

V1_Site Development Plan_COMMENTS.pdf Markup Summary

CDurham (11)



Label existing pond

Subject: Text Box

Page Label: 1

Author: CDurham

Date: 4/22/2026 5:19:46 PM

Status:

Color: ■

Layer:

Space:

Label existing pond

Provide legend for different linetypes & hatches

Subject: Text Box

Page Label: 2

Author: CDurham

Date: 4/22/2026 5:16:51 PM

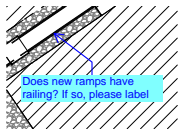
Status:

Color: ■

Layer:

Space:

Provide legend for different linetypes & hatches



Subject: Callout

Page Label: 2

Author: CDurham

Date: 4/22/2026 5:17:46 PM

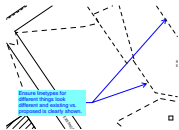
Status:

Color: ■

Layer:

Space:

Does new ramps have railing? If so, please label



Subject: Callout

Page Label: 2

Author: CDurham

Date: 4/22/2026 5:18:39 PM

Status:

Color: ■

Layer:

Space:

Ensure linetypes for different things look different and existing vs. proposed is clearly shown.

Provide dimensions to north property line from building corners, same as was done to east property line.

Subject: Text Box

Page Label: 2

Author: CDurham

Date: 4/22/2026 5:20:38 PM

Status:

Color: ■

Layer:

Space:

Provide dimensions to north property line from building corners, same as was done to east property line.

Provide drainage memo, that references original drainage report. Include how basins (A0 & A11) with new building and attached modular building changes and increases flows. Show moved inlet is able to handle these flows and overall storm system still functions properly. Also address how changes affect existing pond.

Subject: Text Box

Page Label: [1] SITE

Author: CDurham

Date: 4/22/2026 5:10:27 PM

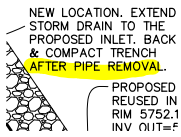
Status:

Color: ■

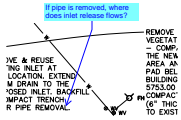
Layer:

Space:

Provide drainage memo, that references original drainage report. Include how basins (A0 & A11) with new building and attached modular building changes and increases flows. Show moved inlet is able to handle these flows and overall storm system still functions properly. Also address how changes affect existing pond.

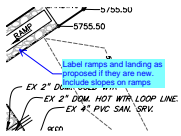


Subject: Highlight
Page Label: [1] SITE
Author: CDurham
Date: 4/22/2026 5:11:40 PM
Status:
Color: ■
Layer:
Space:



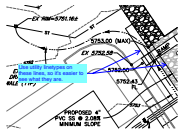
Subject: Callout
Page Label: [1] SITE
Author: CDurham
Date: 4/22/2026 5:12:02 PM
Status:
Color: ■
Layer:
Space:

If pipe is removed, where does inlet release flows?



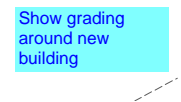
Subject: Callout
Page Label: [1] SITE
Author: CDurham
Date: 4/22/2026 5:13:30 PM
Status:
Color: ■
Layer:
Space:

Label ramps and landing as proposed if they are new. Include slopes on ramps



Subject: Callout
Page Label: [1] SITE
Author: CDurham
Date: 4/22/2026 5:15:10 PM
Status:
Color: ■
Layer:
Space:

Use utility linetypes on these lines, so it's easier to see what they are.



Subject: Text Box
Page Label: [1] SITE
Author: CDurham
Date: 4/22/2026 5:21:43 PM
Status:
Color: ■
Layer:
Space:

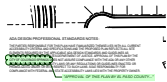
Show grading around new building

MirandaBenson2 (10)



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 4/27/2026 3:28:23 PM
Status:
Color: ■
Layer:
Space:

Please identify this structure as "PROPOSED" or "NEW". This was added after approval of PPR1826, and was not included on any subsequent site plan amendments. Please address in all areas of this proposal, as necessary.

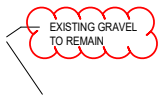


Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 4/27/2026 3:22:47 PM
Status:
Color: ■
Layer:
Space:

"APPROVAL OF THIS PLAN BY EL PASO COUNTY..."



