

EL PASO COUNTY
COLORADO

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Board of County Commissioners
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TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Ryan Howser, Planner II
Lupe Packman, EI Engineer I
Kevin Mastin, Interim Executive Director

RE: Project File #: U-22-001
Project Name: El Paso County School District 49 Transportation Center
Parcel No.: 43073-00-006

OWNER:	REPRESENTATIVE:
El Paso County School District No. 49 10850 E Woodmen Road Peyton, CO 80831	RTA Architects, Brian Calhoun 19 S Tejon St Suite 300 Colorado Springs, Colorado 80903

Commissioner District: 3

Planning Commission Hearing Date: 6/16/2022

EXECUTIVE SUMMARY

A request by El Paso County School District No. 49 for an approval of location to allow for the construction of a transportation center for the Falcon School District No. 49. The project is proposed to be constructed on an existing District No. 49 parcel. The 39.97-acre property is located on the north side of Falcon Highway, approximately one-half (1/2) of a mile east of US Highway 24, and is within Section 7, Township 13 South, Range 64 West of the 6th P.M. The parcel is zoned RR-5 (Rural Residential). Should the Planning Commission approve the location for the transportation center, the applicant will be required to submit and receive approval of a site development plan prior to initiating construction of the facility.



A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request for an approval of location to allow for a transportation facility for El Paso County School District No. 49.

Waiver(s)/Deviation(s): There are no waivers or deviations requested with the approval of location.

Authorization to Sign: There are no documents associated with this application that require signing.

B. APPROVAL CRITERIA

Section 5.3.3.J, Approval of Location, Review Standards, of the Land Development Code (2021) states:

“The application for a public use, structure or utility is reviewed for conformity with the submittal and processing requirements included within this Code and Procedures Manual and for conformity with the adopted Master Plan.”

C. LOCATION

North:	RR-5 (Residential Rural)	Single-Family Residential Institutional
South:	RR-5 (Residential Rural)	Single-Family Residential
East:	RR-5 (Residential Rural)	Religious Institution
West:	PUD (Planned Unit Development)	Open Space

D. BACKGROUND

The property is currently being used for public school facilities. According to the applicant’s letter of intent, the proposed use is intended to replace the current El Paso County School District 49 Grounds Maintenance Operations currently located on this portion of the site. The Grounds Maintenance facility is comprised of several metal storage buildings, storage containers, and outside equipment storage. In addition to the Grounds Maintenance Operation, there are several outdoor athletic facilities including a baseball field, a practice football field, and a defunct football field surrounded by a dirt running track. These existing uses are proposed to be relocated or retired. The Falcon Elementary School of Technology also resides on this property to the south of the proposed transportation center. This school is proposed to remain. Additionally, the Falcon Legacy Campus resides on a parcel adjacent to the north and is also proposed to remain.



An Early Assistance meeting was held on August 18, 2021, to discuss the permitting process for establishing a transportation center for the Falcon School District No. 49.

Section 1.15 of the El Paso County Land Development Code (2021) defines an “Approval of Location” as:

“[T]he process authorized by CRS §30-28-110(1) whereby the Planning Commission reviews and approves the location and extent of any road, park, public way, ground or space, public building or structure, or public utility (whether publicly or privately owned and constructed).”

The proposed transportation center is intended to service schools within the Falcon School District No. 49; therefore, the proposed development qualifies as an approval of location in accordance with the Code. An approval of location is necessary per C.R.S. 30-28-110 and Section 5.3.3 of the Code. Should the approval of location be approved, the applicant will be required to submit and receive administrative approval of a site development plan prior to initiating construction of the proposed transportation center and associated structures.

E. ANALYSIS

1. Land Development Code Analysis

The request for approval of location is reviewed for conformity with the requirements of the Land Development Code and for conformity with the County Master Plan. Staff recommends that the proposed use complies with Section 5.3.3 of the Code regarding approval of location and C.R.S. 30-28-110, with the conditions and notations.

2. Zoning Compliance

The proposed transportation facility is located on a parcel zoned RR-5 (Rural Residential). The RR-5 zoning district is intended to accommodate low-density, rural, single family residential development. The density and dimensional standards for the RR-5 zoning district are as follows:

- Minimum lot size: 5 acres *
- Minimum width at the front setback line: 200 feet
- Minimum setback requirement: front 25 feet, rear 25 feet, side 25 feet **
- Maximum lot coverage: 25 percent
- Maximum height: 30 feet



* In the event that the land to be partitioned, platted, sold or zoned abuts a section line County road, the minimum lot area for lots abutting the road shall be 4.75 acres and minimum lot width shall be 165 ft.

**Agricultural stands shall be setback a minimum of 35 feet from all property lines.

Section 5.4.3.C.3. of the Code states:

“Public or Quasi-Public Utility Buildings not subject to standards: Utility buildings or facilities owned by a governmental, quasi-governmental or public entity are not subject to the development standards of the respective zoning district, but are instead governed by the standards of the approval of location, site development plan, or site plan submitted with the development application.”

Public buildings are exempt from the dimensional standards; however, the site plan submitted in association with the approval of location depicts the proposed structures meeting the underlying zoning district dimensional standards.

