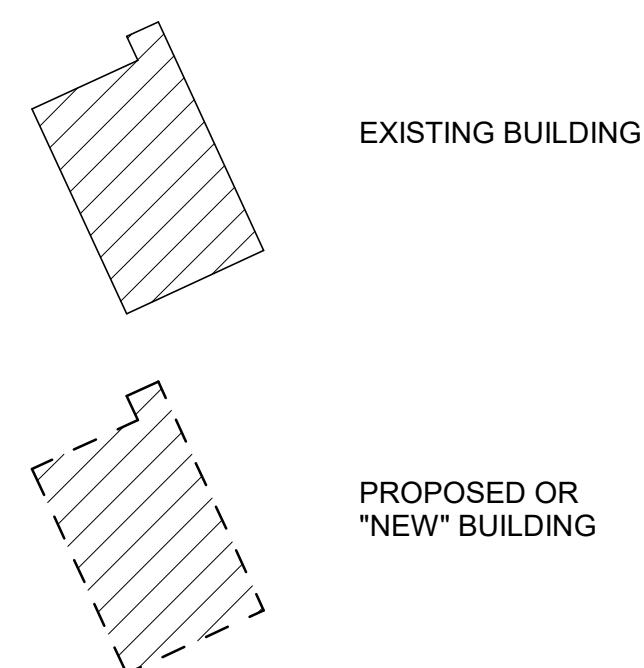
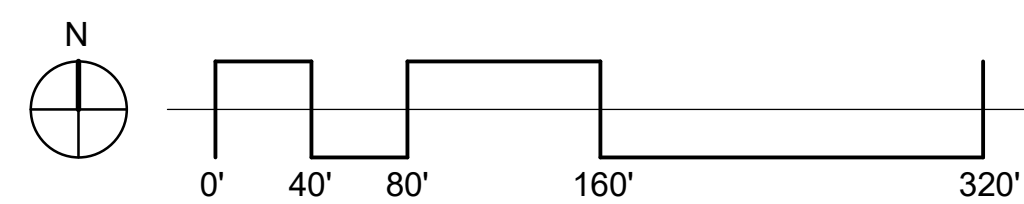


ADA DESIGN PROFESSIONAL STANDARDS NOTES:
 THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY OTHER APPLICABLE LAWS. THE DESIGNER IS NOT BEING ENGAGED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

LEGEND



1 OVERALL SITE PLAN
 A1.0 1" = 80'-0"



PROJECT INFORMATION:

ADDRESS: GRAND MOUNTAIN SCHOOL
 11060 FONTAINE BLVD
 COLORADO SPRINGS, CO 80925

TSN: 5513301002

PLAT NO.: R14288

LEGAL DESCRIPTION: TR J PIONEER LANDING AT LORSON RANCH FIL NO 1

OWNER: WIDEFIELD SCHOOL DISTRICT NO. 3
 1820 MAIN ST.
 COLORADO SPRINGS, CO 80911
 719-391-3533

APPLICANT: ROBERT AUSTIN
 R. AUSTIN ARCHITECT, LLC
 PO BOX 62603
 COLORADO SPRINGS, CO 80962
 719-309-8709

SITE DATA:

SITE ZONING: PUD

TOTAL SCHOOL SITE AREA: 25.27 Acres

IMPERVIOUS SURFACE AREA: 17.77 Acres

BUILDING FOOTPRINT AREA: 82,315 SF + 8610 SF + 4783 SF (PROPOSED) = 95,708 SF

PERCENT LOT COVERAGE BY BUILDING: 8.7%

PARKING:

REQUIRED PARKING ACCORDING TO THE EL PASO COUNTY LDC TABLE 6.2: MINIMUM PARKING REQUIREMENTS BY USE:

ELEMENTARY OR JR. HIGH - 2 SPACES PER CLASSROOM

212 PARKING SPACES PROVIDED

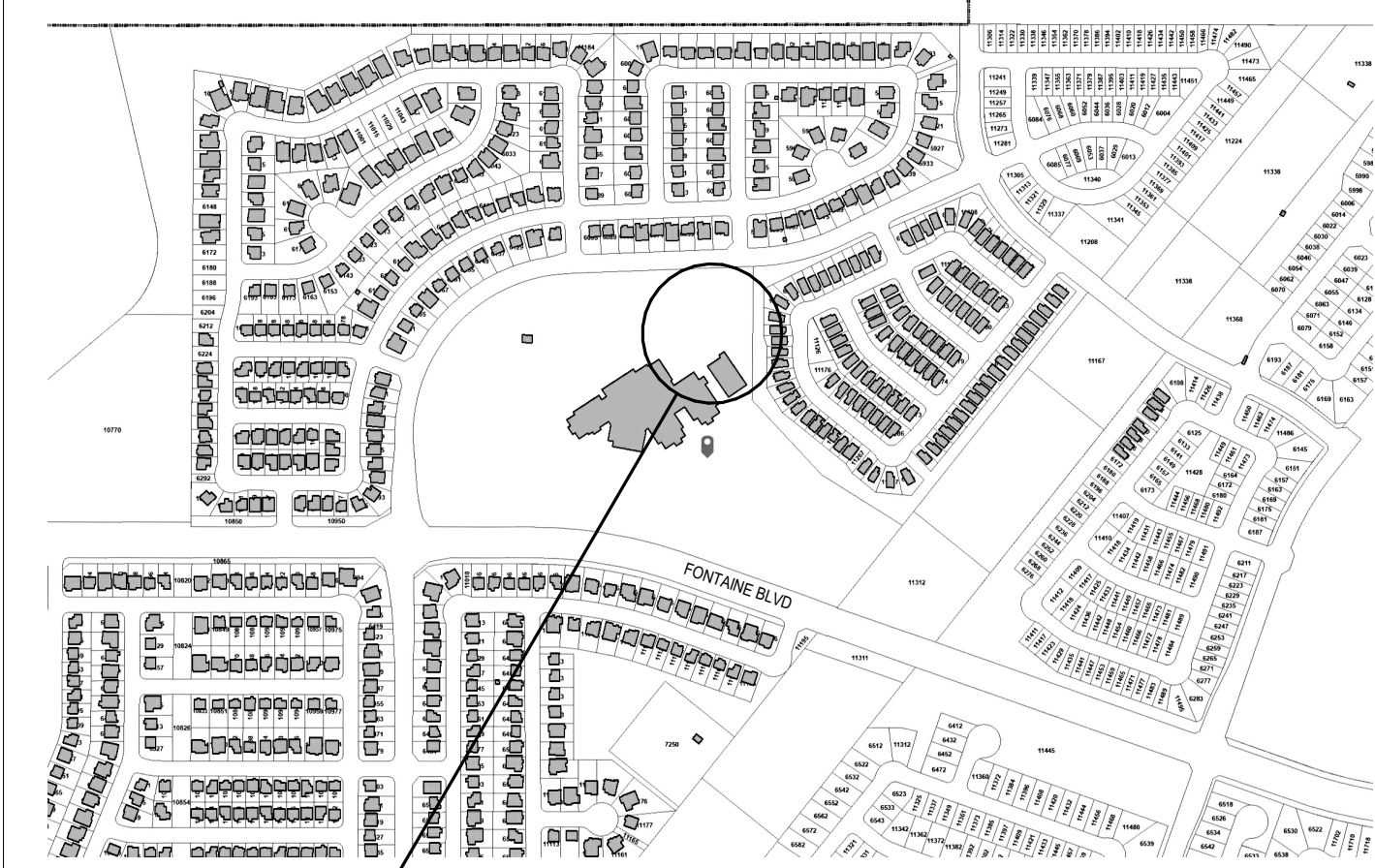
7 ACCESSIBLE PARKING SPACES REQUIRED FOR 201 - 300 SPACES (INC. 2 VAN SPACE)

7 ACCESSIBLE PARKING SPACES PROVIDED (INC. 2 VAN SPACES)

THE PROPOSED MODULAR CLASSROOM BUILDING WILL ACCOMMODATE EXISTING STUDENTS IN ELECTIVE CLASSES AND WILL NOT RESULT IN AN INCREASE IN PARKING NEEDS.

THE OWNER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS 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 OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

