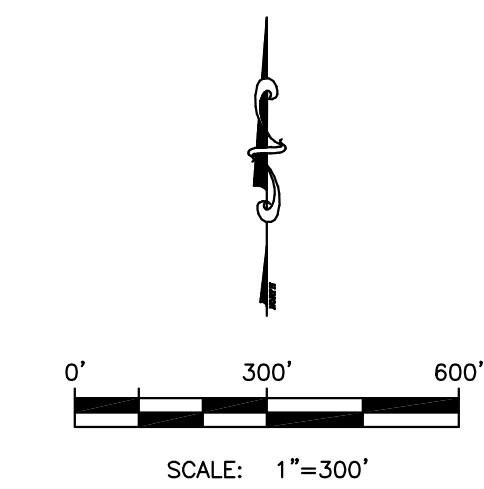


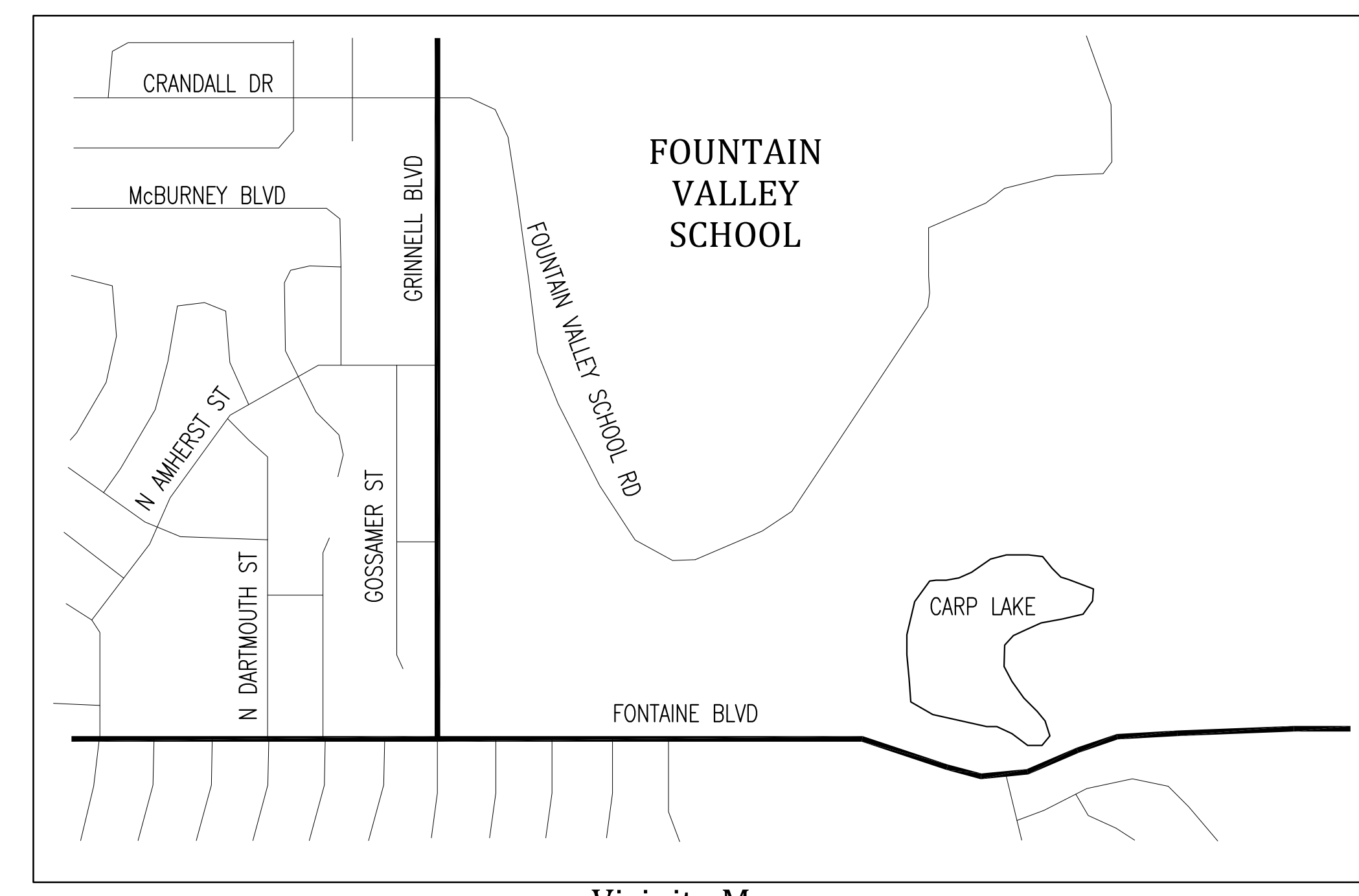
SYMBOLS LEGEND

- Proposed Building Construction
- Proposed Roadway Construction
- Private Irrigation Ditches