3. Master Plan Analysis

a. Your El Paso Master Plan (2021)

Your El Paso Master Plan (2021) establishes the vision for the County’s future based on the needs of the current population and anticipated growth and provides strategies needed to achieve that vision as growth and change occur. The Plan is comprehensive both in scale and scope, influencing the entire County with recommendations related to a range of topics. In addition, Your El Paso Master Plan is intended to promote the community’s vision, goals, objectives, and policies; establish a process for orderly growth and development; address both current and long-term needs; and provide for a balance between the natural and built environment.

The following is an analysis of the Plan as it applies to the application being considered with a specific focus on Chapter 3, Land Use, including identifying Key Area influences and the applicable Areas of Change and Placetype designations as well as the applicable Core Principles, Goals, Objectives, and Specific Strategies of the Action Matrix included in Chapter 14, which is the Implementation chapter of the Plan.



i. **Placetype:** Urban Residential

Placetype Character:

“Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.”

Recommended Land Uses:

Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

Analysis:

The property is designated as being within the Suburban Residential placetype. “Institutional” is a supporting land use within



the Urban Residential placetype. The Code defines an “Institutional Use” as:

“A general term meant to encompass a variety of public and quasi-public uses such as educational facilities, religious institutions, hospitals, libraries, cemeteries and various governmental facilities.”

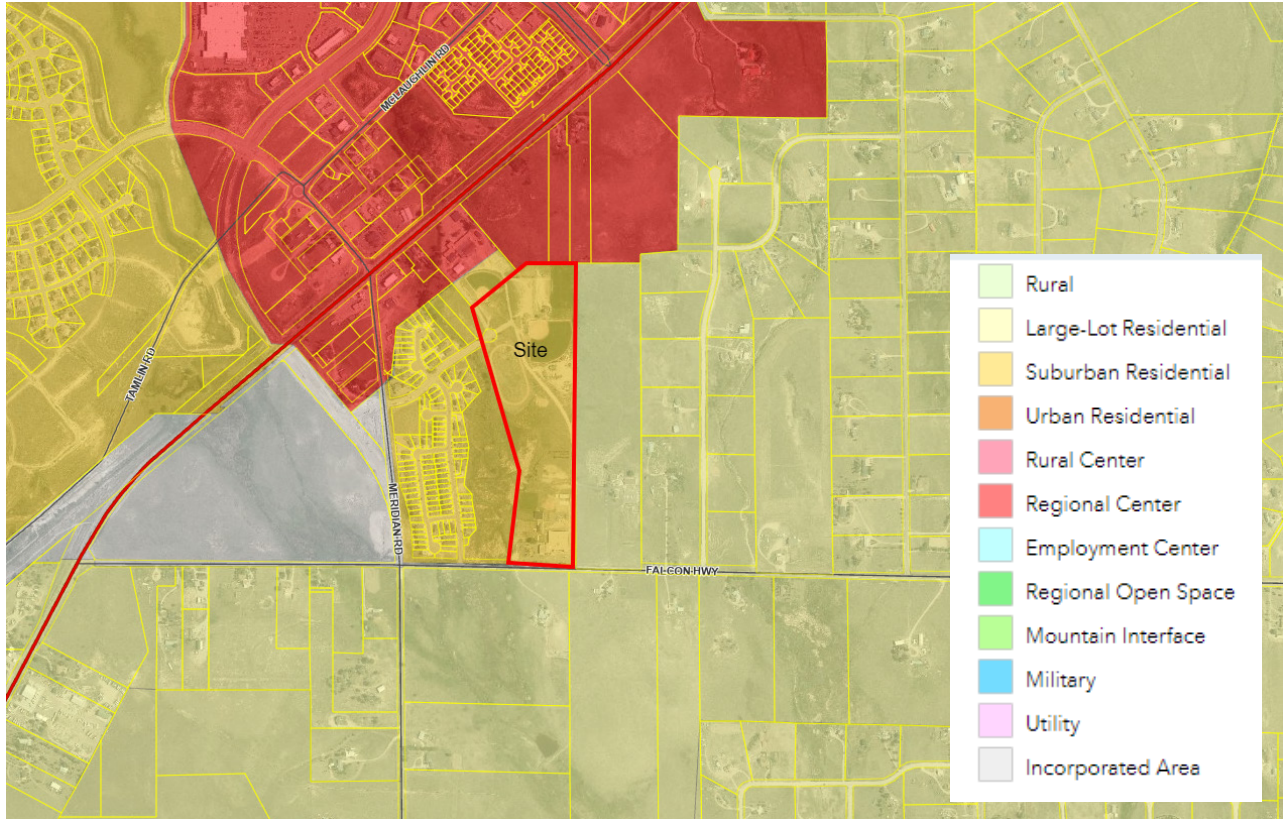


Figure G.1: Placetype Map

Analysis:

The property is located within the Suburban Residential placetype. The Suburban Residential placetype comprises the County’s traditional residential neighborhoods with supporting commercial uses at key intersections. Relevant goals and objectives are as follows:

Goal LU1 – Ensure compatibility with established character and infrastructure capacity.



