

11060 Fontaine Blvd – Grand Mtn School
PPR Amendment

Grand Mountain School
11060 Fontaine Blvd
Colorado Springs, CO 80925

May 7, 2026

PPR Amendment Comment Responses

Please see responses below in red italics to the Initial Review Comments.

Site Plan Comments

Label existing pond.

Response: Addressed; label added.

Provide legend for different linetypes & hatches.

Response: Addressed; legend added.

Does new ramps have railing? If so, please label.

Response: Addressed; note for railing added.

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

Response: Addressed; line styles revised to differentiate types. Proposed and existing elements labeled.

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

Response: Addressed; dimensions to north property line added.

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.

Response: Addressed; to differentiate between the two buildings, the proposed 4783 SF classroom and associated elements are labeled “PROPOSED”, and the existing 8610 SF classroom and associated elements are labeled “NEW”.

“APPROVAL OF THIS PLAN BY EL PASO COUNTY...”

Response: Addressed; note revised.

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

Response: Addressed; existing easements added to plans.

Landscape Plan Comments

“PROPOSED/NEW” (See site development plan comment)

Response: Addressed; note revised.

All disturbed area should be reseeded with a native blend. Please add note.

Response: Addressed; note added.

Landscaping Plan approved under initial Site Development Plan review is found under EDARP file number PPR1826.

The portion of focus for this project is found below. Please include all existing landscaping on the current Landscaping Plan document. If landscaping in the subject area no longer exists due to site changes, please reinstate and show on the current document.

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Response: Addressed; previously approved landscaping shown and indicated to be reinstated where no longer exist.

Please relocate the previously approved landscaping east of the proposed modulars. (Buffer to adjacent residential.) This will satisfy the Code section below.

Response: Addressed; previously approved landscaping indicated to be relocated east of the proposed modular classrooms.

See attached comment responses from Drexel, Barrell & Co. dated 5/6/26 for responses to all other comments.

Please let me know if you have any questions or concerns.

Thanks,

A handwritten signature in black ink, appearing to read 'R. Austin', is positioned above the typed name.

Robby Austin, AIA
President of R. Austin Architect, LLC



Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch Street, #100
Colorado Springs, CO 80903

719 260-0887

Drexel, Barrell & Co.

May 6, 2026

El Paso County – Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

**RE: Site Development Plan Civil Comment Response
PPR2611, 11060 Fontaine Boulevard
Grand Mountain PK-8 School
(Parcel/Tax Schedule # 55133-01-002)**

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

Direct coordination with MVEA to identify existing underground utility locations will occur prior to construction. School District understands it is responsible for any damage, removal or relocation of facilities.

If pipe is removed, where does inlet release flows?

Note revised, pipe will not be removed. Inlet releases flows via an existing 18” storm pipe to be extended to the new inlet location.

See note on page 1.

Structure labels revised to “existing/new.”

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.

Drainage memo included.

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

Ramps and landing appropriately labeled “existing/new.” Slopes on ramps included.

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

Utility linetypes updated for clarity.

Show grading around new building.

Tie into existing (flat) grading around building shown to the extent possible/additional spot elevations added.

Please note that El Paso County Public Health and Widefield Water & Sanitation have not provided comment as of this date. Please reach out to those agencies directly for feedback

El Paso County Public Health was directly contacted, and it was confirmed on 05/06/26 that they have yet to conduct review.

Widefield Water & Sanitation District was directly contacted, and it was confirmed on 05/06/26 that comments are currently pending. Comments regarding the District’s newly

implemented xeriscape landscape requirements will be issued back to Planning as soon as possible.

Letter of Intent:

Expand on drainage/storm. Relocated inlet will connect to existing system which releases into existing pond. Ensure release rate is not over existing flows from approved report (See PPR1826 for approved report). Include this in drainage memo requested on site plan.

Flows leaving the previously approved FDR Basin A11 will leave the relocated inlet via existing 18" storm pipe. The relocated inlet was originally designed to accommodate the slight increase in flow, and the overall storm system is understood to function properly. Basin A11 flows are eventually captured by the previous FDR's onsite 2.6-acre Full Spectrum Extended Drainage Basin, with outfall via a 24" pipe. The EDB was oversized and exceeds the required pond volume by using impervious coverage and the area of the entire site including a future building expansion that is now encompassed by the existing and proposed modular classrooms.