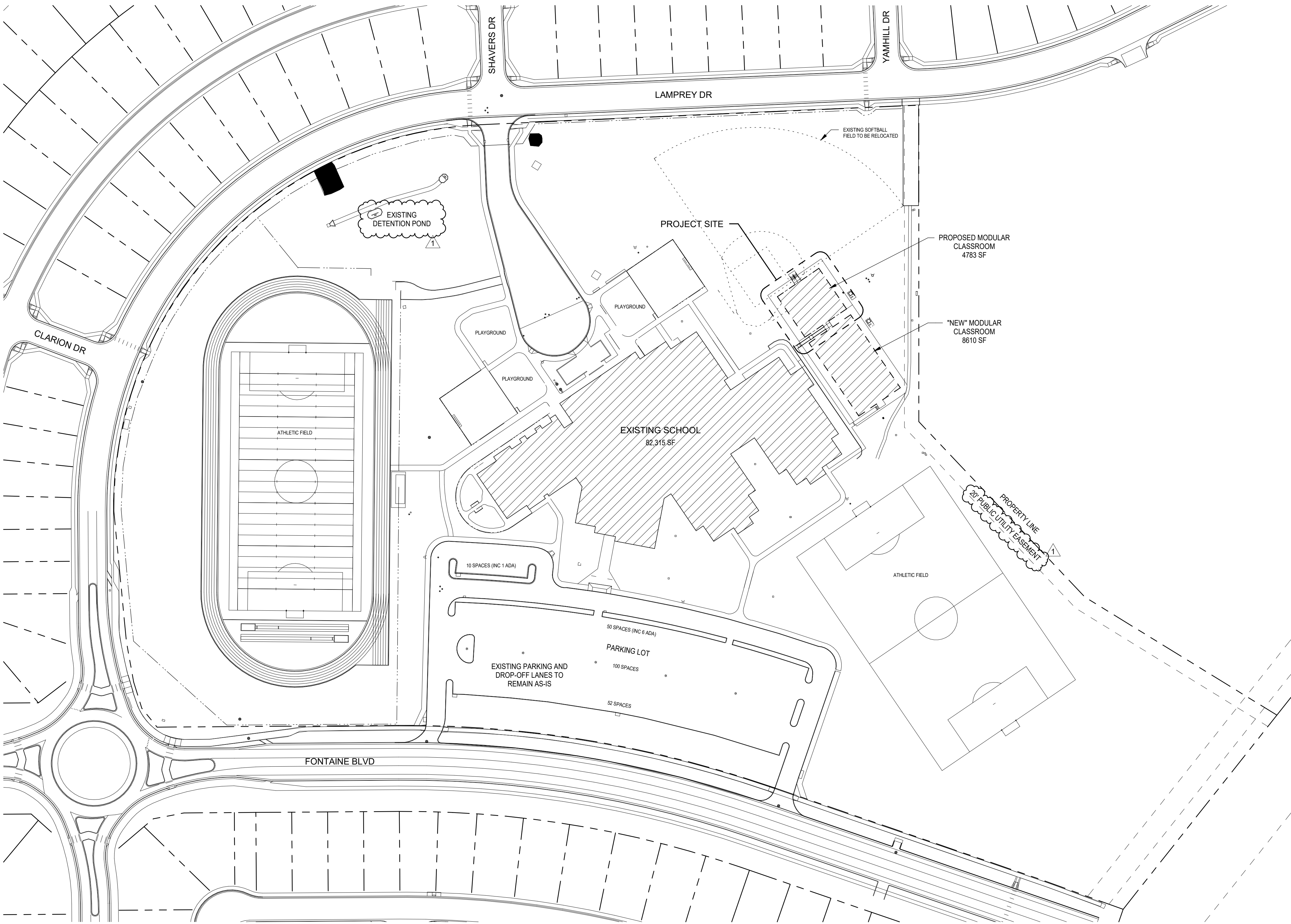
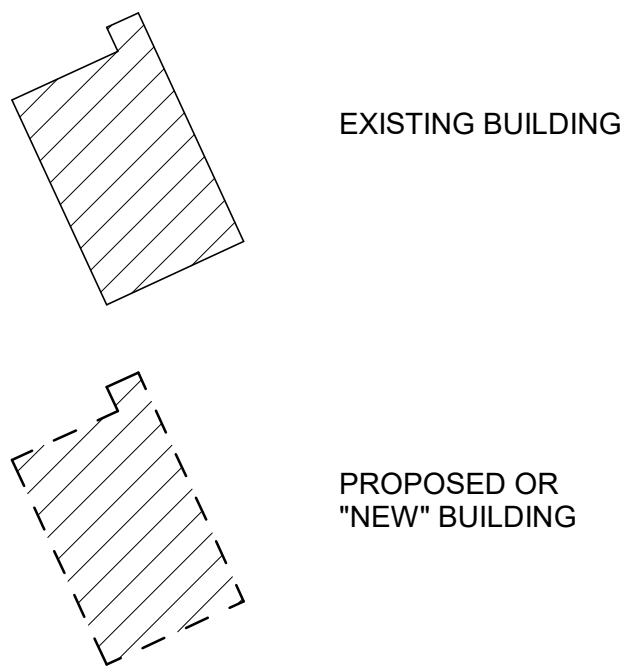


