

235 Sumac Dr – Sproul Jr High School
Site Development Plan

Sproul Jr High School
235 Sumac Dr
Colorado Springs, CO 80911

June 12, 2026

Site Development Plan Comment Responses

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

Site Plan Comments

This label isn't consistent with the utility work shown on sheet 3.

Response: Addressed; project limits revised.

Include square footage of modular buildings to be removed.

Response: Addressed; areas added.

The following documents are required for the proposed work in the right of way:

- Construction Drawings, sealed by a Colorado PE

This sheet can be used for the construction drawings, please include the County signature blocks, standard construction notes, EPC standard drawing for trench repair.

Response: Addressed; utility construction plans provided.

This does not appear to be the existing grade of the internal/public road.

Response: Addressed; label revised.

Include label: Public Local Road

Response: Addressed; label added.

Include label: Public Local Road

Response: Addressed; label added.

Please note that the Engineering Criteria Manual Appendix K applies to road cut, trenching and restoration:

Response: Addressed; note added.

Label Right of Way for both County Roads.

Response: Addressed; label added.

Requirements for the EPC Work in the right of way permit will include the following:

- A 2-year \$20,000 bond.
- Trench repair according to the standard detail SD_4-20. In order to achieve the proper T-cap on the road, the patch may need to be milled wider than the trench.
- In addition to the permit fee, there will be a degradation fee for pavement less than 5 years old which is \$5.50 per square foot.
- A new slurry seal of the cul-de-sac will be required for the roadway.

Please depict the slurry seal and the trench cut/repair on the CD sheet.

Response: Addressed; requirements added.

Extraneous label

Response: Addressed; label removed.

“25-337”

Response: Addressed; note revised.

Provide the number of classrooms the school provides.

Response: Addressed; number added.

The minimum required number of ADA-compliant spaces for 76-100 standard spaces = 4 additional spaces.

Response: Addressed; 4 ADA-compliant parking spaces provided.

Is there an easement or agreement in place regarding the use of the residential private property at each of these locations?

Response: Paving at the school entrances from both Sumac Dr. and Jasper Dr. has overlapped the neighboring properties for many years. Written documentation of a private access agreement or an Access Permit for each of the public roads will be provided to the planning department within 120 days. To facilitate approval of this Site Development Plan while documents are being prepared, only paving within the school's property lines is shown.

“EL PASO COUNTY”

Response: Addressed; note revised.

Include all hatching styles on plans.

Response: Addressed; added to legend.

Add 6511126008

Response: Addressed; added.

This area appears to be used for parking. Please verify. Include in parking calculations. Note: You may need to address paving, striping, etc. See 6.2.5.C for Parking Lot construction requirements.

Response: Addressed; note added for clarification. Service road only; parking not permitted in this area.

Identify existing CMRS Tower.

Response: Addressed; tower identified.

? Add to legend.

Response: Addressed; hatch added to legend.

Distance measurement

Response: Addressed; dimension added.

Distance measurement

Response: Addressed; dimension added.

Identify garbage receptacles and provide method of screening. See Code section 6.2.2.G.1.b

Response: Addressed; dumpster enclosure added.

Add the following information note from Colorado Springs Utilities:

5. Colorado Springs Utilities Field Engineer shall determine final gas/electric meter, transformer, and service line locations.

Response: Addressed; note added.

Landscape Plan Comments

? Add to legend.

Response: Addressed; hatch added to legend.

Please provide a legend for landscaping species information. Include name, deciduous and evergreen detail, mature size, symbol, etc. Identify method of groundcover (include in legend and on landscape plan).

Response: Addressed; legend added.

Include a table of existing, to be removed, and proposed plantings. Quantity info.

Response: Addressed; table with quantities added.

Please include verification that all disturbed areas shall be reseeded with a native blend.

Response: Addressed; note added.

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Address the required landscape buffer between non-residential and residential uses. (see Code below, 6.2.2.D.2)
Include a sheet for the full site.

Response: Addressed; landscape buffer indicated and sheet added.

Letter of Intent Comments

Response: Addressed; all comments incorporated.

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

Thanks,

A handwritten signature in black ink, appearing to read 'R. Austin', written in a cursive style.

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