

PROJECT INFORMATION:

ADDRESS: SPROUL JR HIGH SCHOOL
235 SUMAC DR.
COLORADO SPRINGS, CO 80911

TSN: 651100002

LEGAL DESCRIPTION:
TRACT IN NW4NE4 AND IN NE4NW4 SEC 11-15-66 AS FOLS. BEG AT SWLY COR REFL OF SECURITY ADD NO 4, TH WLY ALG NLY BDRY LN OF SECURITY ADD 7 673.05 FT, ANG R 51-31 NWLY 488.12 FT, ANG R 90- NELY 311.11 FT, ANG R 38-28 ELY 948.98 FT TO PT ON WLY BDRY LN OF REFL OF SECURITY ADD 4, TH ANG R 89-41 SWLY 400.0 FT ML TO POB, THOSE PARTS OF ADJ LOTS 18, 6, 7, 9 JOINING ABOVE PARCEL WITH SUMAC DR AND JASPER DR

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

CLIENT
WIDEFIELD SCHOOL DISTRICT NO. 3
235 SUMAC DR.
COLORADO SPRINGS, CO 80911

ARCHITECT OF RECORD
R. AUSTIN ARCHITECT

SITE DATA:

SITE ZONING: A-5 CAD-O

TOTAL SCHOOL SITE AREA: 7.63 Acres

IMPERVIOUS SURFACE AREA: 5.78 Acres

BUILDING FOOTPRINT AREA: 52,248 SF + 2876 SF + 8610 SF (PROPOSED) = 63,734 SF

PERCENT LOT COVERAGE BY BUILDING: 19.18%

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

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

82 PARKING SPACES PROVIDED (INC. 1 ACCESSIBLE PARKING SPACE)

THE NEW MODULAR CLASSROOM BUILDING WILL REPLACE THREE EXISTING MODULAR CLASSROOM BUILDINGS AND WILL ACCOMMODATE EXISTING STUDENTS. IT WILL NOT RESULT IN AN INCREASE IN TRAFFIC OR PARKING NEEDS.

ALL PARKING TO BE ACCOMMODATED ON SITE. PARKING NOT ALLOWED ON SUMAC DRIVE OR JASPER DRIVE IN ADJACENT NEIGHBORHOOD.

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.

PROJECT NO.
25-081.00

SPROUL JR HIGH MODULAR CLASSROOM
SITE DEVELOPMENT PLAN

VICINITY MAP



SITE

N

NOT TO SCALE

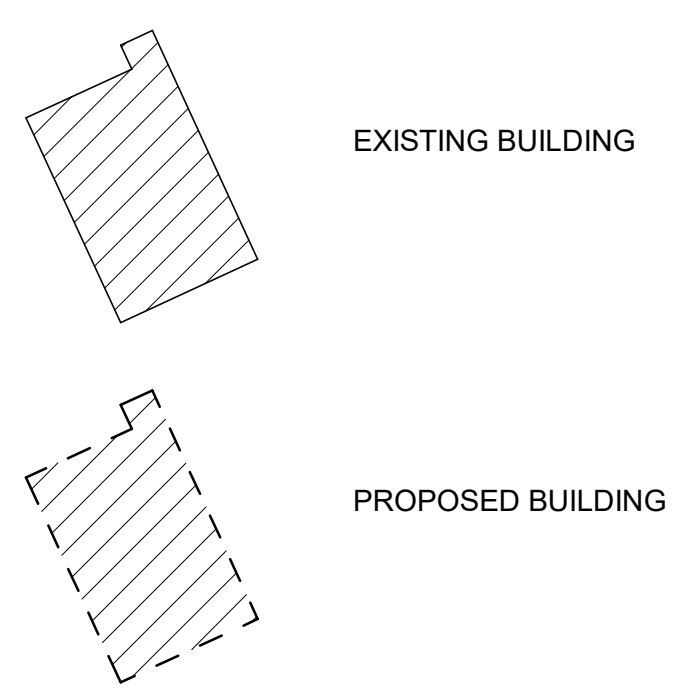
DATE
4/7/26

REVISIONS

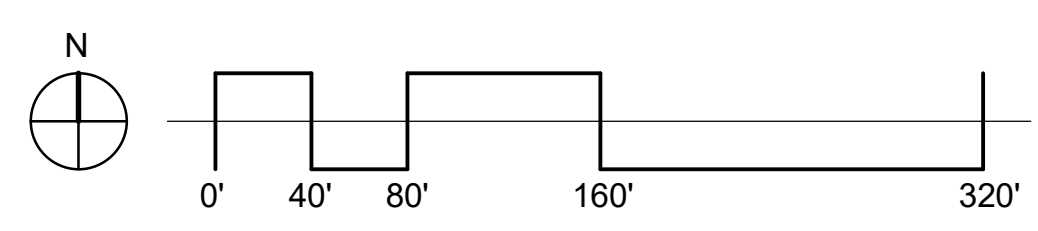
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ADA DESIGN PROFESSIONAL STANDARDS NOTES:
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN 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.