Objective LU3-1 – Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.

Objective CF11-2 – Support efforts by the school districts to develop individual long-range capacity and facilities plans based on planned growth in El Paso County in order to accommodate actual growth.

According to the applicant’s letter of intent, “the existing bus transportation center located at 10850 E Woodmen Road, is at maximum capacity and cannot support the growth in the district.” The proposed transportation center is proposed to long-term parking and maintenance operations for District No. 49 in response to the rapid growth in the area.

This area of the County is included within the Suburban Residential Placetype area and is anticipated to experience significant growth. The transportation center will allow District 49 to continue to provide transportation services to the growing residential communities in the District’s area.

- ii. **Area of Change Designation: Minimal Change: Undeveloped**
The character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall there will be no change to the prioritized rural and natural environments.



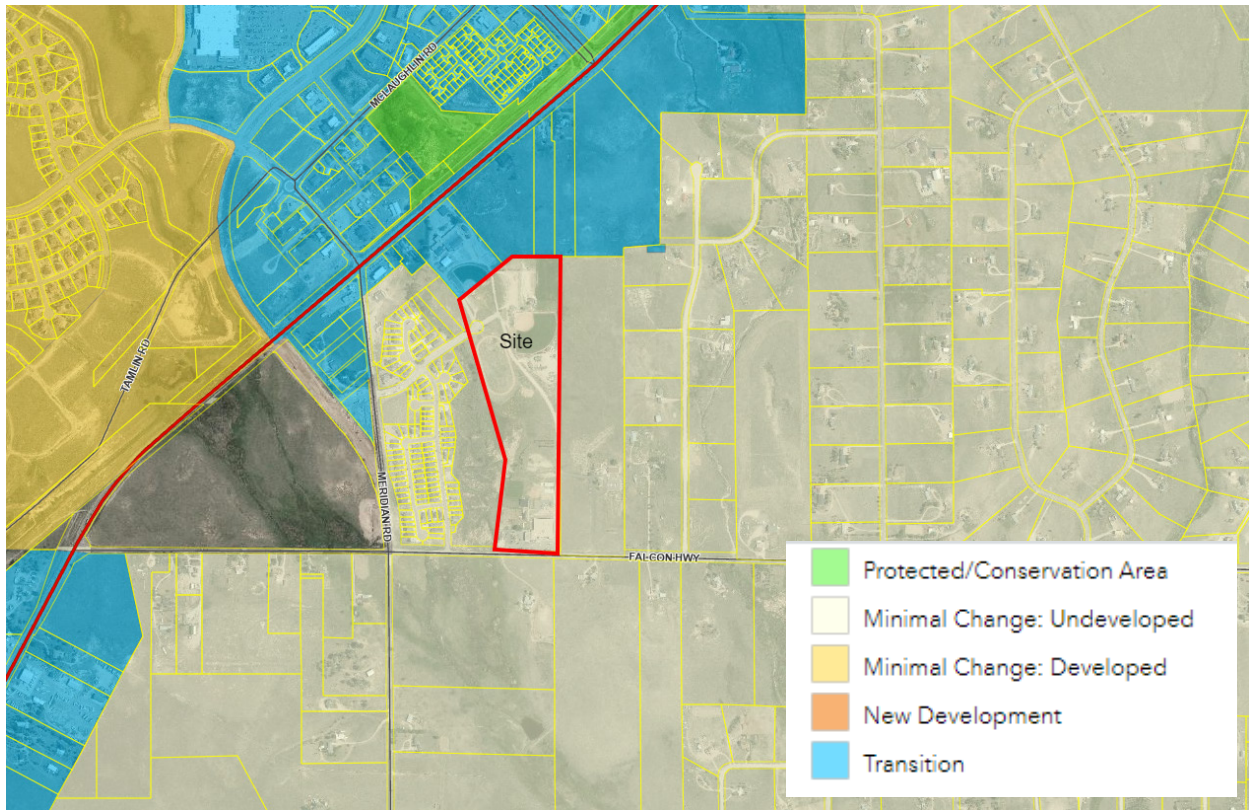


Figure G.2: Area of Change Map

Analysis:

The Minimal Change: Undeveloped area is not expected to experience significant growth or ongoing changes in land use. The property is currently being used for school facilities. The property is located adjacent to the Transition Area of Change, which is expected to experience significant growth and ongoing changes in land use. Much of the area within District No. 49 is located in areas which are expected to experience significant growth. The transportation center is intended to continue the use of the property for school facilities and will allow District No. 49 to continue to support the additional growth in this area of the County and allow for expansion of the service area.

iii. Key Area Influences

El Paso County represents a vast area composed of many distinct areas. These “Key Areas” have their own unique identities and are generally localized into smaller geographic areas with distinct characteristics that distinguish them from other areas of the County.



The subject property is potentially influenced by the “Potential Areas for Annexation.”

Potential Areas for Annexation

“A significant portion of the County’s expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.

This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.”



