

**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.

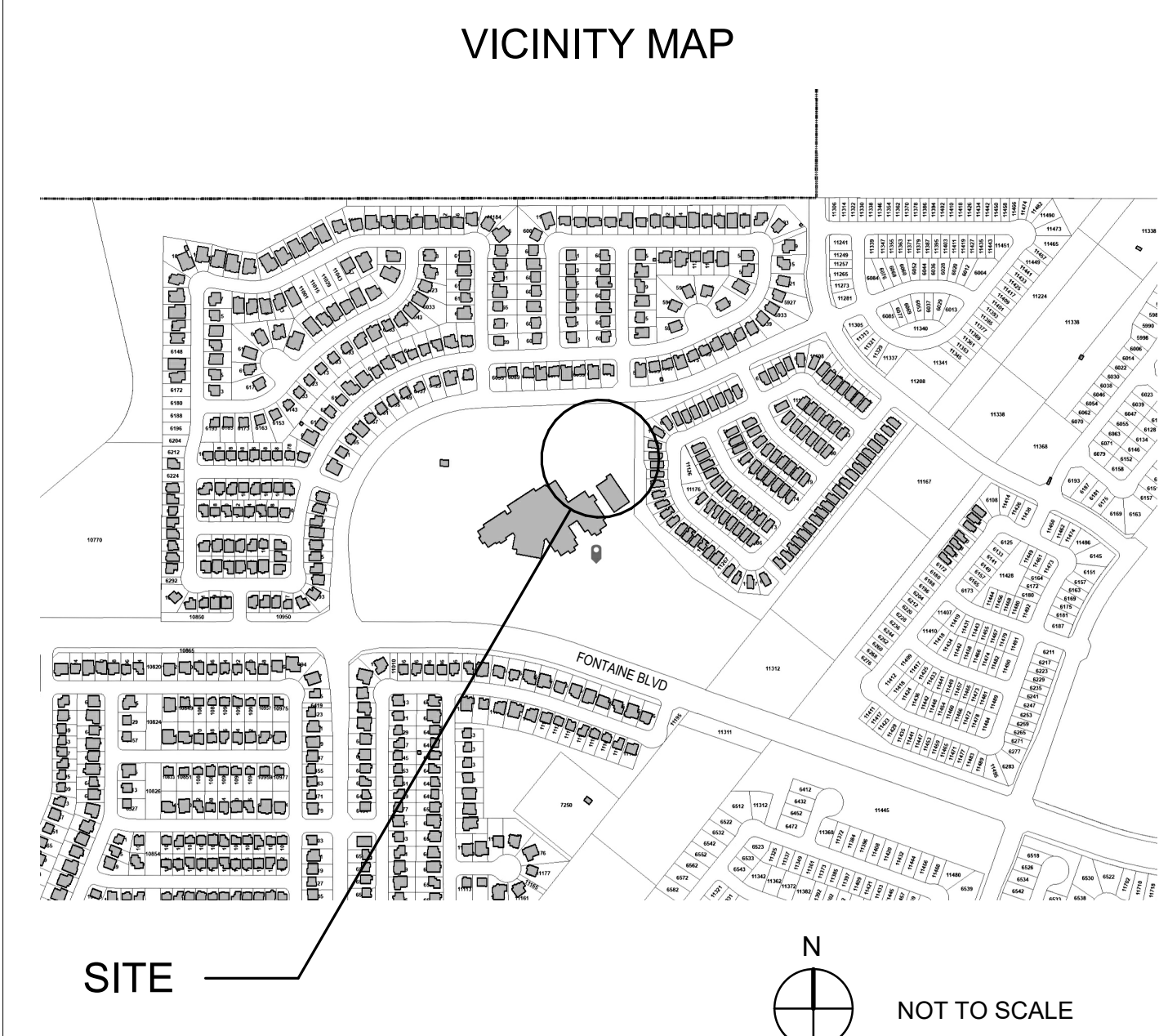
CLIENT  
WIDEFIELD SCHOOL DISTRICT NO. 3  
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COLORADO SPRINGS, CO 80925

