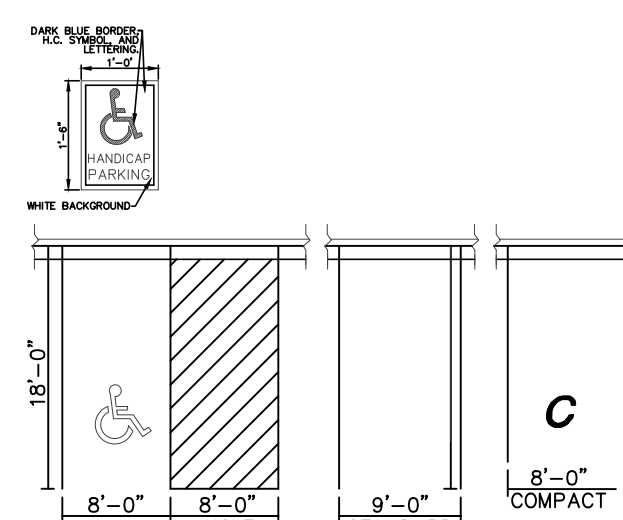




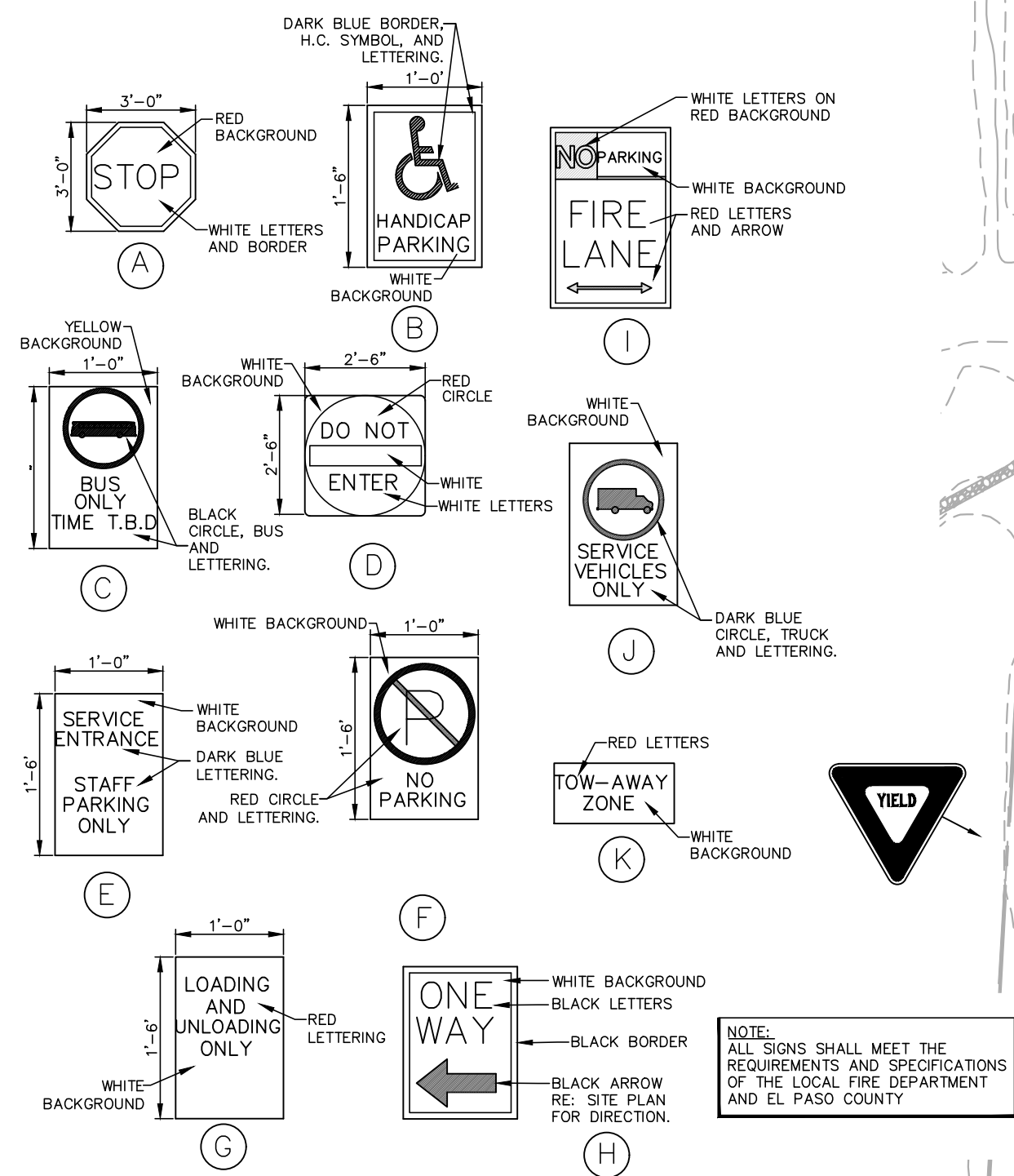
VICINITY MAP
NTS

KEYED NOTES:

- 1 TRASH DUMPSTERS
- 2 SNOW STORAGE AREA
- 3 ASPHALT PAVEMENT



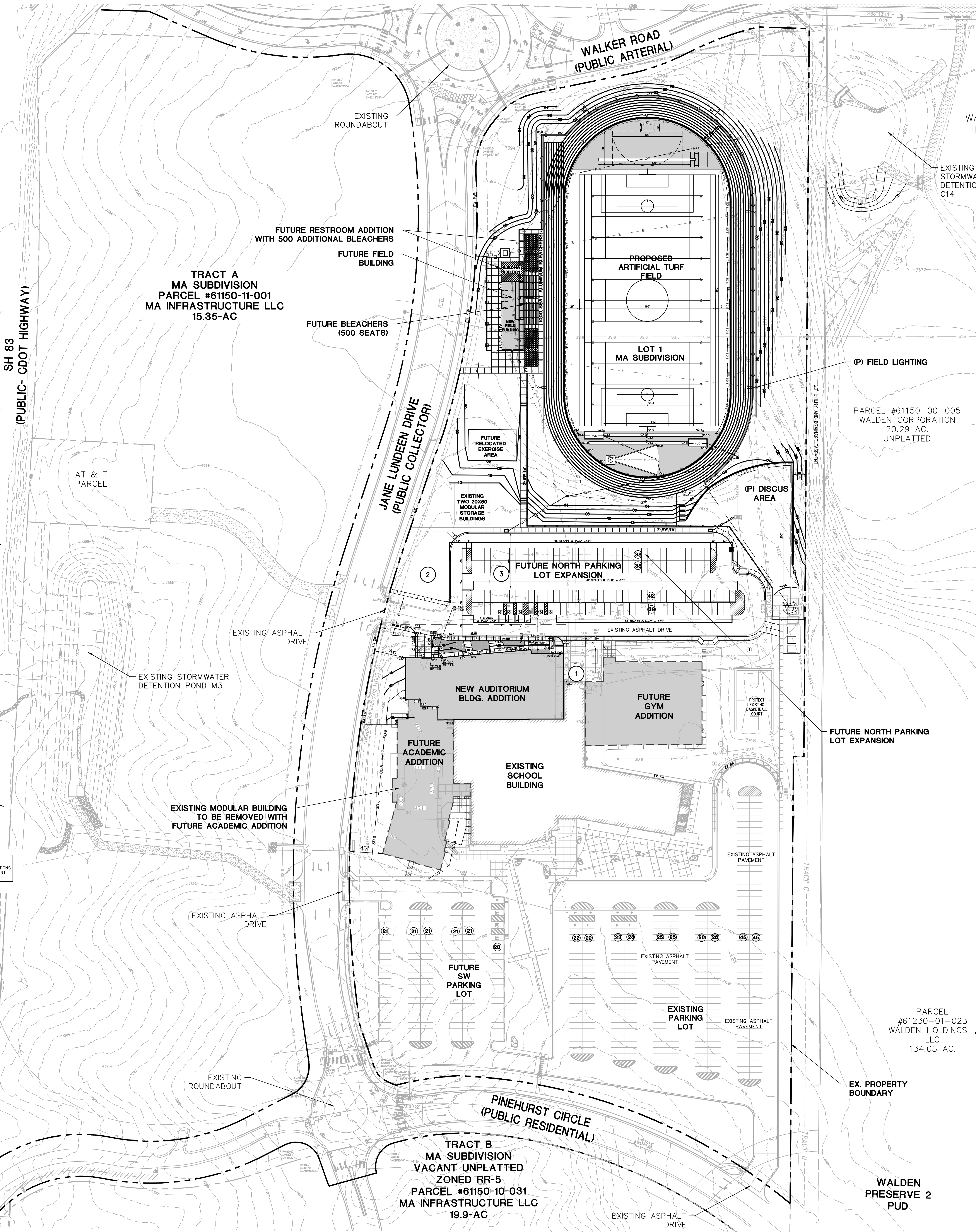
ADA/STANDARD PARKING DETAIL
SCALE: NTS



TYPICAL SIGN DETAILS

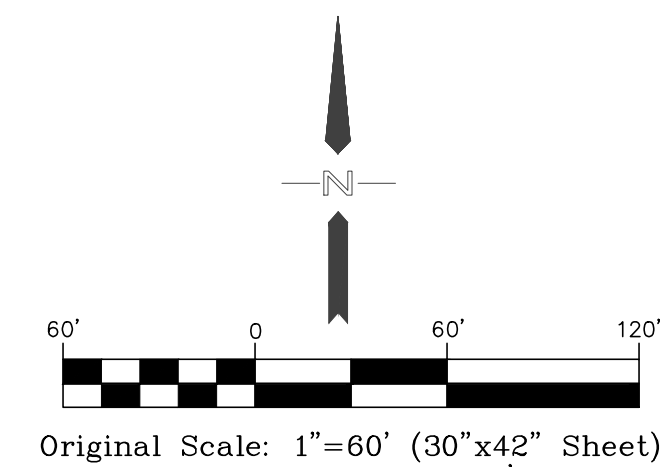
SCALE: NTS

NOTE: FIELD VERIFY FIRE LANE & SIGNAGE REQUIREMENTS WITH LOCAL FIRE DEPARTMENT



EXISTING WALDEN WASTEWATER TREATMENT FACILITY

EXISTING STORMWATER DETENTION POND C14



Original Scale: 1"=60' (30"x42" Sheet)
Contour Interval = 2'

LEGEND

- PROPERTY LINES
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE CHANNEL
- PROPOSED CULVERT W/ FLARED END SECTIONS
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION/FIELD VERIFY
- NUMBER OF PARKING SPACES
- GRATED INLET (18" NYOPLAST OR EQUAL)
- EXISTING
- PROPOSED
- TRACK SURFACE OVER ASPHALT BASE
- PROPOSED BUILDING
- FUTURE BUILDING

SITE DATA:

OWNER:	MONUMENT ACADEMY BUILDING CORPORATION 1150 VILLAGE RIDGE PT, MONUMENT, CO 80132
SITE ADDRESS:	4303 PINEHURST CIRCLE
LEGAL DESCRIPTION:	LOT 1, MA SUBDIVISION.
PARCEL NUMBER:	61150-09-033
SITE ACREAGE:	19.2 ACRES
LAND USE:	EDUCATION HS & MS
SITE ZONING:	RR5