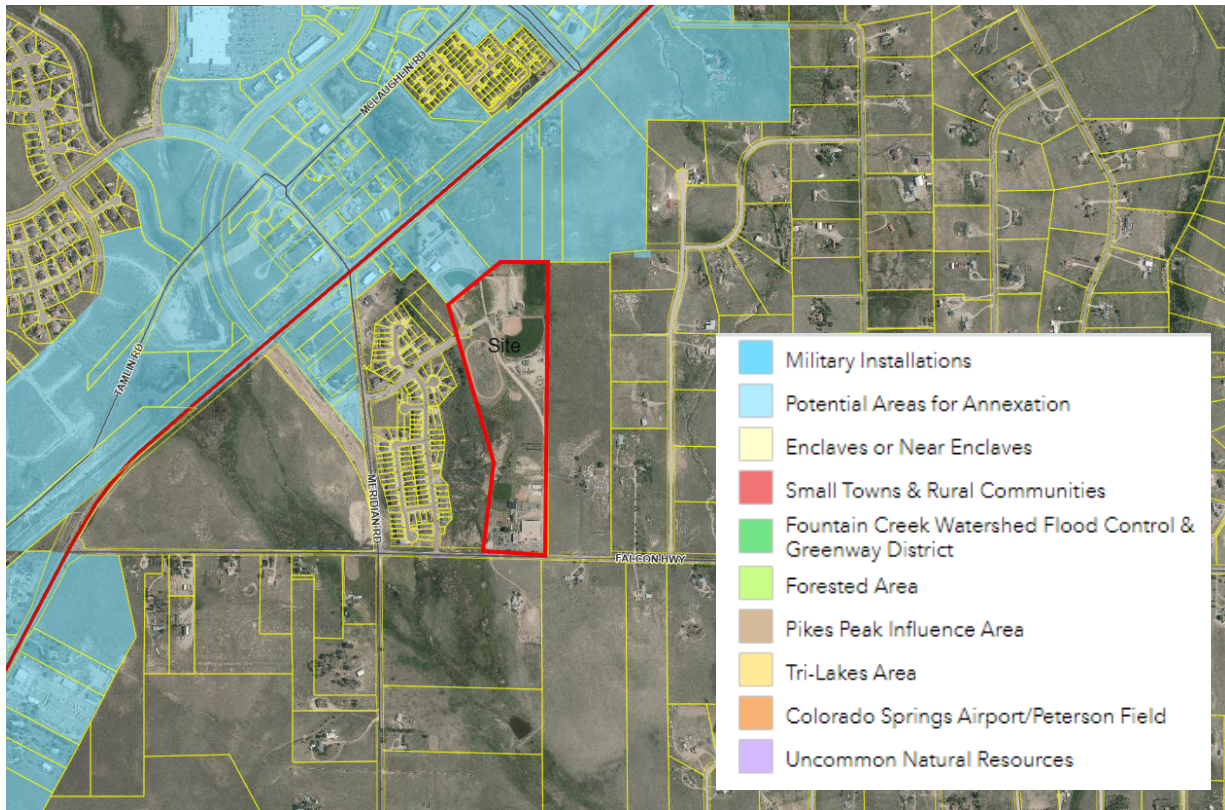


Figure G.3: Key Area Map

Analysis:

The property is located adjacent to the potential annexation key area, which has been identified as an area of El Paso County that is anticipated to experience significant growth. While the addition of the transportation center is not expected to substantially impact the character of the surrounding area, this area may significantly change in character if more surrounding properties annex into the City of Colorado Springs. Approving the location of the transportation center in the proposed location may help District No. 49 to continue to support the additional growth in this area of the County and allow for expansion of the service area.

b. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

Policy 1.1.1 – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

Goal 1.2 – *Integrate water and land use planning.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The development is proposed to be served by Woodmen Hills Metropolitan District, a central water provider. The following information pertains to water demands and supplies in Region 3 for central water providers:

The property is located within Planning Region 3 (Falcon Area) of the Plan and is located within an estimated area of development. The Region is identified as potentially having issues regarding long term sustainable draw from the Denver Basin aquifer. The Plan identifies the current demand for Region 3 to be 4,494 acre-feet per year (AFY) (Figure 5.1) with a current supply of 7,164 AFY (Figure 5.2). The projected demand in 2040 is 6,403 AFY (Figure 5.1) with a projected supply of 7,921 AFY (Figure 5.2). The projected demand at build-out in 2060 is 8,307 AFY (Figure 5.1) with a projected supply of 8,284 AFY (Figure 5.2). This means that by 2060 a water supply deficit of 23 AFY is anticipated for Region 3.

A finding of water sufficiency is not required as part of an approval of location. However, should the owner wish to subdivide the property in the future, a finding of sufficiency for water quality, quantity, and dependability will be required.

4. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Services Division and El Paso County Conservation District were each sent referrals and have no outstanding comments.



The Master Plan for Mineral Extraction (1996) identifies upland deposits and coal in the area of the subject parcels.

Please see the Parks/Trails section below for information regarding The El Paso County Parks Master Plan (2013).