ARCHITECT OF RECORD  
R. AUSTIN ARCHITECT

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

PROJECT NO.  
25-080-00

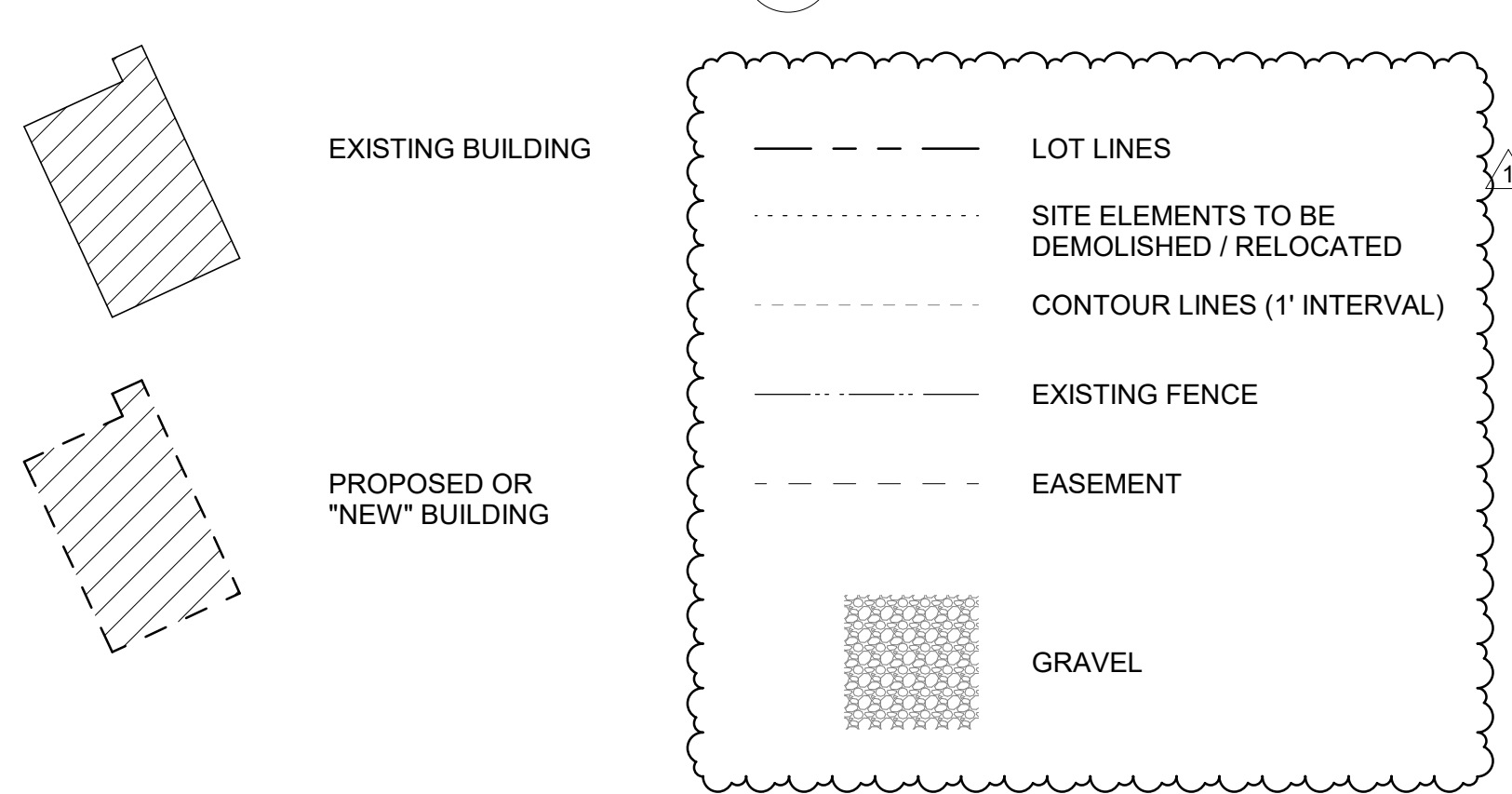
**GRAND MOUNTAIN SCHOOL  
MODULAR CLASSROOM  
PPR AMENDMENT**



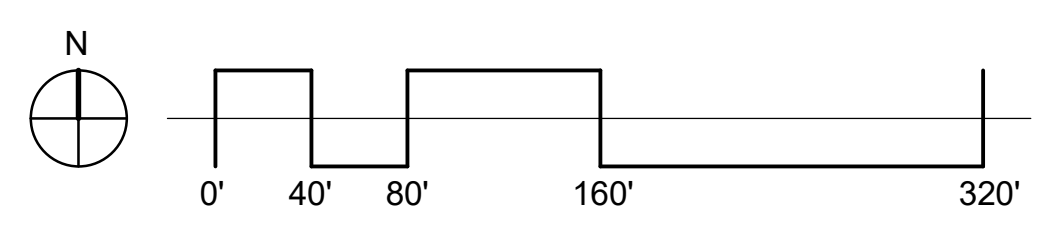
**ADA DESIGN PROFESSIONAL STANDARDS NOTES:**