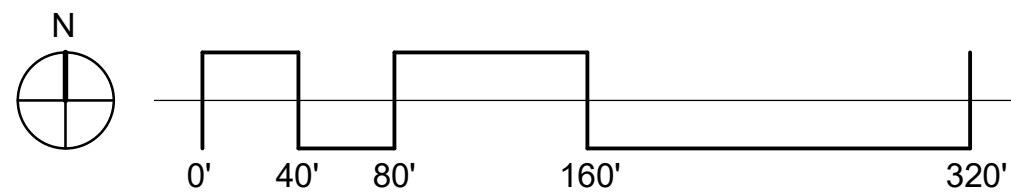
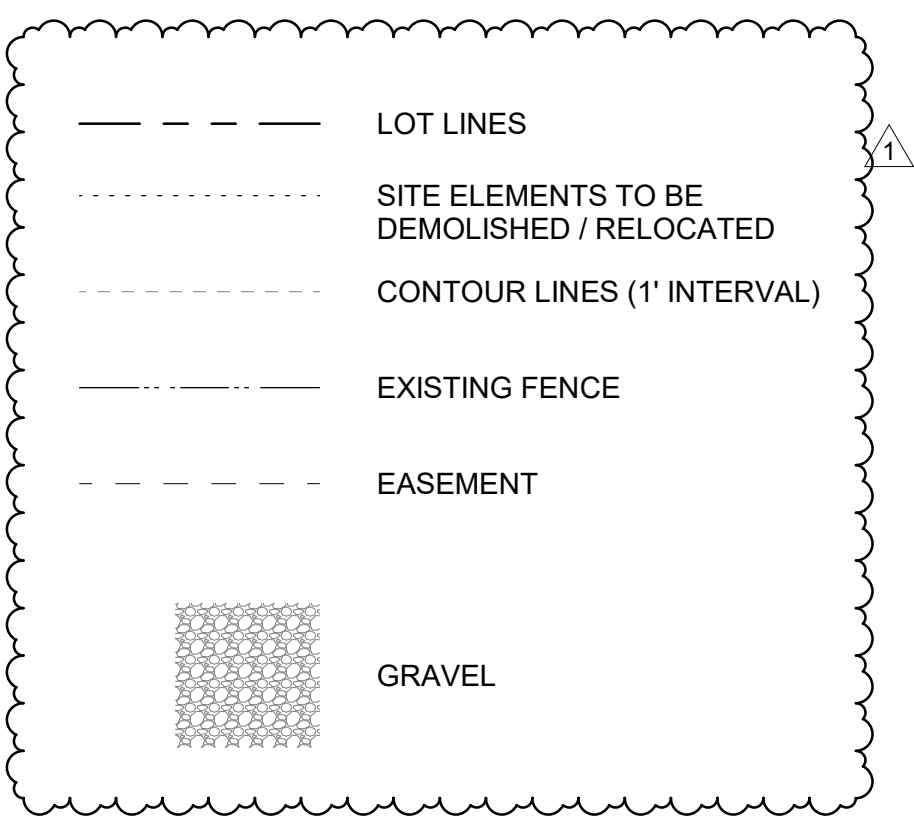