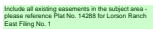
Subject: Architect
Page Label: 2
Author: MirandaBenson2
Date: 4/27/2026 3:46:26 PM
Status:
Color: ■
Layer:
Space:



Subject: Architect
Page Label: 2
Author: MirandaBenson2
Date: 4/27/2026 3:46:35 PM
Status:
Color: ■
Layer:
Space:

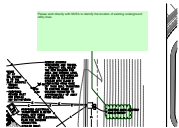


Subject: Architect
Page Label: 2
Author: MirandaBenson2
Date: 4/27/2026 3:46:44 PM
Status:
Color: ■
Layer:
Space:



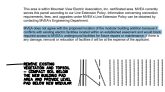
Subject: Planner
Page Label: 2
Author: MirandaBenson2
Date: 4/27/2026 4:14:40 PM
Status:
Color: ■
Layer:
Space:

Include all existing easements in the subject area - please reference Plat No. 14288 for Lorson Ranch East Filing No. 1

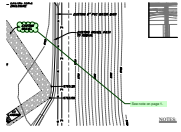


Subject: Planner
Page Label: [1] SITE
Author: MirandaBenson2
Date: 4/27/2026 3:35:53 PM
Status:
Color: ■
Layer:
Space:

Please work directly with MVEA to identify the location of existing underground utility lines.

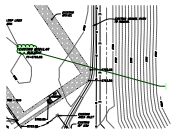


Subject: Image
Page Label: [1] SITE
Author: MirandaBenson2
Date: 4/27/2026 3:36:00 PM
Status:
Color: ■
Layer:
Space:

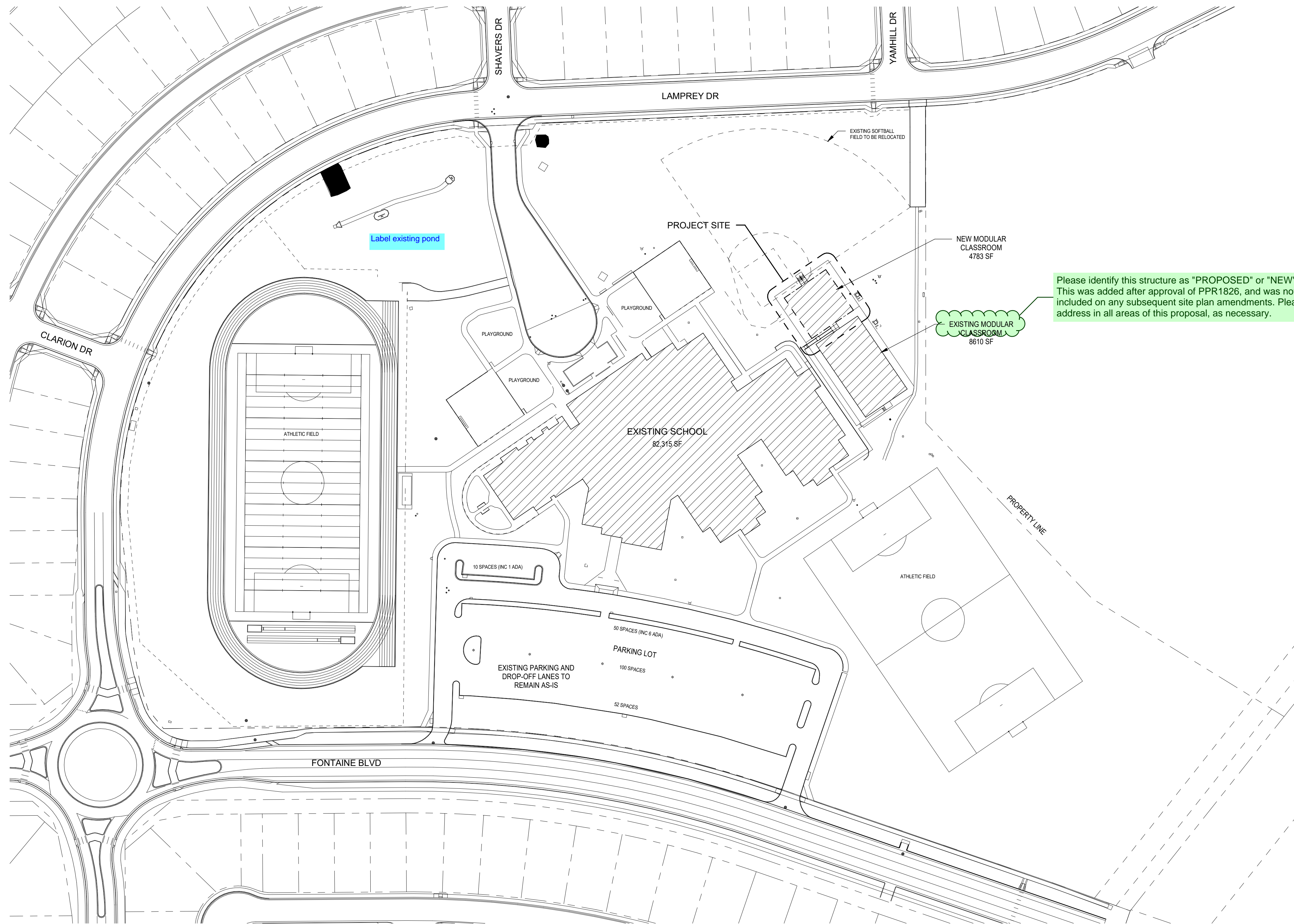


Subject: Planner
Page Label: [1] SITE
Author: MirandaBenson2
Date: 4/27/2026 3:46:16 PM
Status:
Color: ■
Layer:
Space:

See note on page 1.



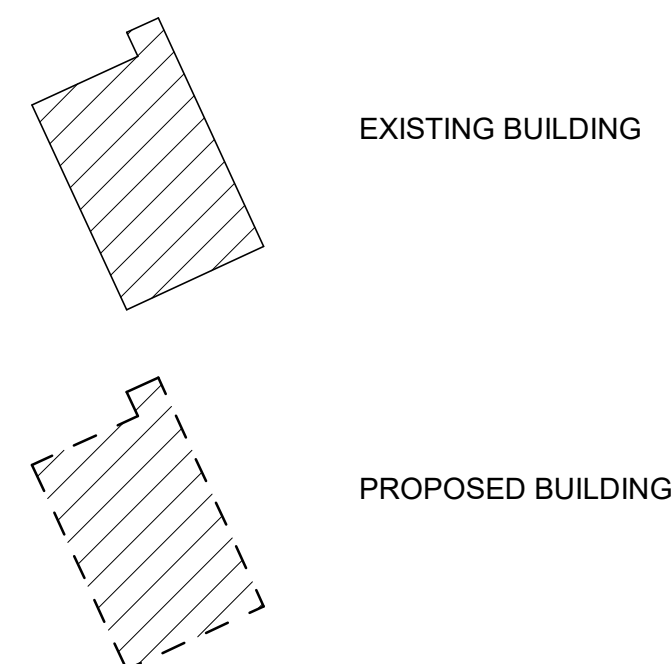
Subject: Planner
Page Label: [1] SITE
Author: MirandaBenson2
Date: 4/27/2026 3:46:05 PM
Status:
Color: ■
Layer:
Space:



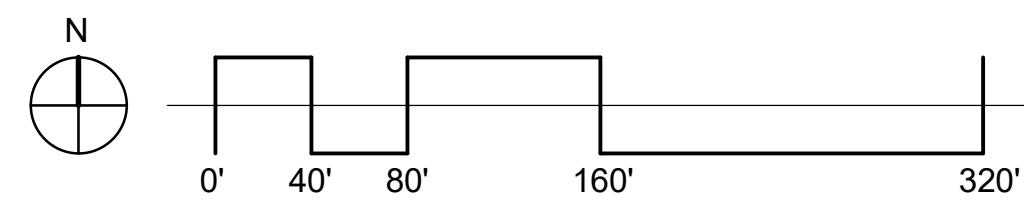
ADA DESIGN PROFESSIONAL STANDARDS NOTES:
 THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED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

"APPROVAL OF THIS PLAN BY EL PASO COUNTY..."

LEGEND



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



Please identify this structure as "PROPOSED" or "NEW". This was added after approval of PPR1826, and was not included on any subsequent site plan amendments. Please address in all areas of this proposal, as necessary.