LEGEND

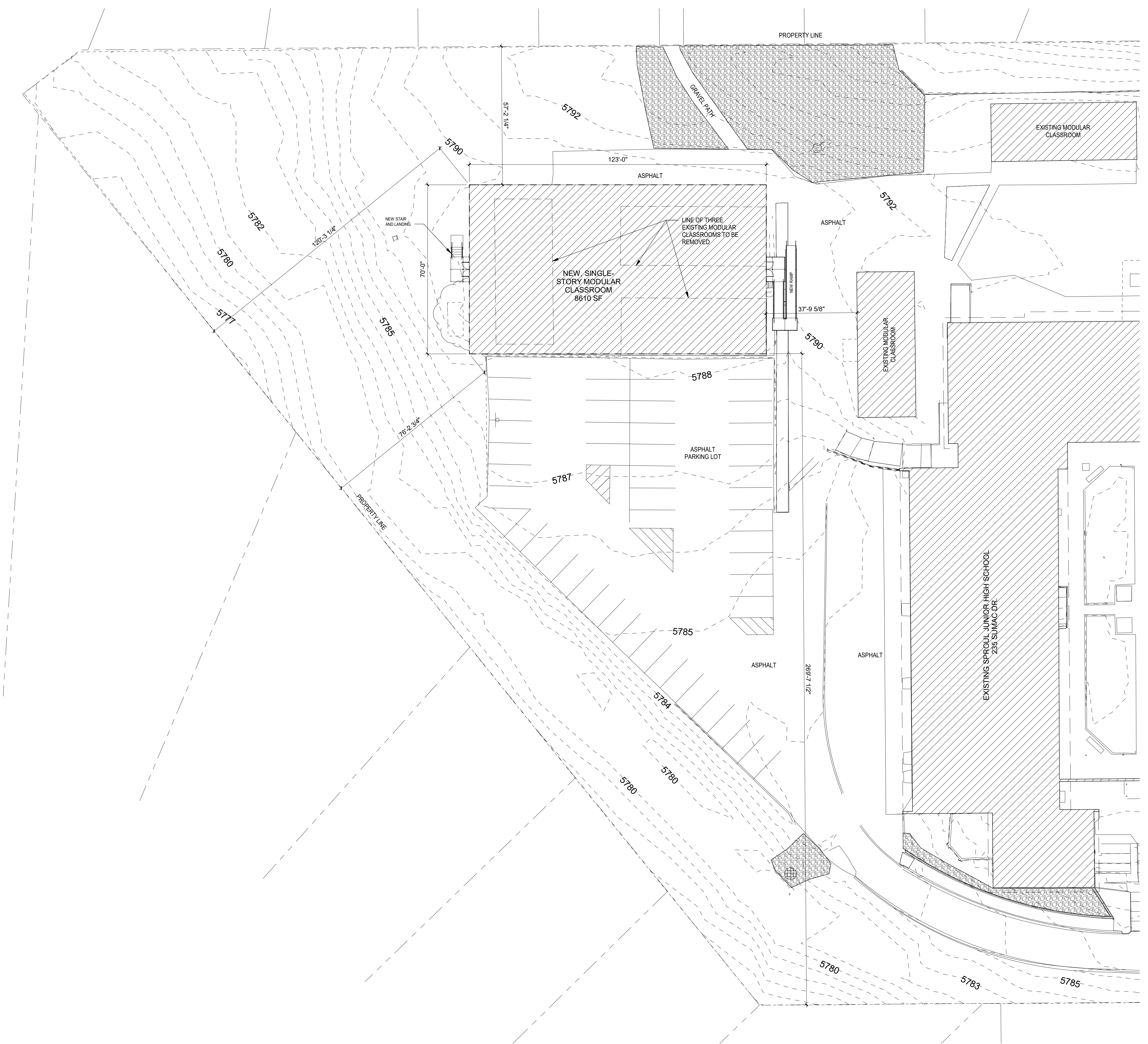


1 OVERALL SITE PLAN
A1.0 1" = 50'-0"



SHEET NAME
SITE PLAN

SHEET 1 OF 7
A1.0



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SPROUL JR HIGH MODULAR CLASSROOM
 SITE DEVELOPMENT PLAN

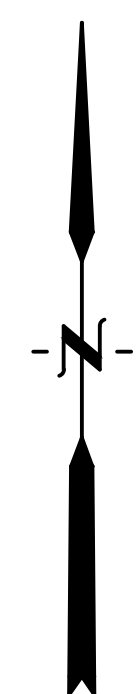
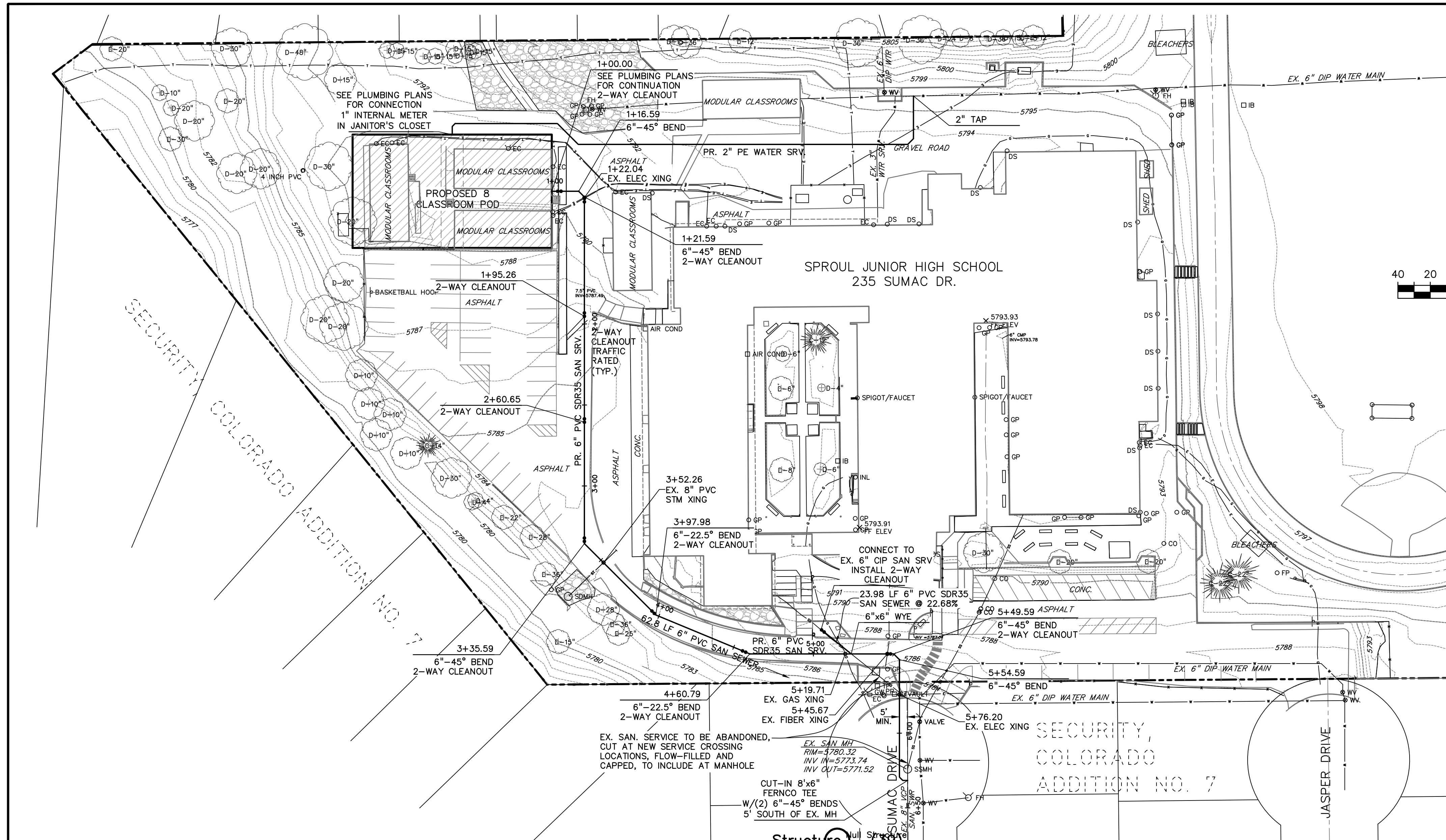
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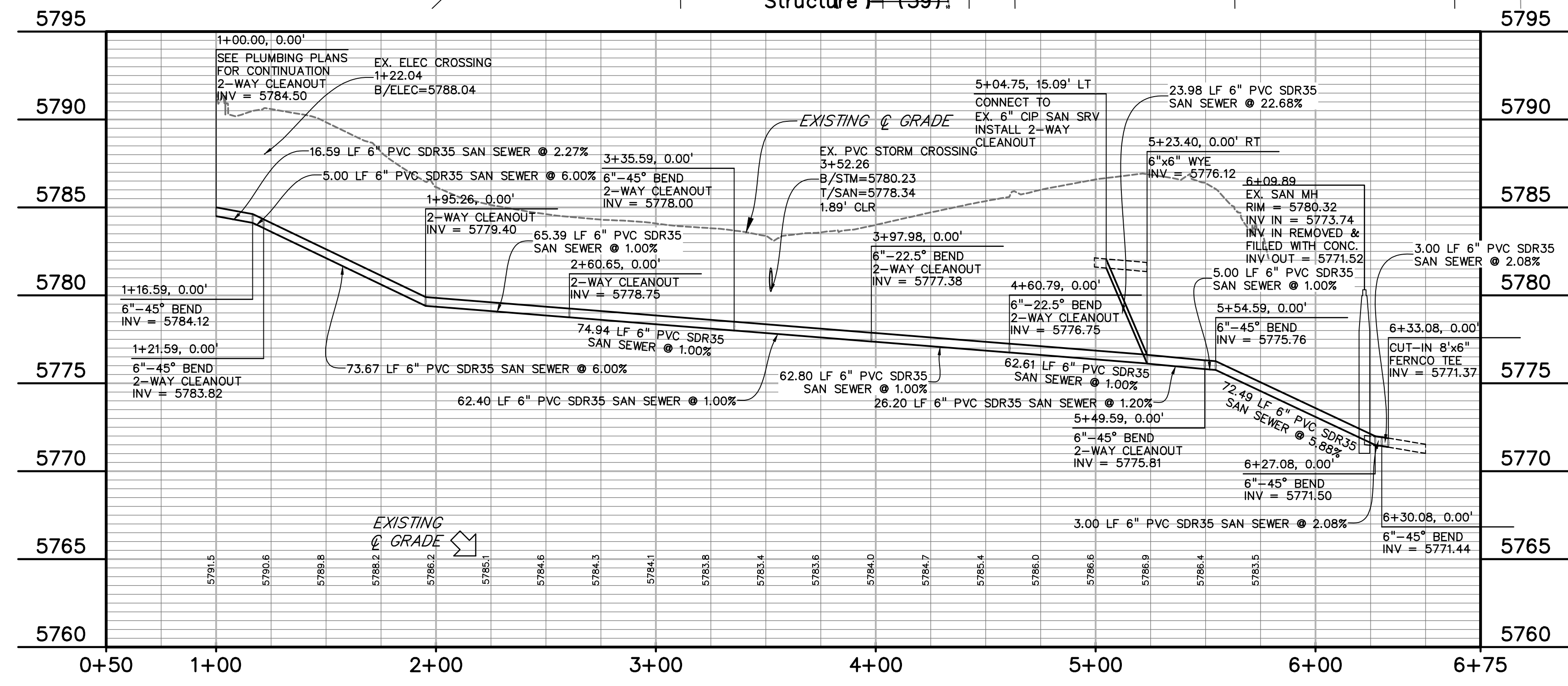
SHEET NAME
 ENLARGED SITE PLAN
 SHEET 2 OF 7

A1.1

1 ENLARGED SITE PLAN
 A1.1 1" = 20'-0"



- NOTE:
1. REMOVE AND REPLACE SURFACE IMPROVEMENTS, PAVING, LANDSCAPING, ETC TO EXISTING OR BETTER CONDITION.
 2. CONTRACTOR IS TO OBTAIN AN EPC WORK IN ROW PERMIT.
 3. SERVICE MATERIAL SHALL BE SDR35 WITH PUSH ON FITTINGS.
 4. TRAFFIC RATED CLEANOUTS TO HAVE 6" RISER, TO BE APPROVED BY SECURITY SANITATION DISTRICT.



PREPARED BY:



CLIENT:



CONSTRUCTION DOCUMENTS FOR:
SPROUL JUNIOR HIGH SCHOOL
 235 SUMAC DRIVE
 WIDEFIELD, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/13/26
LATEST ISSUE	4/1/26

DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 22141-00SS01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 5'

**WATER/
 SANITARY SEWER
 PLAN & PROFILE**

PROJECT NO. 22141-00CSCV
 DRAWING NO.

SS01

SHEET: 3 OF 7