Please see the Transportation section below for information regarding the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

F. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were noted during the review of the approval of location. The utility lines are proposed to be located within easements and rights-of-way throughout El Paso County. Specific line orientations and locations will be provided with the individual construction drawing review application(s) and any hazards will be identified and reviewed at that time.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

3. Floodplain

The property is not located within a defined floodplain as determined from review of the FEMA Flood insurance Rate Map panel number 08041C0561G, dated December 7, 2018.

4. Drainage and Erosion

Drainage and bridge fees are not applicable to approvals of location. In addition, drainage and bridge fees do not apply to subsequently submitted construction drawing review applications.

A grading and erosion control plan and drainage report are not required with an approval of location; however, approvals of such documents will need to occur with the subsequent site development plan review application.

5. Transportation

This traffic study identifies improvements the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) proposes on some roads in the



vicinity of the site. The requirements for this project will be addressed in the subsequent application.

The development is subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471). The fee amount will be determined at the final land use approval or driveway access permit, whichever comes second. The land use of public/ institutional according to the Road Impact Fee Schedule will be used to determine fees.

G. SERVICES

1. Water

Water will be evaluated during the subsequent site development plan process.

2. Sanitation

Wastewater will be evaluated during the subsequent site development plan process.

3. Emergency Services

The property is within the Falcon Fire Protection District. The District was sent a referral for the approval of location and has no outstanding comments.

4. Utilities

Electrical service is provided by Mountain View Electric Association, Inc. (MVEA) and natural gas service is provided by Colorado Springs Utilities.

5. Metropolitan Districts

The property is not located within the boundaries of a metropolitan district.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for an approval of location. The El Paso County Parks Master Plan (2013) identifies the proposed Falcon Highway Bicycle Route to the south of the property. This route will be accommodated within the public right of way and will not impact the development. The proposed Falcon Vista Secondary Regional Trail is shown to the west of the property and is located fully within the parcel to the west. The parcel to the west (Parcel No. 43073-05-012) is a 14-acre county owned open space parcel. It is anticipated that when the transportation center is developed that permanent and construction BMP's will be used to ensure no adverse impacts from runoff. The property is not located within a Candidate Open Space.

7. Schools



Land dedication or fees in lieu of school land dedication are not required for an approval of location.

H. APPLICABLE RESOLUTIONS

Approval Page 11

Disapproval Page 12

I. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission find that the request meets the criteria for approval outlined in Section 5.3.3 of the El Paso County Land Development Code (2021), staff recommends the following conditions and notations:

CONDITIONS

1. No substantial expansion, enlargement, or modification of the site development plan shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. Any construction that is proposed to occur within El Paso County public right-of-way shall require review and approval of a permit for work in the right-of-way pursuant to the regulations of the El Paso County Department of Public Works.
3. Any construction that is proposed to occur outside of El Paso County public right-of-way shall require construction drawing review and administrative approval by Planning and Community Development Department prior to commencement of construction.
4. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations except for those portions varied by this action.
5. The applicant shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at the final land use approval or driveway access permit, whichever comes second. The land use of public/ institutional according to the Road Impact Fee Schedule will be used to determine fees.

NOTATIONS



1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified nine (9) adjoining property owners on May 31, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