ADA DESIGN PROFESSIONAL STANDARDS NOTES:
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED 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 LOCAL ORDINANCES. EL PASO COUNTY DOES NOT GUARANTEE 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%

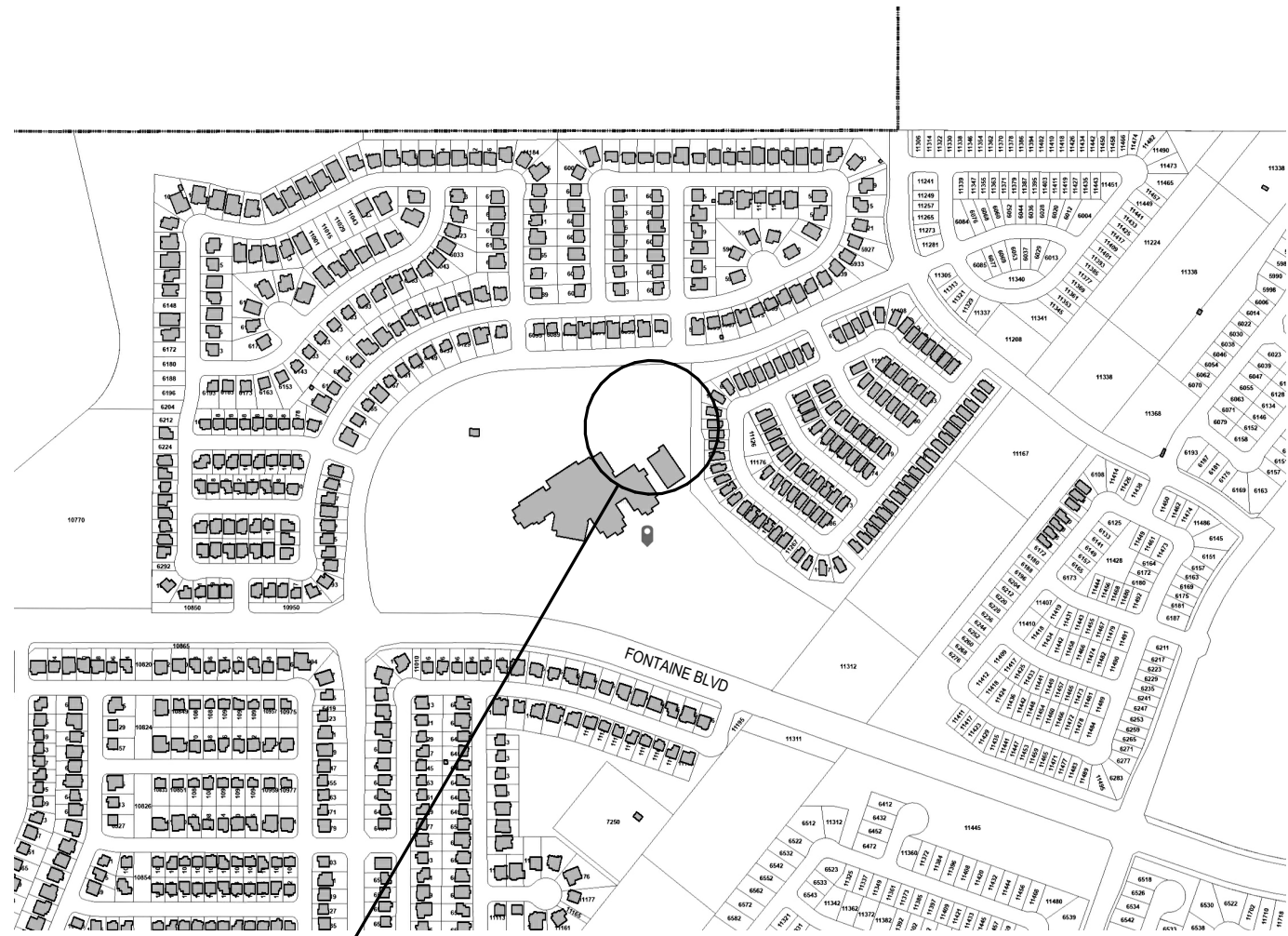
PARKING:

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 HIM/HERSELF 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

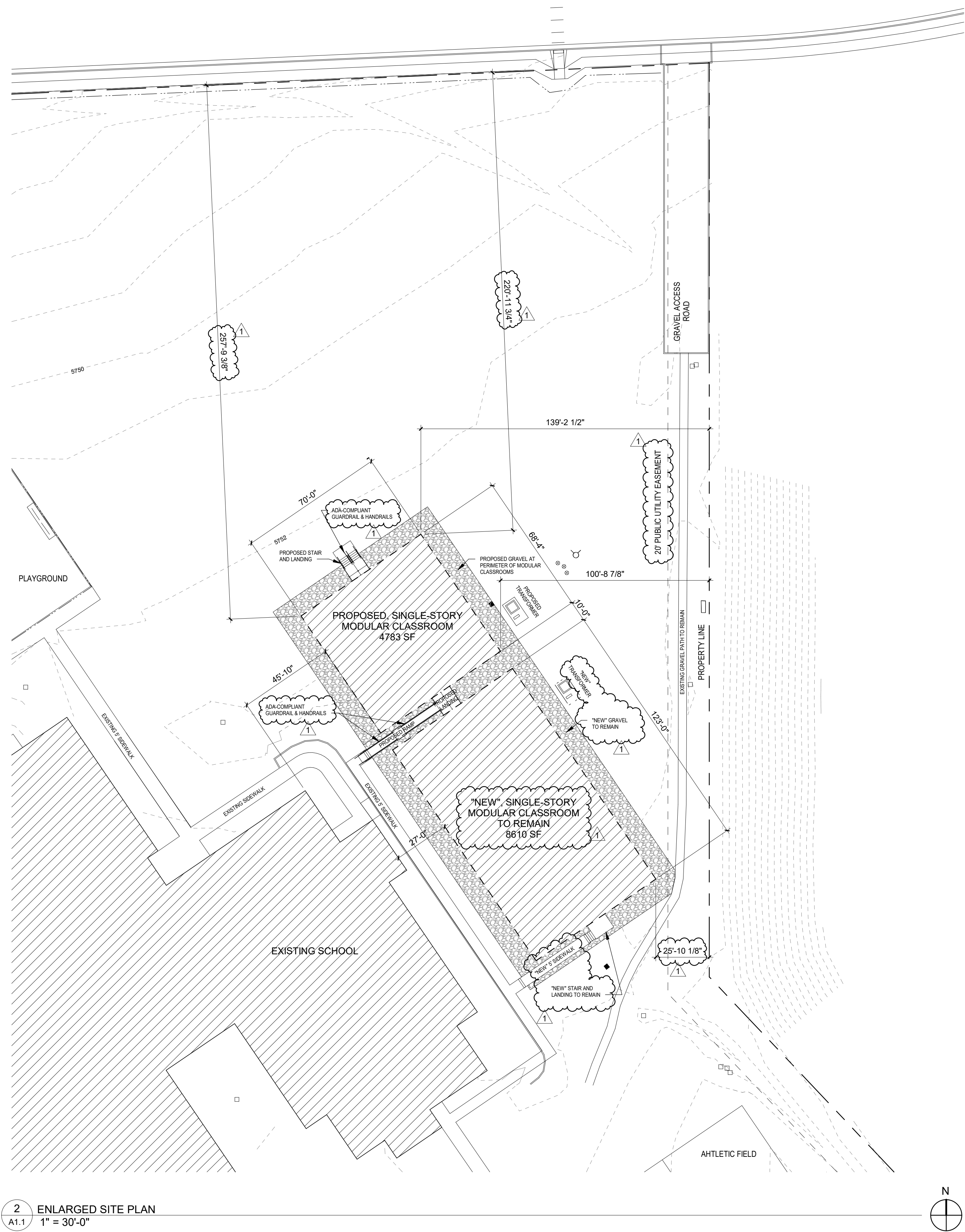
SHEET NAME
SITE PLAN

SHEET 1 OF 7

A1.0

Approved
For the PCD Director
By: Justin K. Kugore, AICP
Planning Division Manager
Date: 05/24/2026
El Paso County Planning & Community Development





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

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

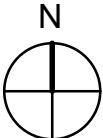
DATE
3/31/26

REVISIONS

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

SHEET NAME
ENLARGED SITE PLAN
SHEET 2 OF 7

A1.1



PPR AMENDMENT

25-080.00

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

A1.2

GRAVEL

SHRUB - CUTLEAF STAGHORN SUMAC

GRAVEL

LIGHT FIXTURE SCHEDULE								
MARK	MANUFACTURER	MODEL	DESCRIPTION	BULB TYPE	MOUNTING	FIXTURE LOAD (W)	VOLTAGE (V)	NOTES
WP	KONLITE	KWPF	FULL CUT-OFF WALL PACK	LED	WALL	26.0	120	1-4
