  
CONTACT: COOPER KARSH

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



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

REVISIONS

# DATE DESCRIPTION

DATE APPROVAL: **Approver**

PREPARED BY: **Author**

CHECKED BY: **Checker**

ISSUED FOR: **DEVELOPMENT PLAN**

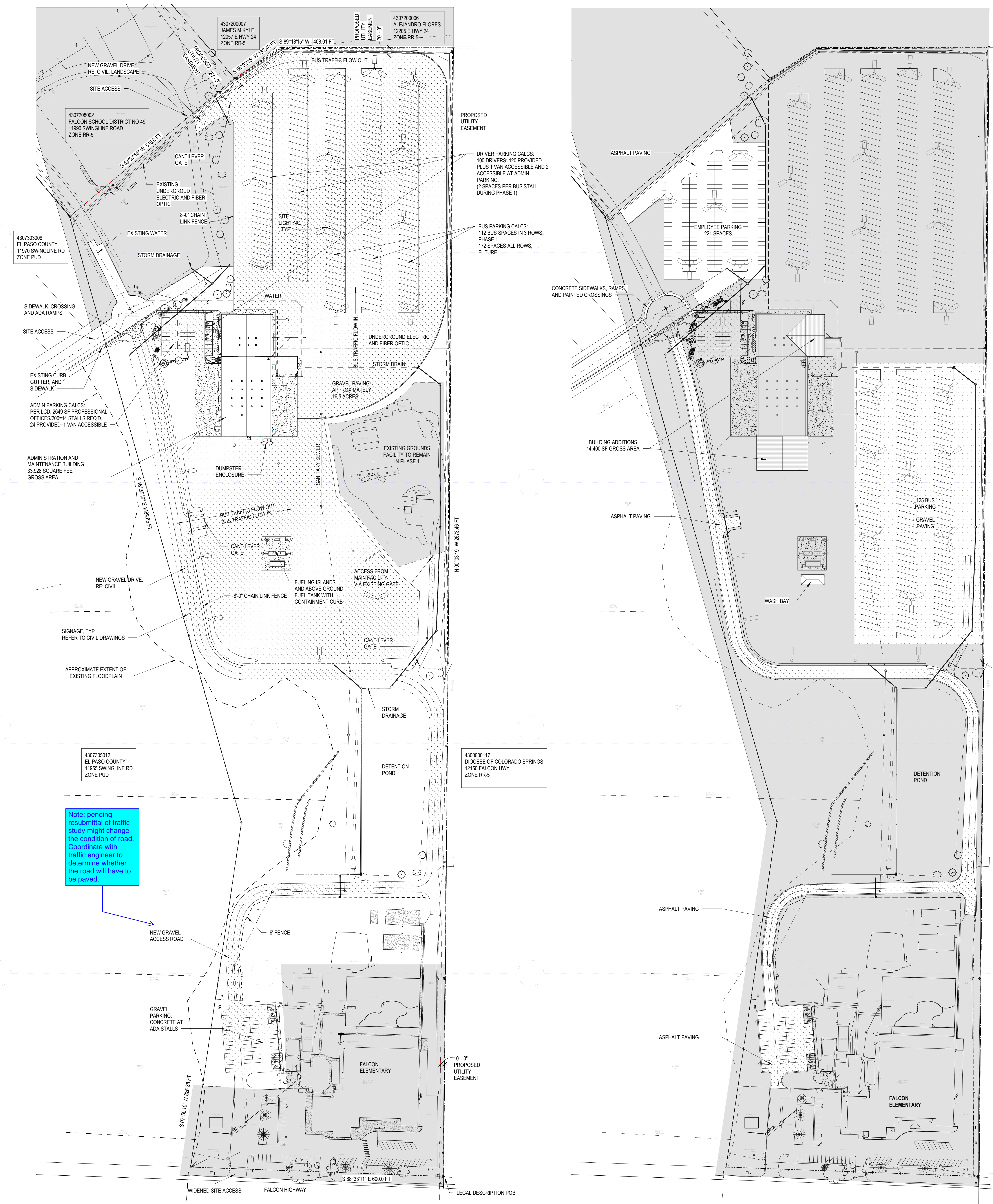
SHEET NO. **DP-01**

**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.



**2 SITE DEVELOPMENT PLAN PHASE 1**  
DP-02 1" = 100'-0"

**1 SITE PLAN - PHASE 2 CONSTRUCTION - FUTURE**  
DP-02 1" = 100'-0"

**D49 TRANSPORTATION CENTER**

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

**ARCHITECTURAL SITE PLAN - PHASING PLANS**

DATE PROJECT NUMBER  
**2021-041-00**  
DATE  
**9/23/2022**

DESIGNED BY: BC  
DRAWN BY: AJ  
CHECKED BY: SM

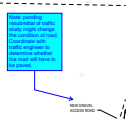
ISSUED FOR:  
**DEVELOPMENT PLAN**  
SHEET NO.  
**DP-02**

# v5\_Site Plan-redline.pdf Markup Summary

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lpackman (1)

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**Space:**

Note: pending resubmittal of traffic study might change the condition of road. Coordinate with traffic engineer to determine whether the road will have to be paved.