L. ATTACHMENTS

Vicinity Map
Letter of Intent
Site Plan



El Paso County Parcel Information

PARCEL	NAME
4307300006	FALCON SCHOOL DISTRICT NO 49

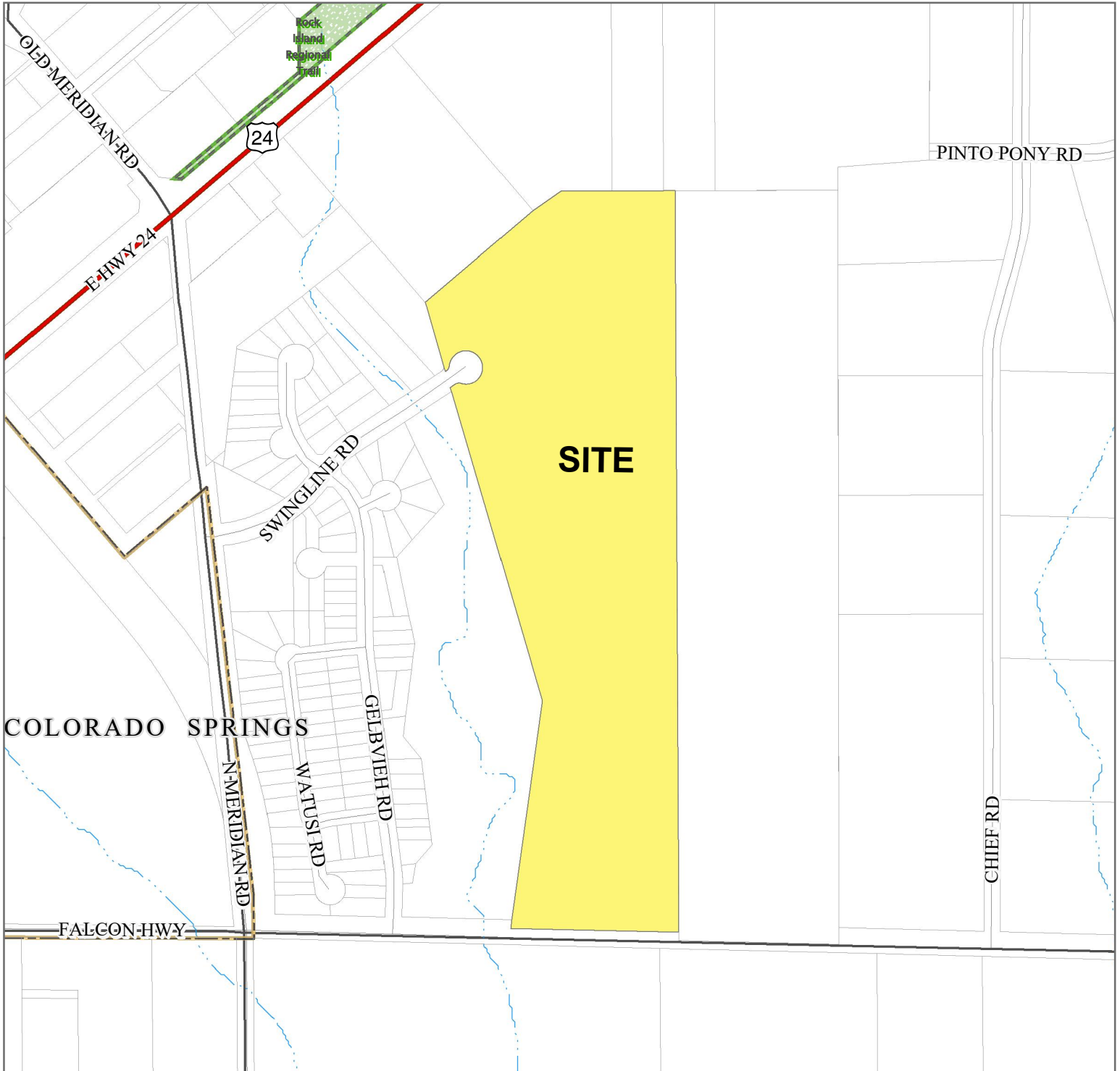
File Name: U-22-001

Zone Map No.: --

ADDRESS	CITY	STATE
10850 E WOODMEN RD	PEYTON	CO

ZIP	ZIPLUS
80831	8127

Date: May 25, 2022



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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January 17, 2022 (updated April 12, 2022)

Letter of Intent

El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: El Paso County School District 49 Transportation Center
12050 Falcon Highway

Ladies and Gentlemen:

Request

On behalf of the El Paso County School District 49, we submit this letter of intent requesting Location Approval for the facility described below. To support the rapidly expanding Falcon community, the school district has identified a long term need to expand and reorganize the facilities to support district bus transportation. The existing bus transportation center located at 10850 E Woodmen Road, is at maximum capacity and cannot support the growth in the district. With new schools currently planned, the bus inventory needed will surpass the parking capacity at this existing facility. As the long standing and current landowner at 12050 Falcon Highway, El Paso County School District 49 is proposing the construction of a new Transportation Center composed of administration, bus parking and bus maintenance operations. This new facility will be opened in phases and is intended to provide enough long-term parking and maintenance capacity for the school district over the next 20-30 years. The target date for phase one opening is fall of 2023.

Site Location

The proposed 39-acre site for the Transportation Center (Tax schedule number 4307300006), is zoned RR-5 and located to the east of Swingline road between Falcon Highway to the south and Highway 24 to the north with a current address of 12050 Falcon Highway. More specifically the portion of the site in consideration for the development lies between the Falcon Elementary School of Technology to the south (on the same property) and the Falcon Legacy Campus to the north (on a separate parcel). The property on the west side is owned by the El Paso County as wetlands and contains the 100-year flood plain. The property to the north is owned by the El Paso County School District 49 and is an educational campus. The property to the east is the St Benedict Catholic Church owned by the Diocese of Colorado Springs. To the northeast are parcels currently in the process of proposed commercial development.

Existing and Proposed Facilities

The proposed use will replace the current El Paso County School District 49 Grounds Maintenance Operations currently located on this portion of the site. The Grounds Maintenance facility is comprised of several metal storage buildings, storage containers, and outside equipment storage. In addition to

the Grounds Maintenance Operation, there are several outdoor athletic facilities including a baseball field (used by the school district and youth sports), a practice football field (used by the Falcon Legacy Campus), and a defunct football field surrounded by a dirt running track. All these existing uses are proposed to be relocated or retired. The final existing use on this property is the Falcon Elementary School of Technology to the south. This school is proposed to remain as well as the Falcon Legacy Campus on a parcel to the north.

