

4303 Pinehurst Circle
Colorado Springs, CO 80908

SITE DEVELOPMENT PLAN

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1 TRASH DUMPSTERS — Are the dumpsters screened?

2 SNOW STORAGE AREA

3 ASPHALT PAVEMENT



Please see Monument Fire EDARP comment dated 8/7/2026.

	PROPERTY LINES
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAINAGE CHANNEL
	PROPOSED CULVERT W/ FLARED END SECTIONS
X 88.0	PROPOSED SPOT ELEVATION
X <u>88.0</u>	EXISTING SPOT ELEVATION/FIELD VERIFY
(4)	NUMBER OF PARKING SPACES
GI	GRATED INLET (18" NYOPLAST OR EQUAL)
(E)	EXISTING
(P)	PROPOSED
	TRACK SURFACE OVER ASPHALT BASE
	PROPOSED BUILDING
	FUTURE BUILDING

Add existing and proposed hydrants per Monument Fire EDARP comment.

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 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

19 E. Willamette Ave.
Colorado Springs, CO
80903

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

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

Add PCD File No. PPR2621

DATE:	09/18/2025
DRAWN BY:	CRP
CHECKED BY:	CRP
REVISED:	07/23/2026

C1.1-DP

REVISION SCHEDULE		
REV	DESCRIPTION	DATE