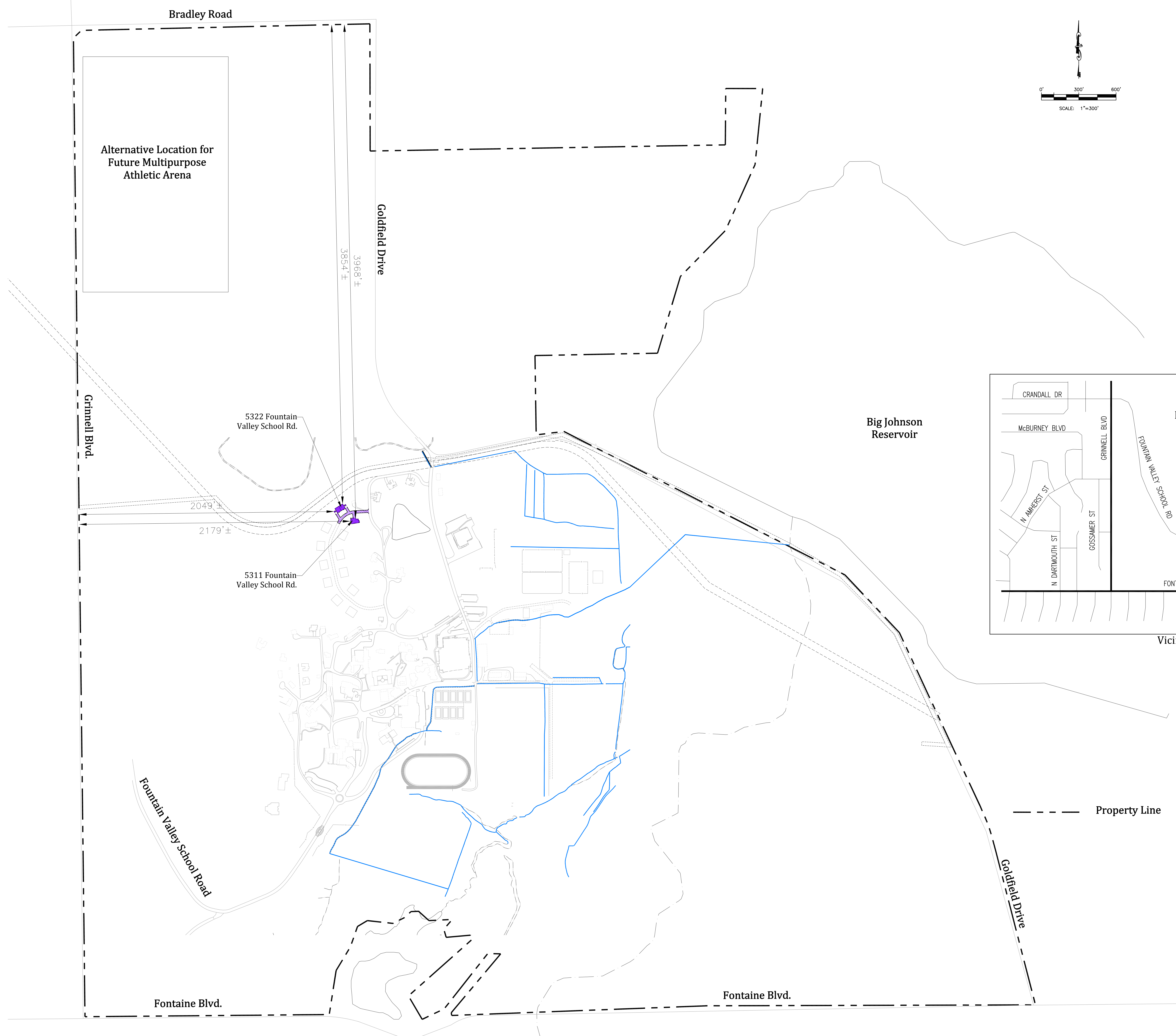


- NOTES:**
1. Location and size of future building and expansions are shown in concept only. The final location, size, and footprints will be shown on the individual construction drawings that will be submitted for approval to the Pikes Peak Regional Building Department.
 2. If development is planned within a designated floodplain at Fountain Valley School, a Floodplain Development Permit may be required through the Pikes Peak Regional Floodplain Management Office prior to any construction or modification within that floodplain.
 3. The two existing faculty houses south of the Athletic Facility are to be relocated to a location to be determined. If the houses are unable to be relocated, two units or a duplex will be constructed to replace the existing faculty houses.
 4. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

Approved
By: **Craig Dossey, Executive Director**
Date: **06/08/2019**
El Paso County Planning & Community Development



Vicinity Map



Overall Site with Proposed Facilities

Property Information

Project Location
Fountain Valley School
6155 Fountain Valley School Road
Colorado Springs, Colorado

Legal Description:
The Southwest Quarter of Section 7 Except that portion described in Book 5052 at Page 256 of the El Paso County Records, Township 15 South, Range 65 West of the 6th P.M.; that portion of the Southeast Quarter of Section 7 and that portion of the Southwest Quarter of Section 8, Township and Range aforesaid, described as follows:
Commencing at the South Quarter Corner of said Section 7; Thence easterly on the south line of Section 7, 30 feet to the point of beginning; Thence northerly on a line 30.00 feet easterly of the North-South Centerline of said Section, 1658.72 feet; Thence easterly 2825.0 feet; Thence northerly 447.28 feet; Thence easterly 300.00 feet; Thence southerly to intersect the northwesterly line of Big Johnson Reservoir; Thence southwesterly on the westerly line of said reservoir to intersect the south line of the Southeast Quarter of said Section 7; Thence westerly on said south line to the point of beginning; Section 18, Township and Range aforesaid, except tracts to Fountain Mutual Irrigation Company, also except the tract conveyed as described in Book 5052 at Page 256, of the El Paso County records; that portion of Section 17, Township and Range aforesaid lying southwesterly of Bradley Road, said tract contains approximately 937 acres.

Zone: A-5
Tax Schedule No.: 55000-00-164
PCD File No.: PPR1917

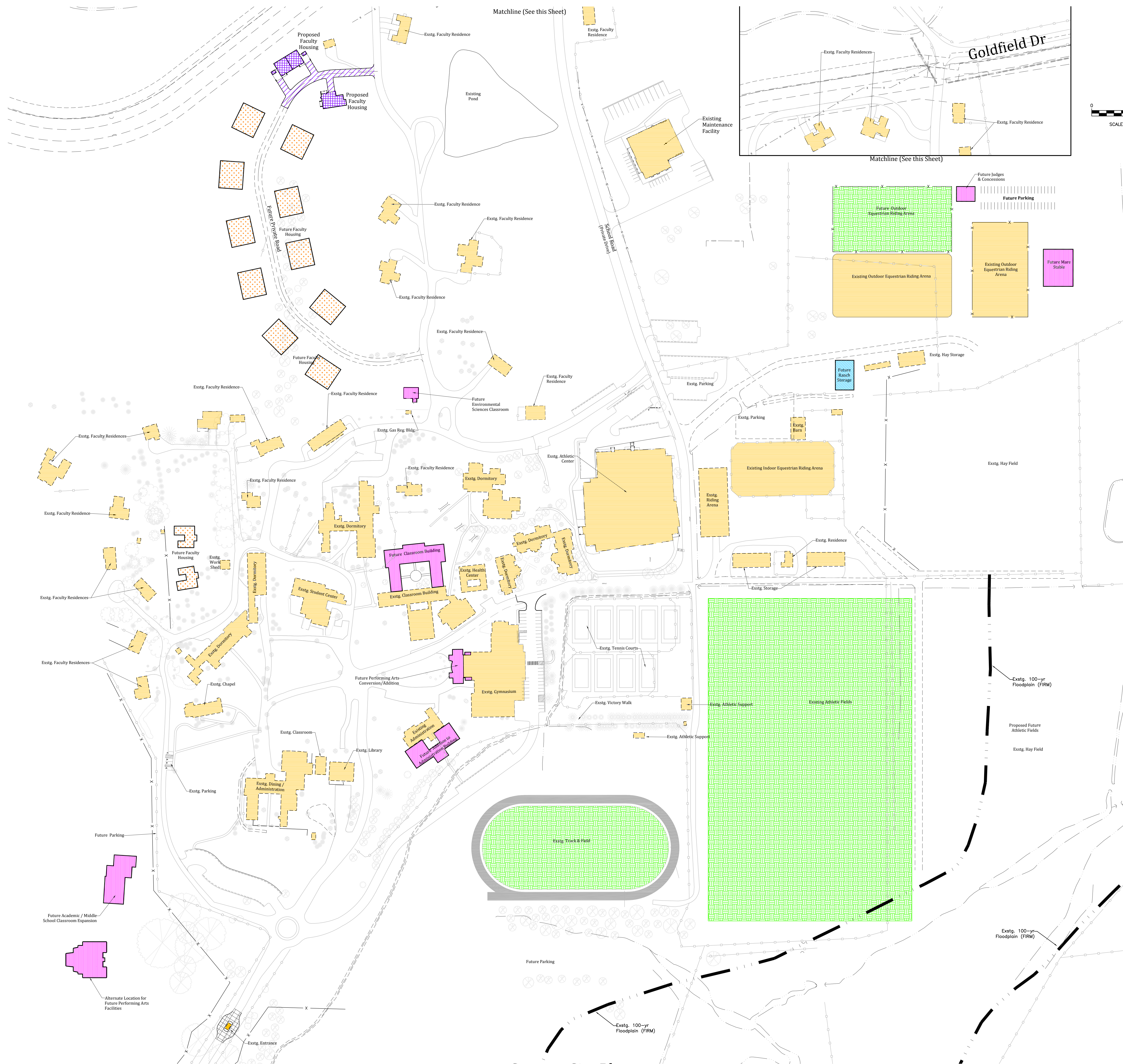
Fountain Valley School of Colorado
 Minor Site Development Plan
 6155 Fountain Valley School Road
 Colorado Springs, Colorado 80911