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:

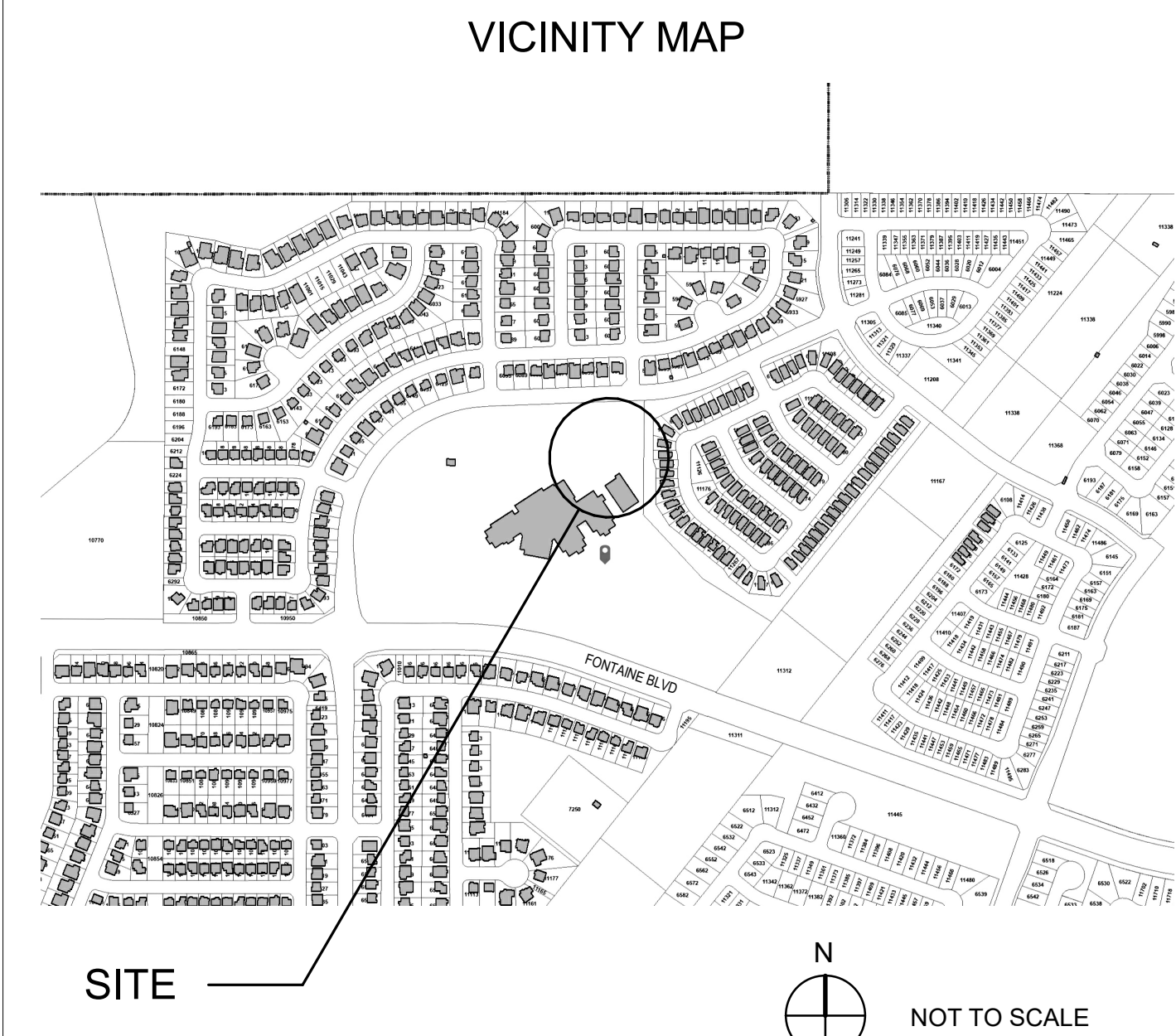
SITE ZONING: PUD
 TOTAL SCHOOL SITE AREA: 25.27 Acres
 IMPERVIOUS SURFACE AREA: 17.77 Acres
 BUILDING FOOTPRINT AREA: 82,315 SF + 8610 SF + 4783 SF (PROPOSED) = 95,708 SF
 PERCENT LOT COVERAGE BY BUILDING: 8.7%