The Proposed Facilities include a 34,000 square foot office and maintenance building plus 12 acres of bus parking in the center portion of the site. The eventual maximum bus parking is planned for 300 units plus necessary support facilities including a bus wash and bus fueling. The administrative functions include transportation offices, pay-for-use customer support, bus driver staging and bus dispatch. Bus drivers will operate of this facility daily for all school district transportation services. Maintenance operations include bus cleaning, periodic services, and necessary repairs. Bus maintenance is planned to occur in indoor bays in the maintenance building. Hours of operation include all school days beginning as early as 5am and extend until the afternoon when school is out. The parking lot will include electrical pedestals for heating blocks and will include lighting for early morning use. The entire facility will be enclosed in a security fence with cameras and other security monitoring.

The proposed site is located between Regional Centers and Employment Centers as identified in the El Paso County Master plan. In addition, the proposed property is located adjacent to High Priority Development areas for Employment Center use. With substantial buffers to the west and commercial development to the east and northeast, we believe our proposed use is compatible and appropriate. Visibility of the bus parking is screened from Highway 24 by the Falcon Legacy campus. Furthermore, the site takes advantage of access to both Highway 24 and Woodmen Road and is centrally located within the school district.

Traffic Impacts:

Included in our submittal is a traffic study by LSC, dated October 12, 2021. This traffic study outlines potential impacts to adjacent intersections as minimal and establishes the ability for existing roadways to accommodate the traffic. The primary ingress and egress point for traffic to the facility is by means of Swingline road. By utilizing Swingline Road, Traffic impacts at adjacent intersections are minimized. Bus traffic leaving the site may also exit onto Falcon Highway with right turn only movements. The school district acknowledges the potential for road impact fees that are due with the last land use approval.

Thank you for your consideration and we look forward to an expeditious approval of this Location for the El Paso County School District 49 Transportation Center.

Contacts

Owner:
El Paso County School District 49
10850 East Woodmen Road
Peyton, CO 80831
Melissa Andrews
(719) 494-8997

Consultant:
RTA Architects
19 S. Tejon Street, Suite 300
Colorado Springs, CO 80903
Brian Calhoun
(719) 471-7566