SCHEDULE FOR PH.2 CONSTRUCTION:	2026-2027
DRAINAGE BASIN:	WEST CHERRY CREEK
MAXIMUM LOT COVERAGE:	25%
PROPOSED BUILDING COVERAGE:	4.8%
BUILDING SETBACK:	25' F, S & R
MAX. BUILDING HEIGHT:	30'-0"

PARKING DATA:

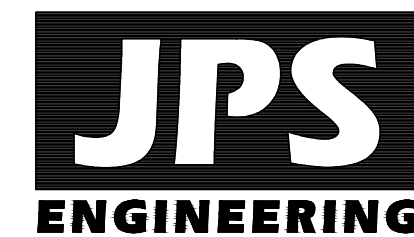
PARKING RATIOS:	
TOTAL NUMBER OF MIDDLE SCHOOL CLASSROOMS	12
SPACES REQUIRED (2 SPACES/CLASSROOM)	24
TOTAL NUMBER OF HIGH SCHOOL STUDENTS	1,120
SPACES REQUIRED (1 SPACE/4 STUDENTS)	280
TOTAL SPACES REQUIRED	304
EX. SPACES PROVIDED (PH.1)	282
PR. SPACES ADDED (NORTH PARKING LOT)	156
FUTURE SW PARKING LOT	125
TOTAL SPACES PROVIDED (ULTIMATE)	563
HANDICAP SPACES:	
REQUIRED:	13
PROVIDED:	15
VAN ACCESSIBLE:	15

REVISION SCHEDULE		
REV	DESCRIPTION	DATE

MONUMENT ACADEMY

4303 Pinehurst Circle
Colorado Springs, CO 80908

SITE DEVELOPMENT PLAN



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

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ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

OVERALL SCHOOL SITE DEVELOPMENT PLAN

TRUE N.	PLAN N.	DATE:	09/18/2025
		DRAWN BY:	CRP
		CHECKED BY:	CRP
		REVISED:	07/23/2026

C1.1-DP