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 NEW 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
 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

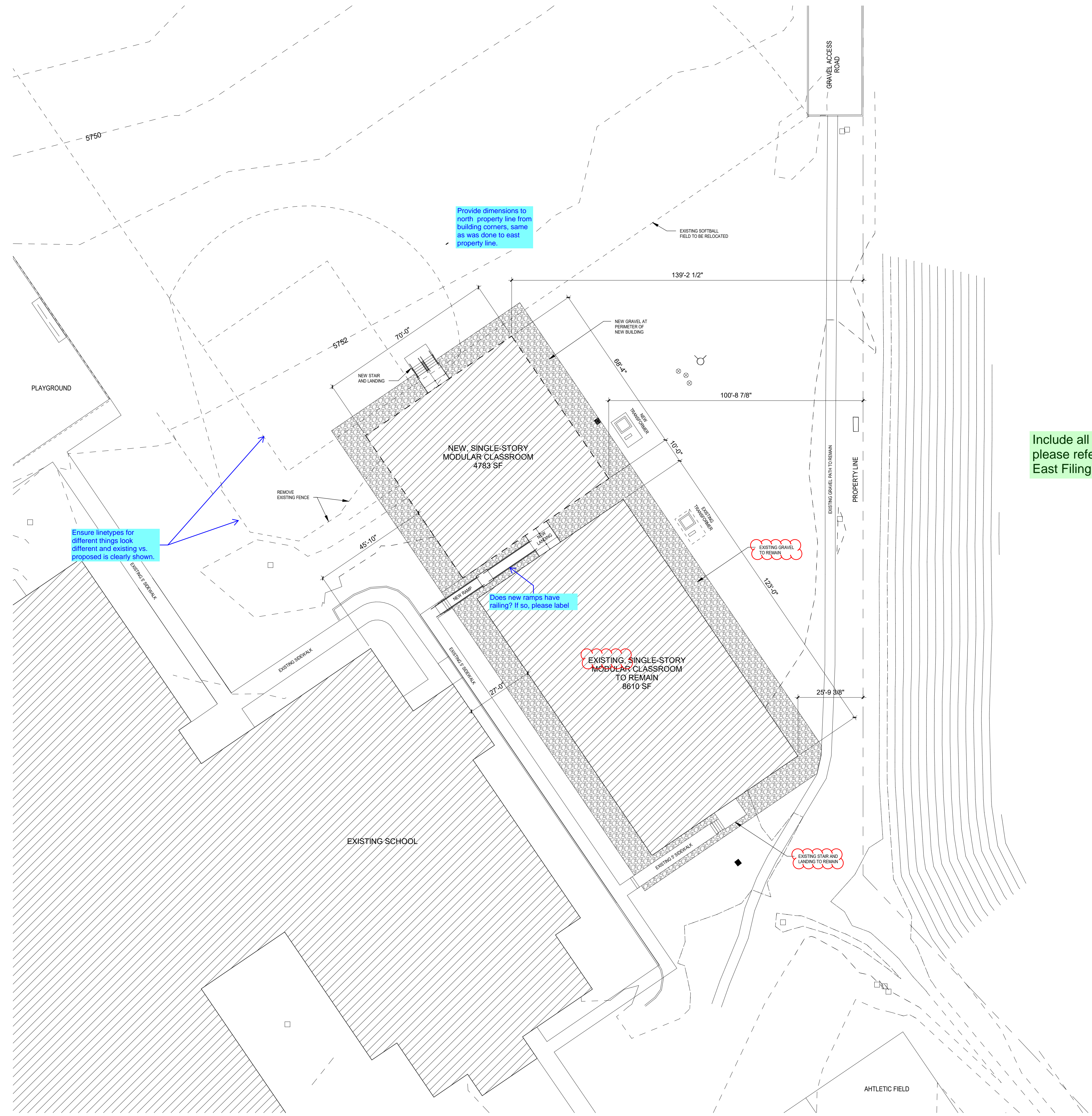
GRAND MOUNTAIN SCHOOL
 MODULAR CLASSROOM
 PPR AMENDMENT

DATE
 3/31/26
 REVISIONS
 NO. DATE DESCRIPTION

SHEET NAME
 SITE PLAN

SHEET 1 OF 7

A1.0



Provide dimensions to north property line from building corners, same as was done to east property line.