NOTES: 1. CONFIRM ALL LIGHT FIXTURE SELECTIONS WITH TENANT OWNER OR PROJECT MANAGER. 2. PROVIDE EMERGENCY BALLAST OR BATTERY PACK. EMERGENCY FIXTURES SHALL PROVIDE A MINIMUM OF 1000 LUMENS. COORDINATE WITH MANUFACTURER'S SPECIFICATIONS. 3. PROVIDE EMERGENCY BALLAST OR BATTERY PACK FOR FIXTURES LABELLED WITH "EM", FOR EMERGENCY, OR "NL", FOR NIGHT LIGHTING. COORDINATE WIRING WITH MANUFACTURER'S SPECIFICATIONS. 4. CONTRACTORS MAY SUBSTITUTE LISTED FIXTURE. SUBSTITUTE FIXTURE MUST HAVE SAME VOLTAGE (OR VOLTAGE RANGE), BULB TYPE, AND SIMILAR WATTAGE/ LUMENS UNLESS NOTED OTHERWISE.								

Calculation Zone Statistics						
Description	Symbol	Average (FC)	Maximum (FC)	Minimum (FC)	Max./ Min. (FC)	Avg./ Min. (FC)
BUILDING EXTERIOR	*	1.2	10.7	0.1	107	12



2 WP FIXTURE
Scale: None

1 SITE PHOTOMETRIC
Scale: 1" = 10'



PETRICHOR
SOLUTIONS LLC



GRAND MOUNTAIN MODULARS
11060 FONTAINE BLVD.
WIDEFIELD, CO

REVISIONS		
#	DESCRIPTION	DATE
PROJECT NO.: 26-0515 ISSUE DATE: 03/24/2026 DRAWN: BDH CHECKED: BDH		



1 FLOOR PLAN
A2.0 1/4" = 1'-0"

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

SHEET NAME
FLOOR PLAN

SHEET 5 OF 7

A2.0