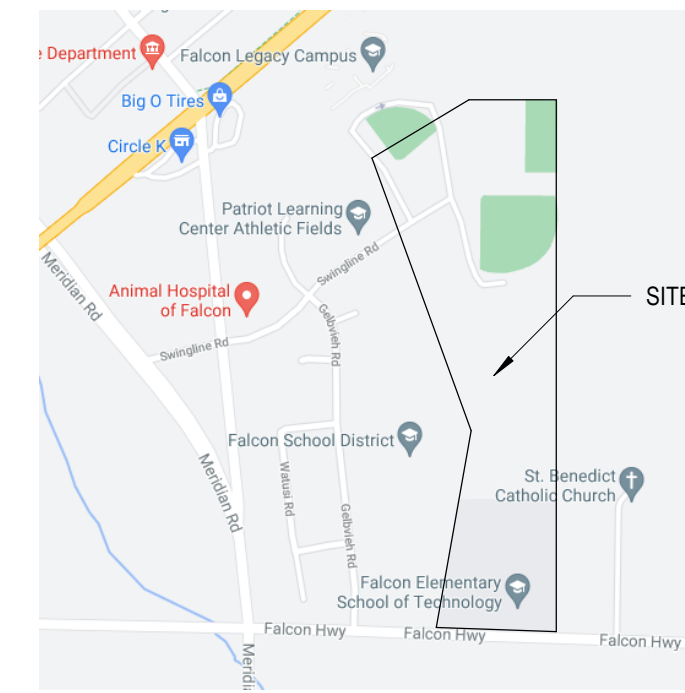
D49 TRANSPORTATION CENTER

FALCON, CO

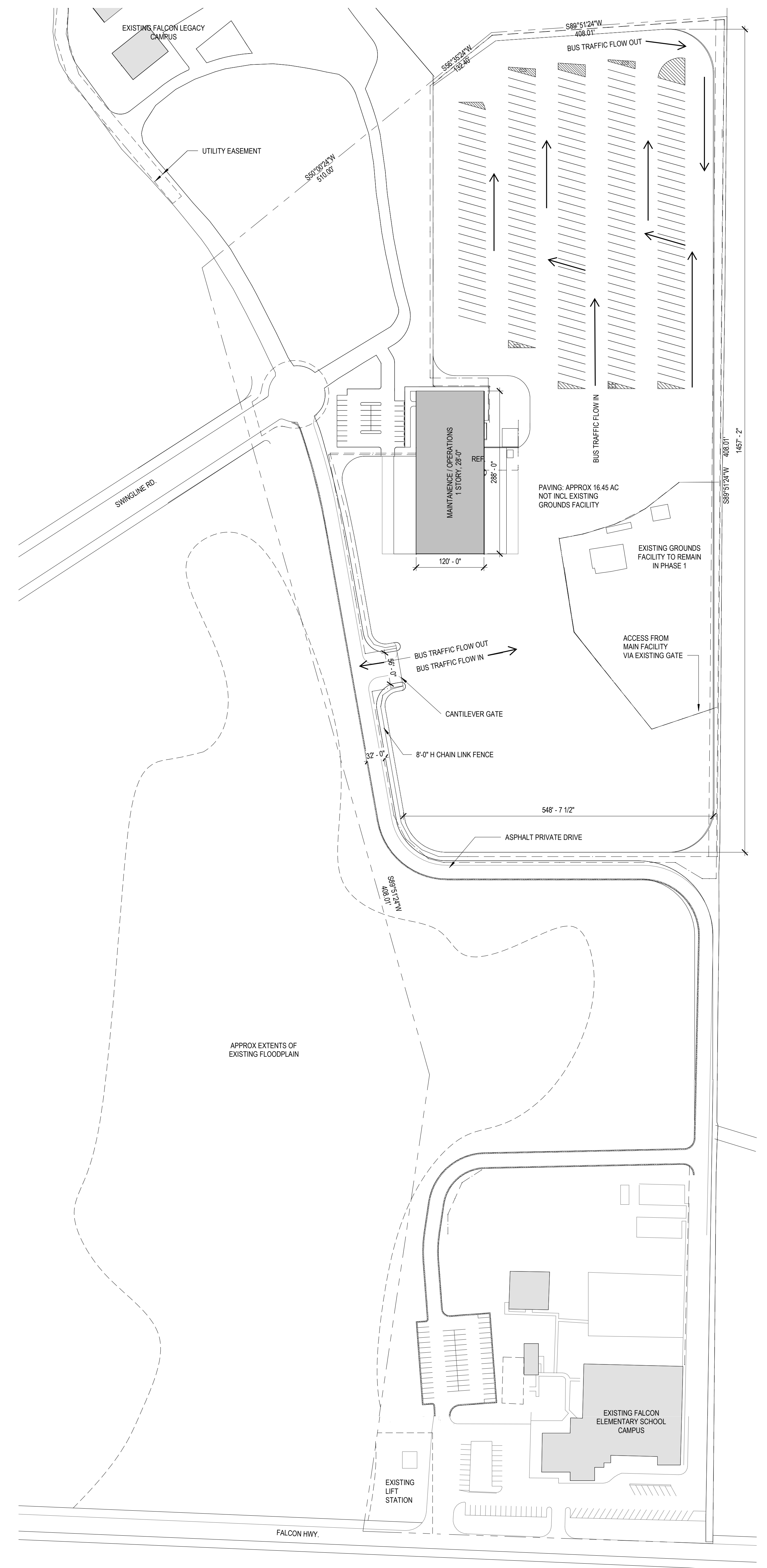
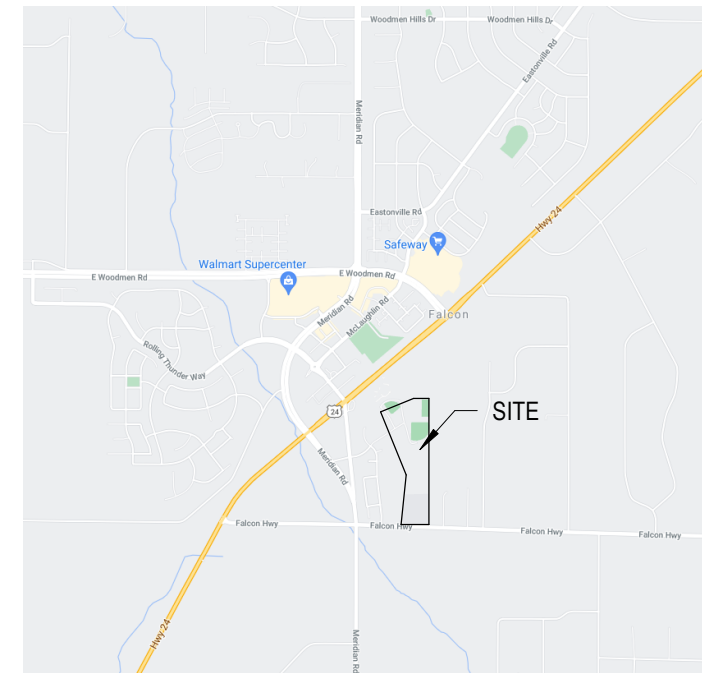
PROJECT DATA

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 00-02'19" W 30.0 FT TO NLY LN OF FALCON HWY FOR POB, CONT N 00-03'19" W 2073.46 FT, S 89-18'15" W 408.01 FT, S 86-02'12" 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	EXEMPT
EXISTING LAND USE	EXEMPT POLITICAL SUBDIVISION
BUILDING INFO	BUILDING AREA: 48,700 SF HEIGHT: 28'-0" MAX STORIES: 1 STORY
SETBACKS	FRONT - 25'-0", REAR - 25'-0", SIDE 25'-0"
ZONING DISTRICT	RR-5

LOCATION MAP



VICINITY MAP



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
10850 E WOODMEN RD
PEYTON, CO 80831

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SHEET TITLE
PLOT PLAN

RTA PROJECT NUMBER
2021-041.00

DATE
04/08/2022

#	DATE	REVISIONS	DESCRIPTION

DESIGNED BY: **Approver**
CHECKED BY: **Author**
ISSUED FOR: **Checker**

CONSTRUCTION DOCUMENTS

SHEET NO.
DP-1

DP-1
1" = 100'-0"

NORTH

0' 50' 100' 200' 400'