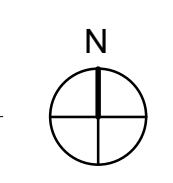
Provide legend for different linetypes & hatches

Ensure linetypes for different things look different and existing vs. proposed is clearly shown.

Does new ramps have railing? If so, please label

Include all existing easements in the subject area - please reference Plat No. 14288 for Lorson Ranch East Filing No. 1

2 ENLARGED SITE PLAN
A1.1 1" = 20'-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

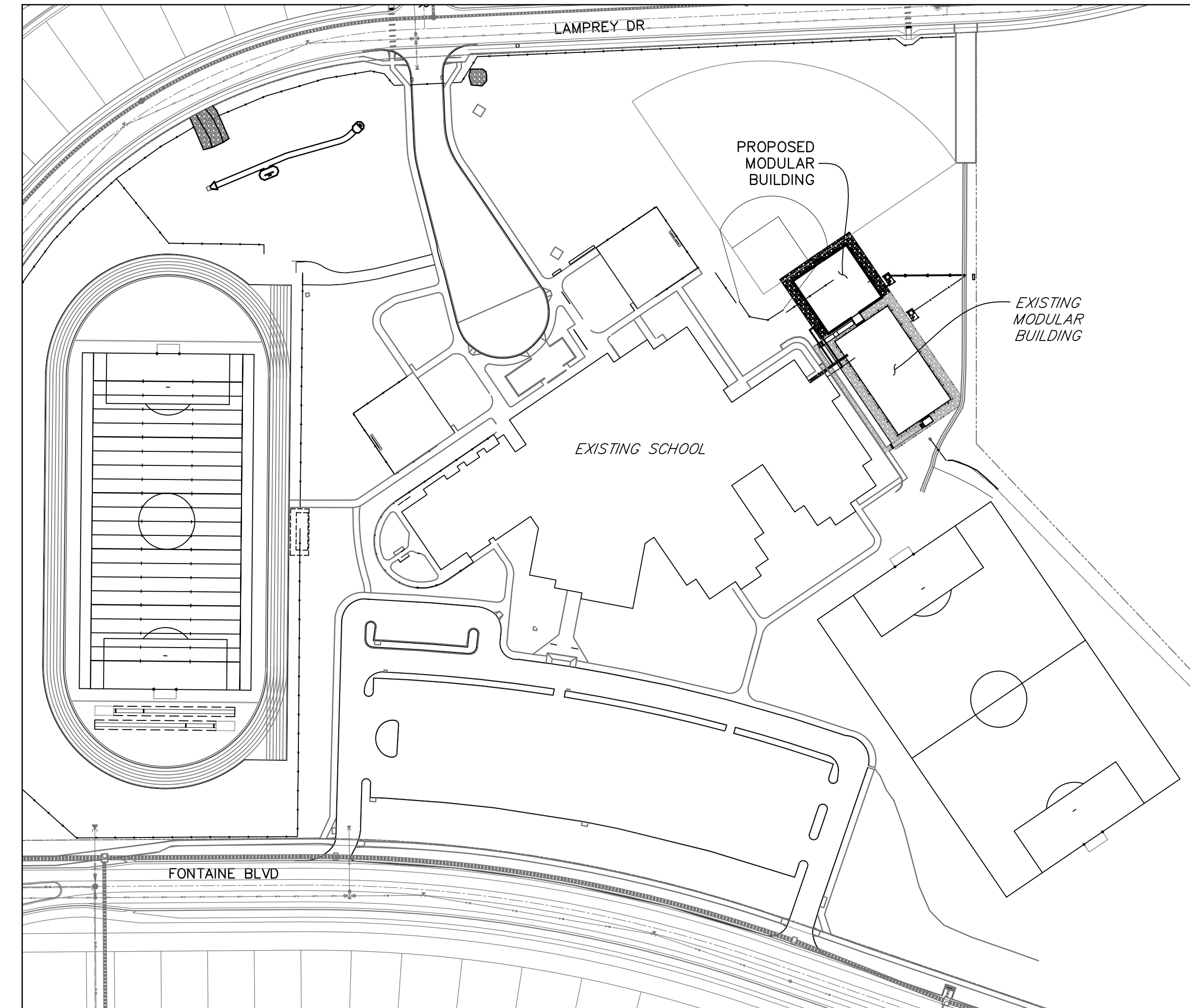
DATE
3/31/26

REVISIONS

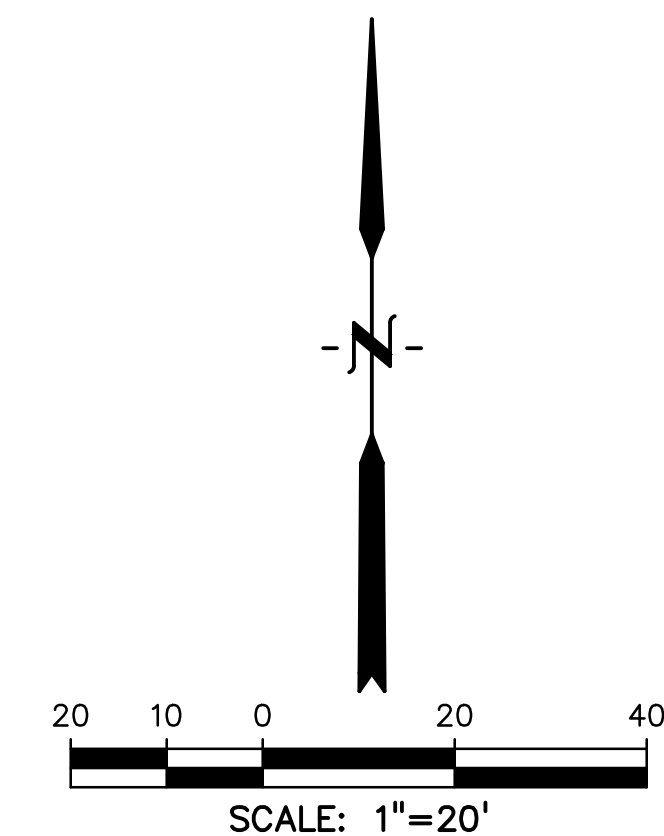
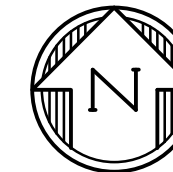
NO.	DATE	DESCRIPTION