REVISIONS



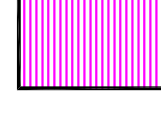


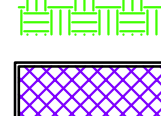


No.	Description

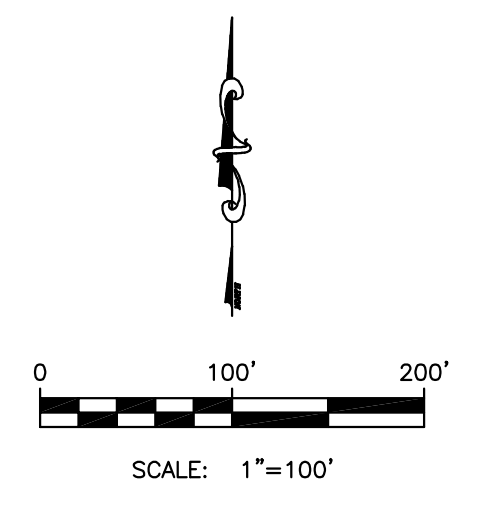
Data Sheet

JOB NO.: 19006 KEC
DATE: 05-23-2019
DRAWN: CAD
NRK
CHECKED: AWMc



SYMBOLS LEGEND

-  Existing Buildings
-  Existing Buildings to be Removed
-  Future Academic & Athletic Structures
-  Future Infrastructure Facilities Support
-  Future Faculty Residence
-  Athletic Fields
-  Proposed Building Construction
-  Proposed Roadway Construction (Gravel)



- NOTES:**
- Location and size of future building and expansions are shown in concept only. The final location, size, and footprints will be shown on the individual construction drawings that will be submitted for approval to the Pikes Peak Regional Building Department.
 - If development is planned within a designated floodplain at Fountain Valley School, a Floodplain Development Permit may be required through the Pikes Peak Regional Floodplain Management Office prior to any construction or modification within that floodplain.
 - The two existing faculty houses south of the Athletic Facility are to be relocated to a location to be determined. If the houses are unable to be relocated, two units or a duplex will be constructed to replace the existing faculty houses.

Fountain Valley School Master Plan / Special Use Program				
Functions	Existing	SF	Future	SF
Students				
<i>High School</i>				
Boarding Students	169		190	
Day Students	71		90	
Total High School Students	240		280	
Middle School Day Students	0		90	
Total Students	240		370	
Staff				
High School Faculty	34		38	
Administrators	8		8	
Facilities & Ranch Staff	17		18	
Administrative Staff	16		17	
Other Support Staff	13		14	
Food Services	15		17	
Faculty & Staff for Middle School	0		9	
Faculty & Staff for Preschool	0		2	
Total Faculty & Staff	103		123	
Faculty & Staff with on site housing	40		52	
Percent living on campus	39%		42%	
Classrooms + Academic Related Bldgs				
Number of classrooms	40		55	
Number of classroom buildings	5	33,047	7	46,247
Library	1	6,153	1	6,153
Student Center	1	9,762	1	9,762
Equestrian Riding Arenas	1	45,650	1	45,650
Riding Arena Support Bldgs/Mare Stable	3	11,520	4	15,520
Covered Arena	1	10,800	1	10,800
Ranch Storage	3	3,654	4	7,654
Concession Building / Judge's Stand			1	1,000
Athletic / Gym Facilities	1	59,670		
Multipurpose Athletic Arena	0		1	22,400
Chapel	1	3,572	1	3,572
Performing Arts	0		1	20,000
Middle School	0		1	7,600
Total Classrooms + Academic Bldgs		183,828		196,358
Housing				
Number + SF of Student Dorms	9	87,440	10	100,640
Apartments w/in dorms	13	w/in dorms	16	
Number of Beds	185		235	
Faculty + staff housing number of units	22	N/A	12	N/A
Administrative and Support Bldgs				
Administrative and Support Bldgs	1	5,960	2	12,000
Admissions + Dining	1	23,736	1	23,736
Gate House	1	180	1	180
Health Center	1	4,445	1	4,445
Facilities Maintenance Shop	1	13,859		
General & Facilities Storage	3	3,950	5	11,950
Parking	77		As Required	
Total Administrative and Support Bldgs		52,130		52,311
Total Square Feet		323,298		349,309
Outdoor Athletic				
Track & Field	1	N/A		N/A
Multipurpose Fields	2	N/A		N/A
Outdoor Equestrian Riding Arenas	2	N/A		N/A
Associated and Accessory Buildings	2			TBD based upon program need

Campus Site Plan

Fountain Valley School of Colorado
 Minor Site Development Plan
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 Colorado Springs, Colorado 80911