VICINITY MAP



SITE



CLIENT
 WIDEFIELD SCHOOL DISTRICT
 NO. 3
 11060 FONTAINE BLVD.
 COLORADO SPRINGS, CO 80925

ARCHITECT OF RECORD
 R. AUSTIN ARCHITECT

ROBERT J. AUSTIN, AIA, NCARB
 P.O. BOX 62603
 COLORADO SPRINGS, CO 80962

PROJECT NO.
 25-080-00

**GRAND MOUNTAIN SCHOOL
 MODULAR CLASSROOM
 PPR AMENDMENT**

DATE
 3/31/26

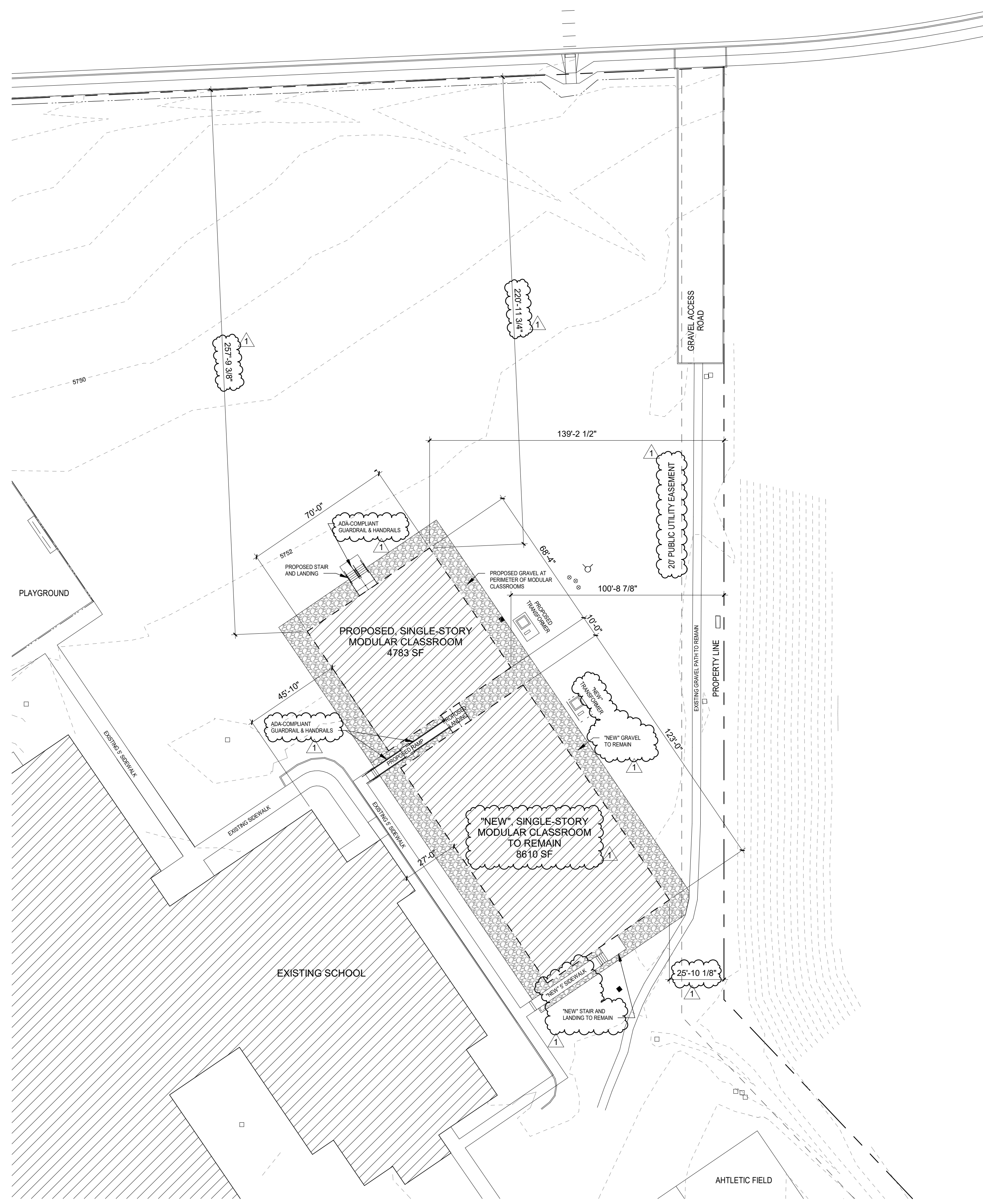
REVISIONS

NO.	DATE	DESCRIPTION
1	5/7/26	REV 1

SHEET NAME
 SITE PLAN

SHEET 1 OF 7

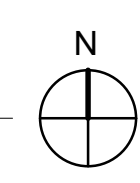
A1.0



LEGEND

	EXISTING BUILDING		LOT LINES
	PROPOSED OR "NEW" BUILDING		SITE ELEMENTS TO BE DEMOLISHED / RELOCATED
			CONTOUR LINES (1' INTERVAL)
			EXISTING FENCE
			EASEMENT
			GRAVEL

2 ENLARGED SITE PLAN
A1.1 1" = 30'-0"



CLIENT
WIDEFIELD SCHOOL DISTRICT
NO. 3
11060 FONTAINE BLVD.
COLORADO SPRINGS, CO 80925

ARCHITECT OF RECORD
R. AUSTIN ARCHITECT

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P.O. BOX 62603
COLORADO SPRINGS, CO 80962

PROJECT NO.
25-080.00

GRAND MOUNTAIN SCHOOL
MODULAR CLASSROOM
PPR AMENDMENT

DATE
3/31/26

REVISIONS

NO.	DATE	DESCRIPTION
1	5/7/26	REV 1

SHEET NAME
ENLARGED SITE PLAN
SHEET 2 OF 7

A1.1