SHEET NAME
ENLARGED SITE PLAN
SHEET 2 OF 7

A1.1



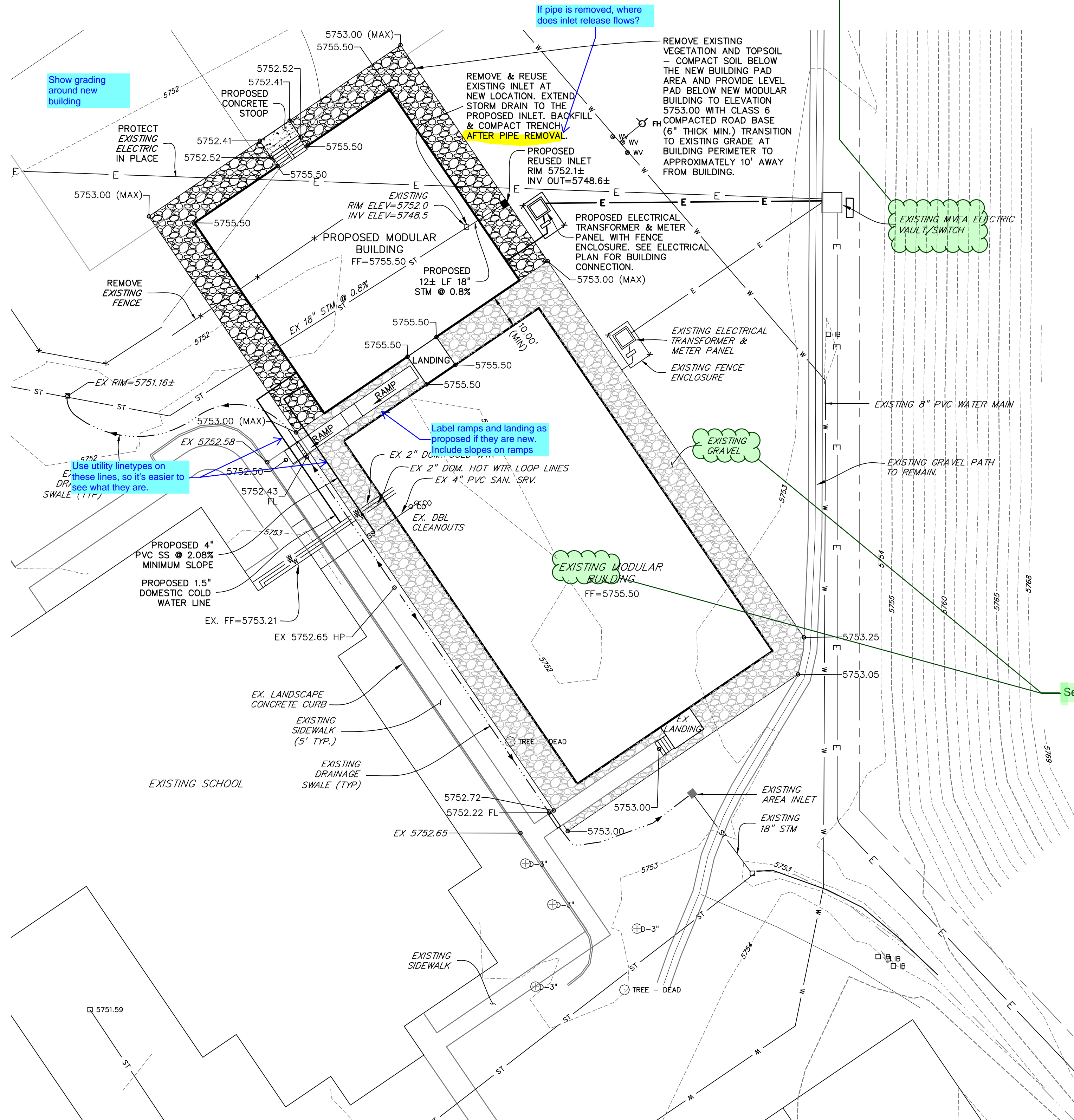
CAMPUS MAP
SCALE: 1"=100'



Please work directly with MVEA to identify the location of existing underground utility lines.

This area is within Mountain View Electric Association, Inc. certificated area. MVEA currently serves this parcel according to our Line Extension Policy. Information concerning connection requirements, fees, and upgrades under MVEA's Line Extension Policy can be obtained by contacting MVEA's Engineering Department.

MVEA does not agree with the proposed location of the modular building addition because it conflicts with existing electric facilities located within an established easement and would block required access to MVEA's underground facilities for future repairs or maintenance. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.



Provide drainage memo, that references original drainage report. Include how basins (A0 & A11) with new building and attached modular building changes and increases flows. Show moved inlet is able to handle these flows and overall storm system still functions properly. Also address how changes affect existing pond.

See note on page 1.

- NOTES:**
- RAMP, STAIRS AND LANDINGS BY MODULAR BUILDING CONTRACTOR.
 - PROPOSED SIDEWALK SHALL HAVE A LONGITUDINAL GRADE OF NO MORE THAN 5% AND A CROSS SLOPE OF NO MORE THAN 2%.
 - SIDEWALK SHALL BE 4" THICK (4,000 PSI) WITH FIBER MESH REINFORCEMENTS ON 6x6-2.1x2.1 WWF REINFORCEMENT.
 - DOWNSPOUTS DRAIN TO GRADE WITH SPLASH BLOCKS

PREPARED BY:

DREXEL, BARRELL & CO.
ENGINEERS & SURVEYORS
101 SAWATCH STREET, #100
COLORADO SPRINGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

Eagle Creek
12658 W. PROGRESS AVE.
LITTLETON, CO 80127
(720) 496-7873
CONTACT: PERRY THOMAS

CONSTRUCTION DOCUMENTS FOR:
**GRAND MOUNTAIN
PK-8 SCHOOL**
11060 FONTAINE BLVD.
WIDEFIELD, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/25/26
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21126-06SP01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: N/A

**PROPOSED
SITE PLAN**

PROJECT NO. 21126-06CSCV
DRAWING NO.

SP01

SHEET: 3 OF 7