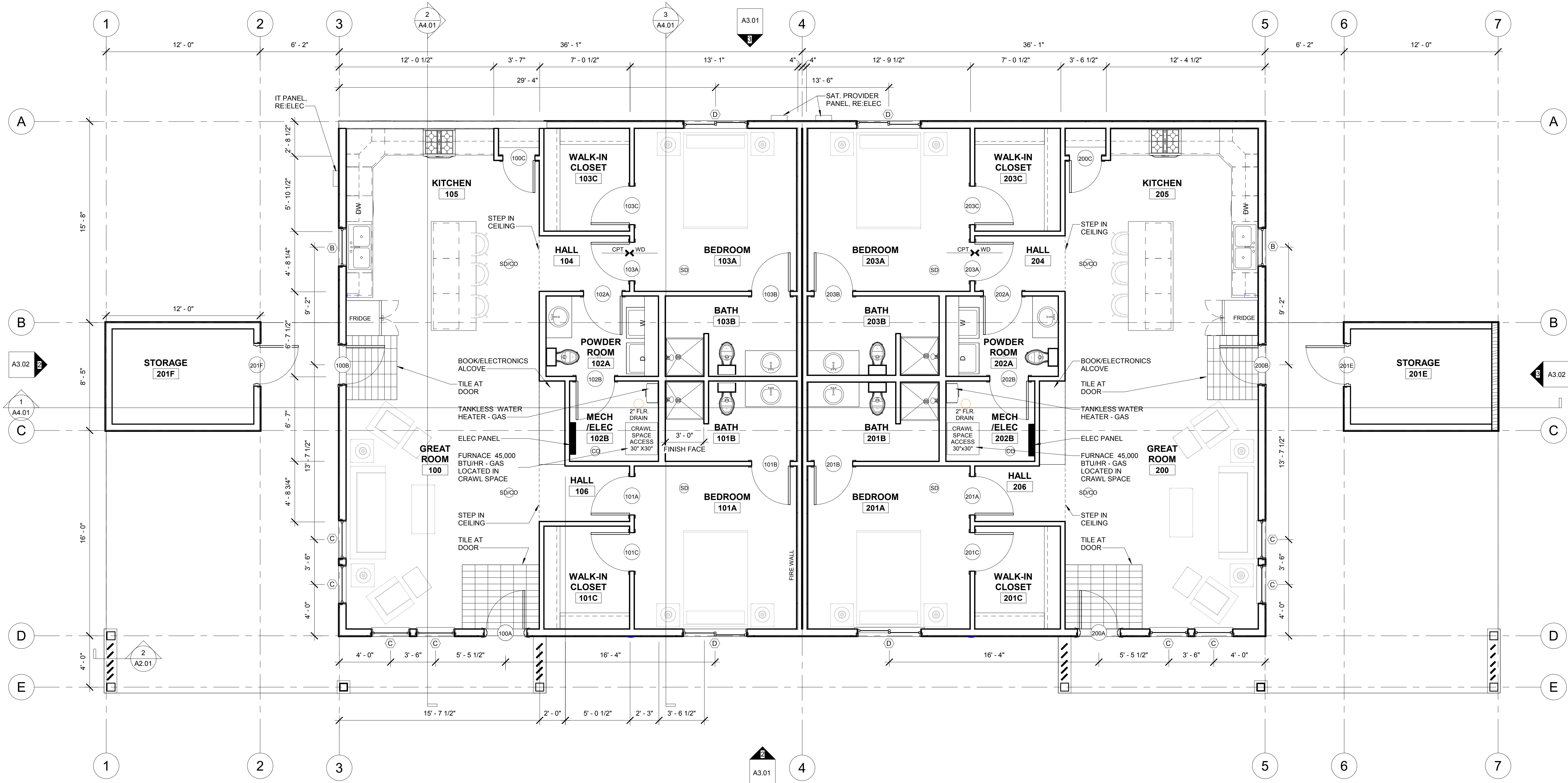
REVISIONS

 Cover Sheet

 JOB NO.: 19006 KEC
 DATE: 05-23-2019
 DRAWN: CAD
 NRK
 CHECKED: AWMc

FOUNTAIN VALLEY SCHOOL
 DUPLEX RESIDENCE
 FOUNTAIN VALLEY SCHOOL OF COLORADO
 COLORADO SPRINGS, COLORADO

REVISIONS

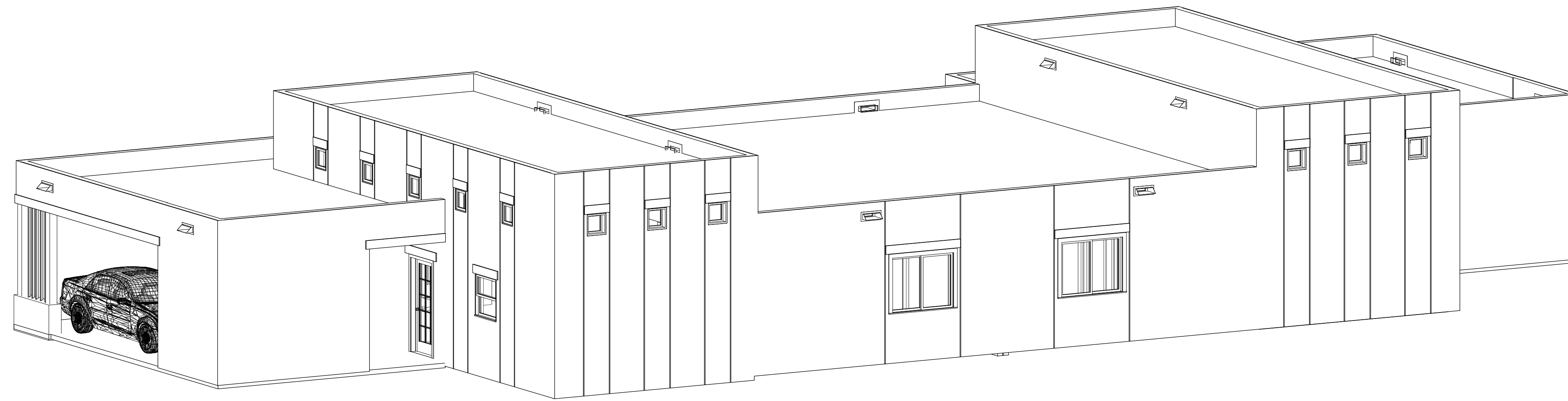


1 FLOOR PLAN