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"



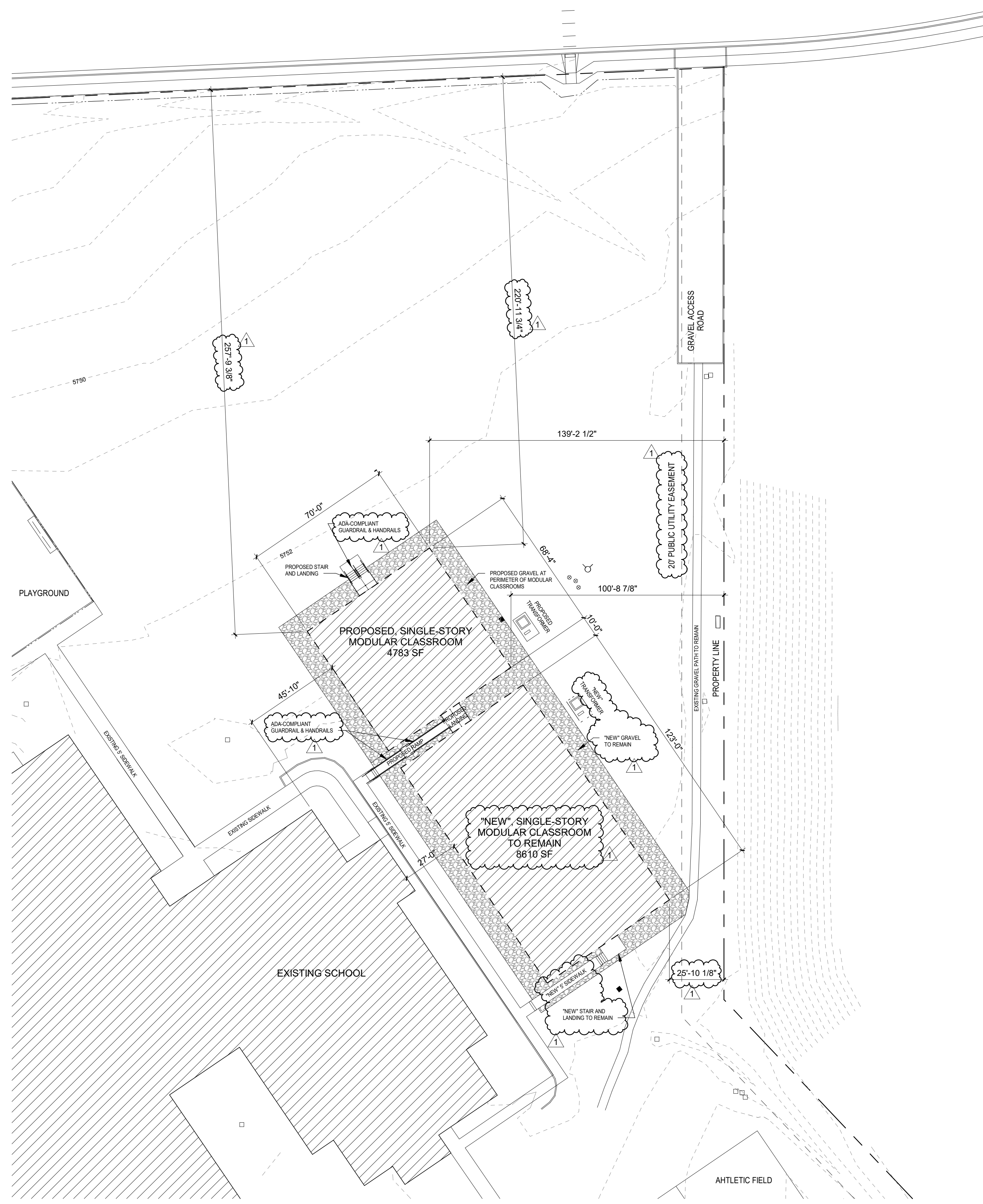
DATE  
3/31/26

REVISIONS

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

SHEET NAME  
SITE PLAN

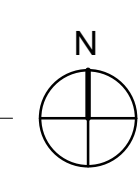
SHEET 1 OF 7  
**A1.0**



**LEGEND**

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

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



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

SHEET NAME  
ENLARGED SITE PLAN  
SHEET 2 OF 7

A1.1