 1/4" = 1'-0"

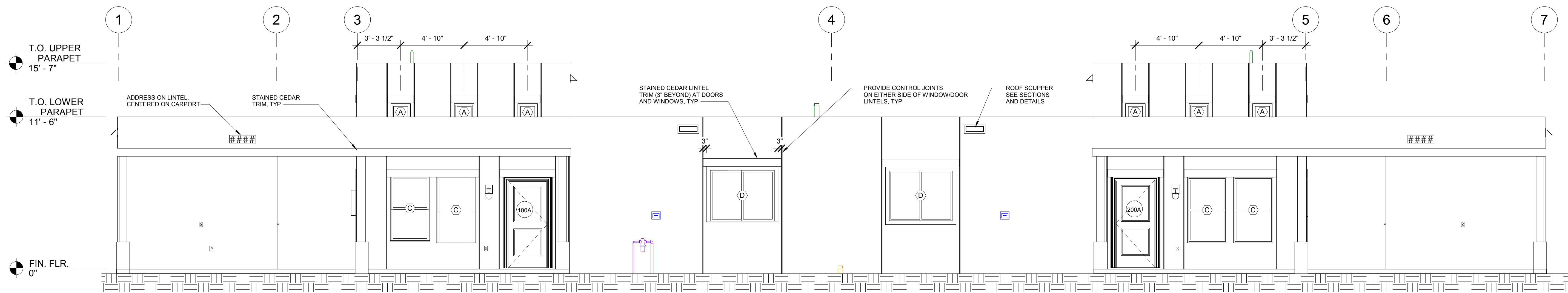
FLOOR PLAN

JOB NO.: 18028
 DATE: 04-29-2019
 DRAWN: AAG
 KCT
 CHECKED: GMF

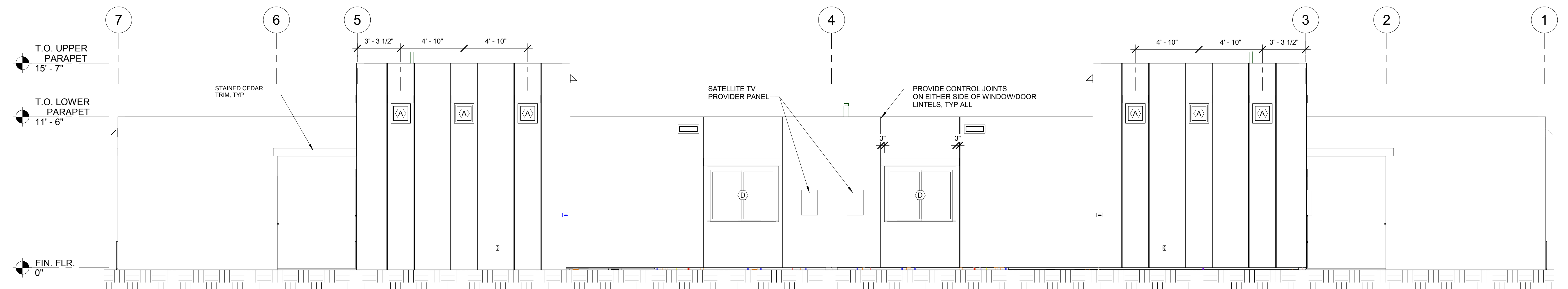
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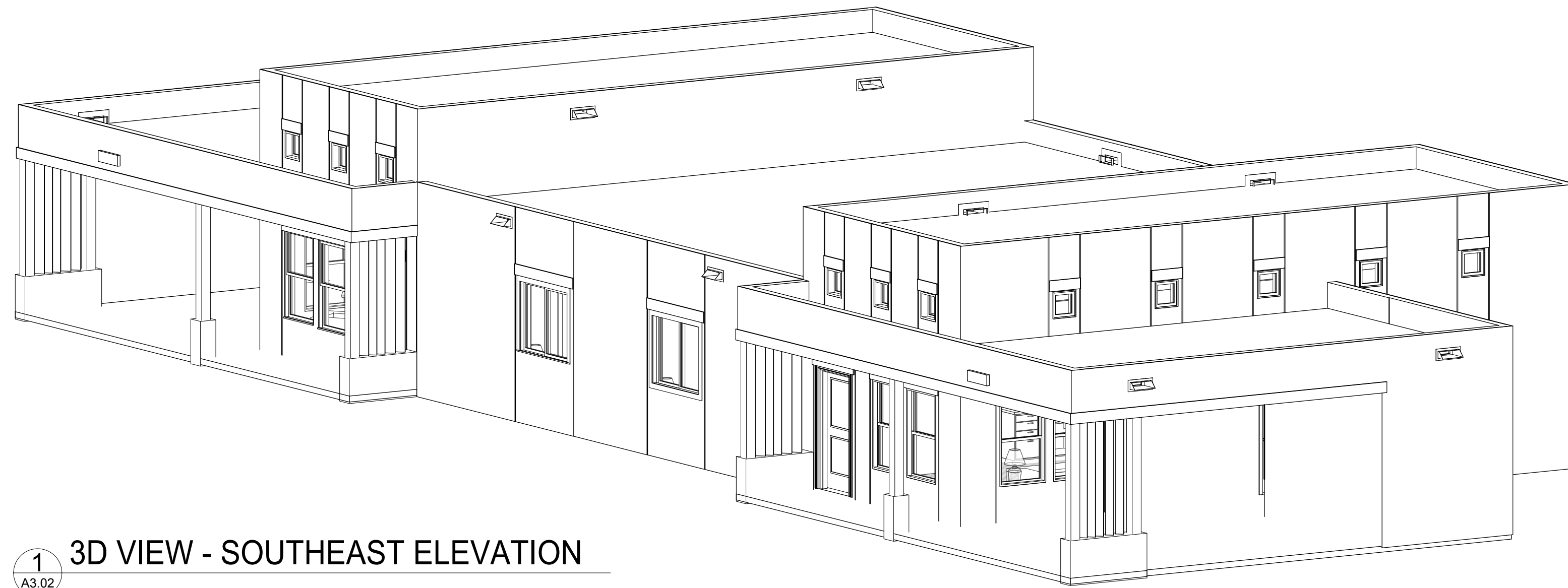
1 3D VIEW - NORTHEAST ELEVATION
A3.01



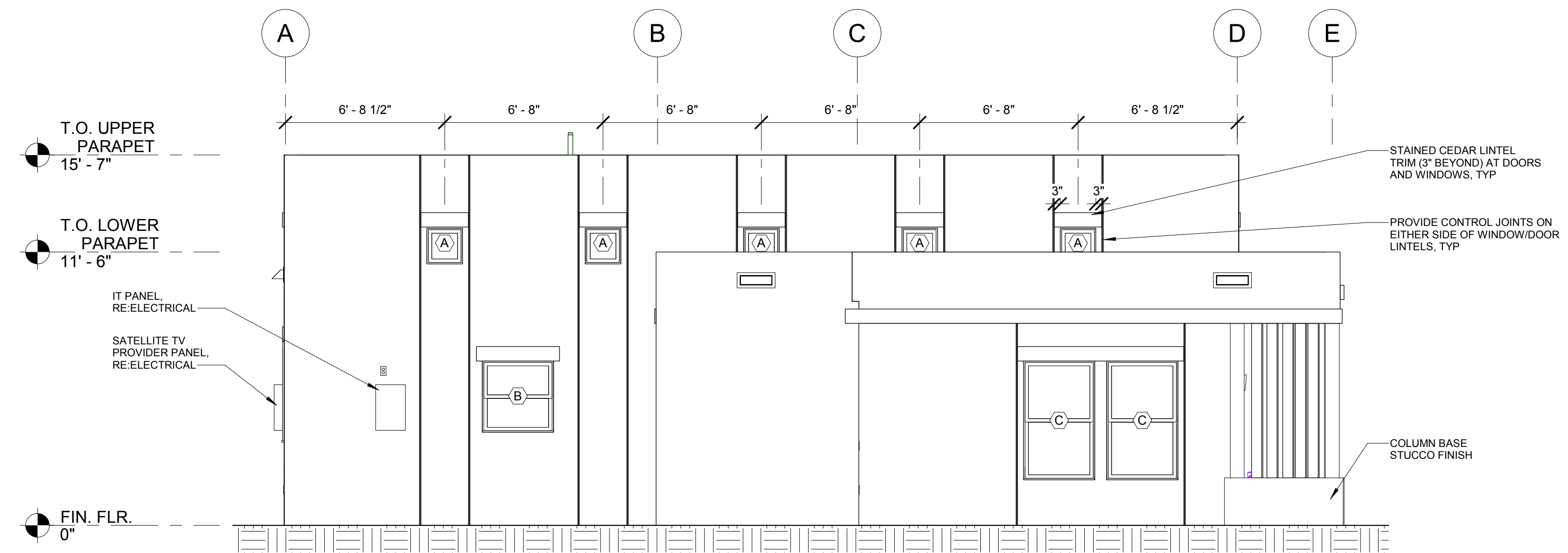
2 SOUTH ELEVATION
A3.01



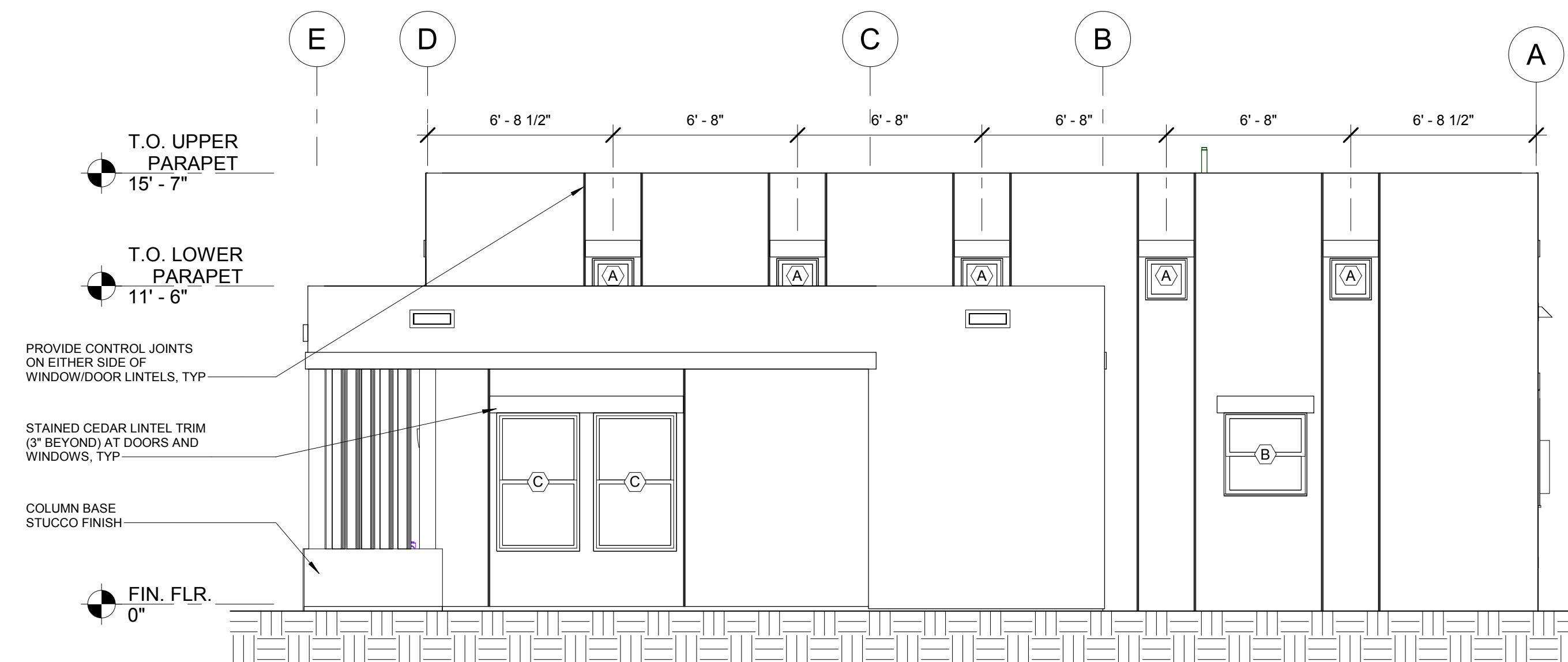
3 NORTH ELEVATION
A3.01



1 3D VIEW - SOUTHEAST ELEVATION
A3.02



2 WEST ELEVATION
A3.02 1/4" = 1'-0"



3 EAST ELEVATION
A3.02 1/4" = 1'-0"

FOUNTAIN VALLEY SCHOOL
DUPLEX RESIDENCE
FOUNTAIN VALLEY SCHOOL OF COLORADO
COLORADO SPRINGS, COLORADO

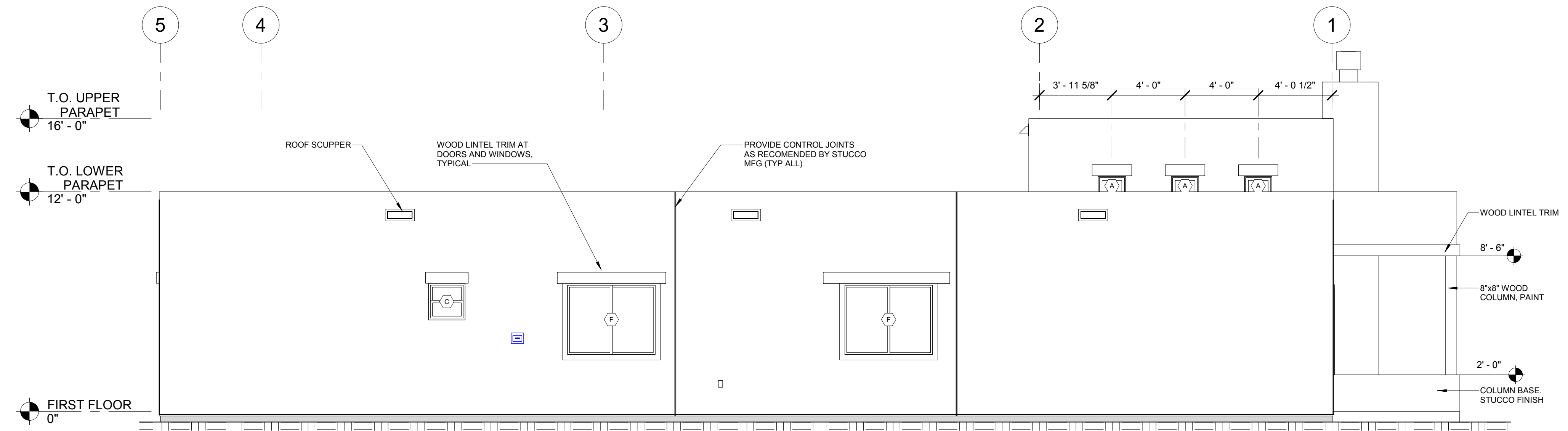
REVISIONS

EXTERIOR ELEVATIONS - EAST & WEST

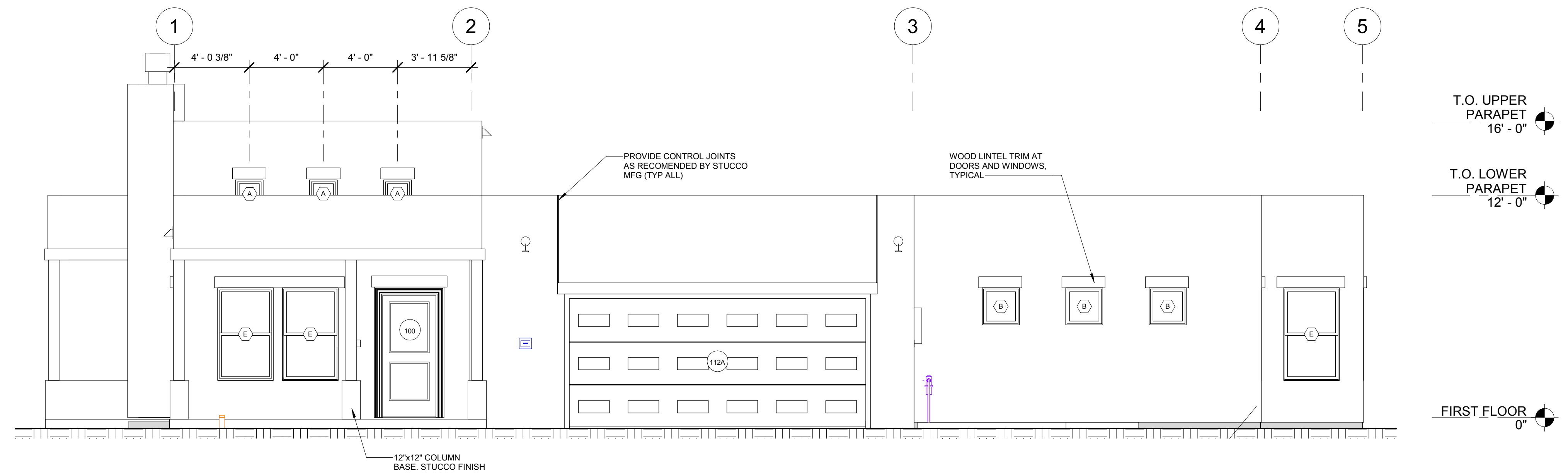
JOB NO.: 18028
DATE: 04-29-2019
DRAWN: KCT

CHECKED: GMF

A3.02



1 NORTH ELEVATION
A3.01 1/4" = 1'-0"



2 SOUTH ELEVATION
A3.01 1/4" = 1'-0"

FOUNTAIN VALLEY SCHOOL
THREE BEDROOM RESIDENCE
FOUNTAIN VALLEY SCHOOL OF COLORADO
COLORADO SPRINGS, COLORADO

REVISIONS

EXTERIOR
ELEVATIONS - NORTH
AND SOUTH

JOB NO.: 18028
DATE: 03-25-2019
DRAWN: AAG
KCT
CHECKED: GMF

A3.01

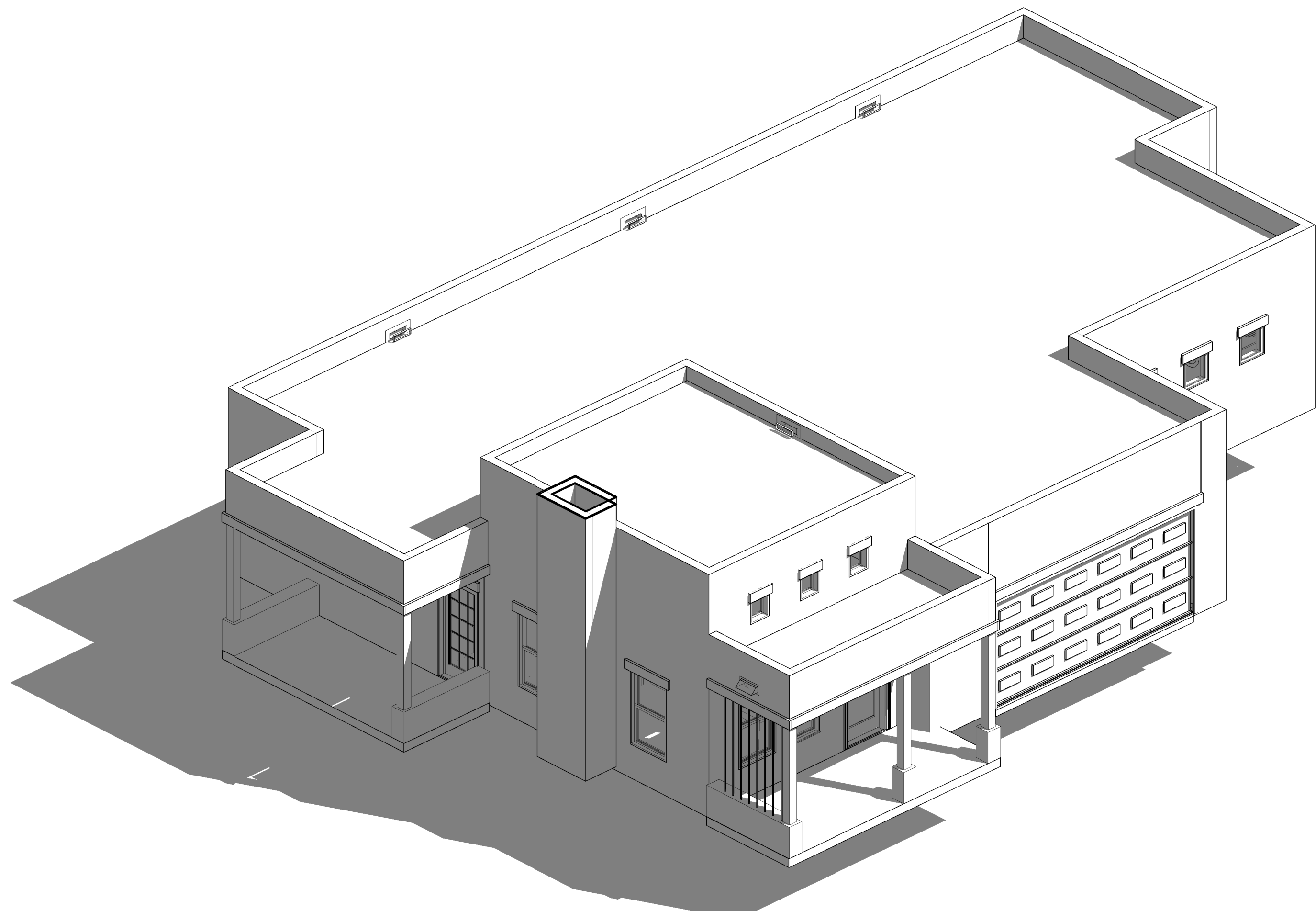
FOUNTAIN VALLEY SCHOOL
THREE BEDROOM RESIDENCE
FOUNTAIN VALLEY SCHOOL OF COLORADO
COLORADO SPRINGS, COLORADO

REVISIONS

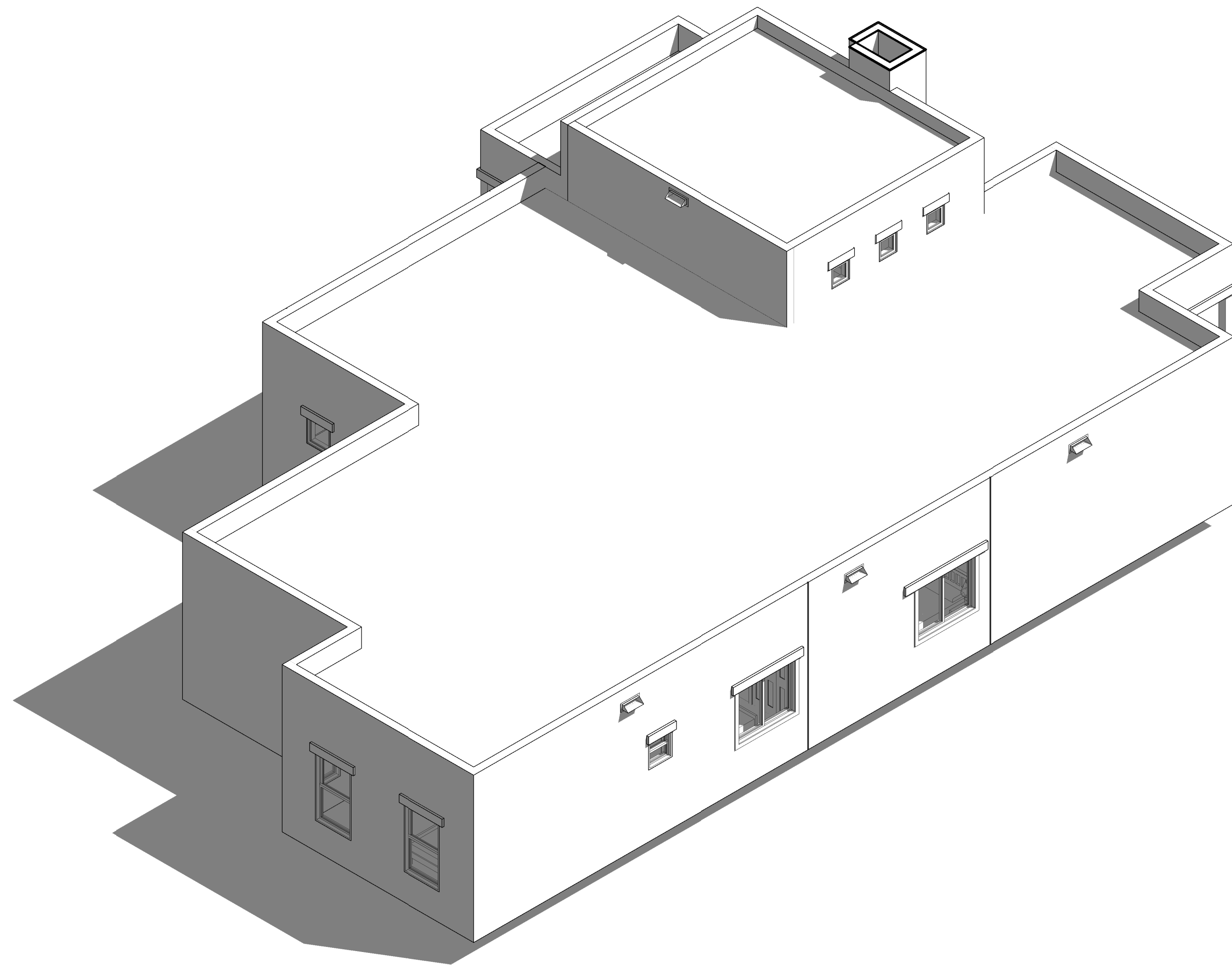
EXTERIOR
ELEVATIONS - EAST
AND WEST

JOB NO.: 18028
DATE: 03-25-2019
DRAWN: AAG
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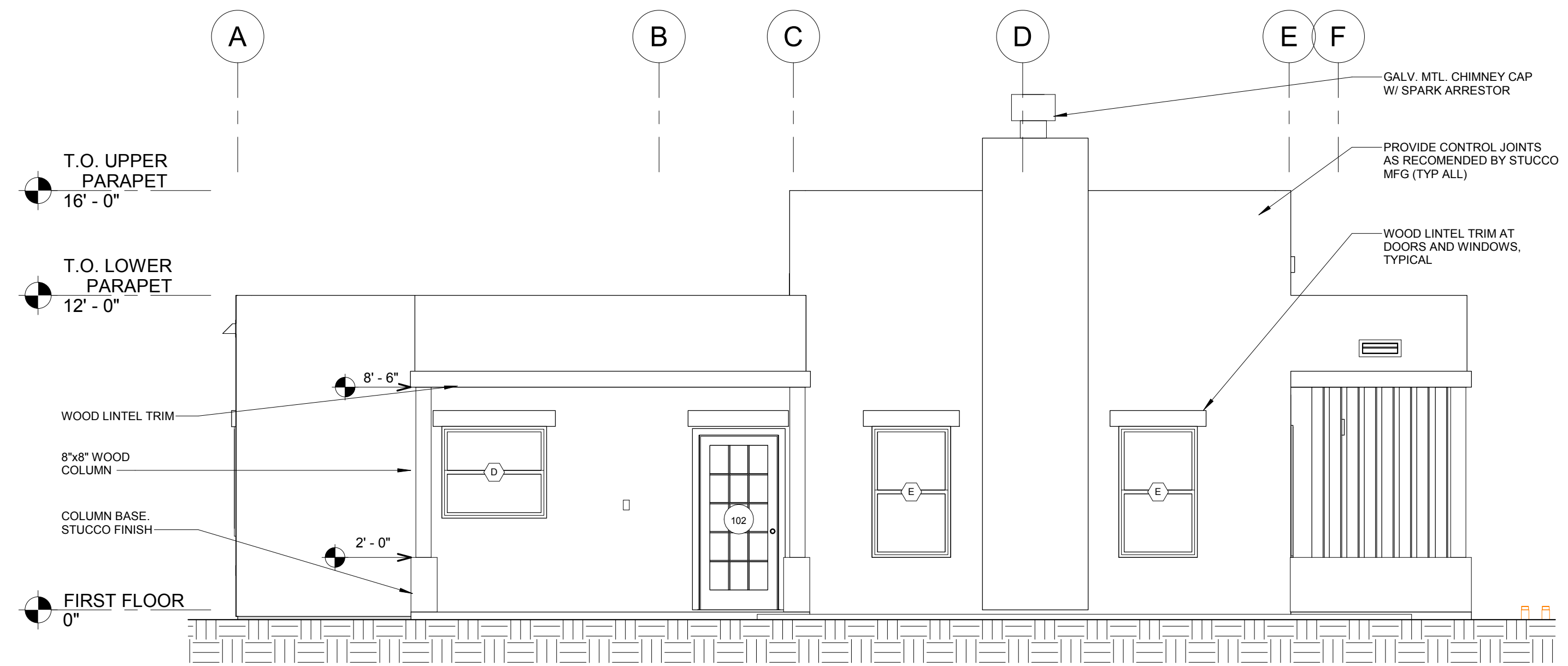
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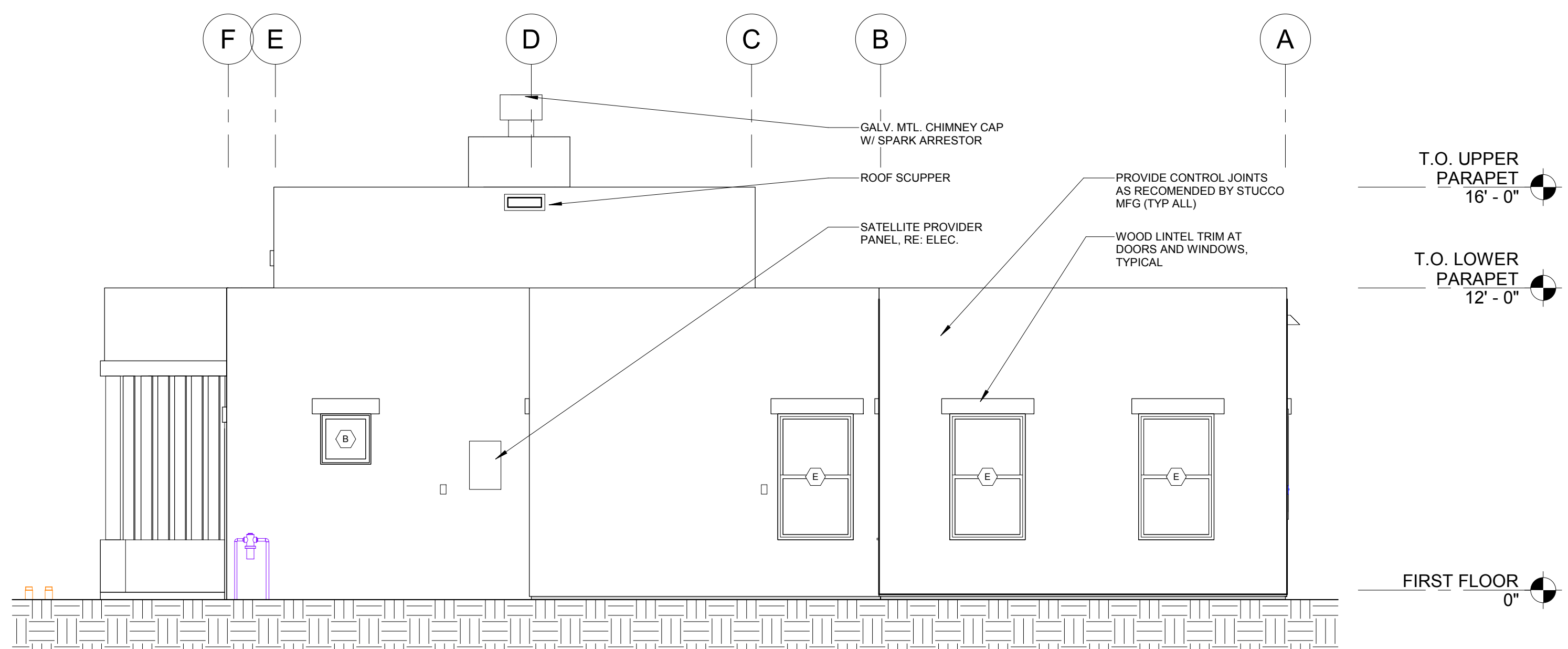
3 3D VIEW-SOUTHWEST ELEVATIONS
A3.02



4 3D VIEW NORTHEAST ELEVATION
A3.02



1 WEST ELEVATION
A3.02 1/4" = 1'-0"



2 EAST ELEVATION
A3.02 1/4" = 1'-0"