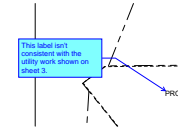


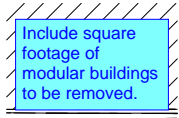
V1_Site Development Plan_COMMENTS.pdf Markup Summary

Joseph Sandstrom (12)



Subject: Callout
Page Label: 1
Author: Joseph Sandstrom
Date: 4/29/2026 7:47:06 AM
Status:
Color: ■
Layer:
Space:

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



Subject: Text Box
Page Label: 2
Author: Joseph Sandstrom
Date: 4/29/2026 7:45:09 AM
Status:
Color: ■
Layer:
Space:

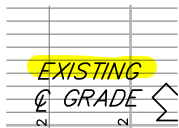
Include square footage of modular buildings to be removed.



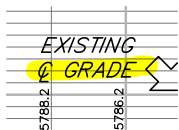
Subject: Cloud+
Page Label: 3
Author: Joseph Sandstrom
Date: 4/29/2026 3:09:52 PM
Status:
Color: ■
Layer:
Space:

The following documents are required for the proposed work in the right of way:
- Construction Drawings, sealed by a Colorado PE

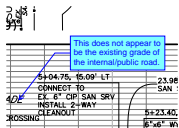
This sheet can be used for the Construction drawings, please include the County signature blocks, standard construction notes, EPC standard drawing for trench repair.



Subject: Highlight
Page Label: 3
Author: Joseph Sandstrom
Date: 4/29/2026 7:34:08 AM
Status:
Color: ■
Layer:
Space:

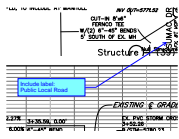


Subject: Highlight
Page Label: 3
Author: Joseph Sandstrom
Date: 4/29/2026 7:34:10 AM
Status:
Color: ■
Layer:
Space:



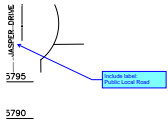
Subject: Callout
Page Label: 3
Author: Joseph Sandstrom
Date: 4/29/2026 7:58:26 AM
Status:
Color: ■
Layer:
Space:

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



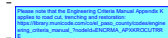
Subject: Callout
Page Label: 3
Author: Joseph Sandstrom
Date: 4/29/2026 7:36:34 AM
Status:
Color: ■
Layer:
Space:

Include label:
 Public Local Road



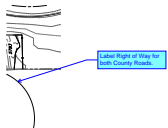
Subject: Callout
Page Label: 3
Author: Joseph Sandstrom
Date: 4/29/2026 4:14:17 PM
Status:
Color: ■
Layer:
Space:

Include label:
 Public Local Road



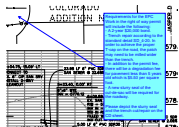
Subject: Text Box
Page Label: 3
Author: Joseph Sandstrom
Date: 4/29/2026 7:53:52 AM
Status:
Color: ■
Layer:
Space:

Please note that the Engineering Criteria Manual Appendix K applies to road cut, trenching and restoration:
https://library.municode.com/co/el_paso_county/codes/engineering_criteria_manual?nodeId=ENCR_MA_APXKROCUTRRE



Subject: Callout
Page Label: 3
Author: Joseph Sandstrom
Date: 4/29/2026 7:55:38 AM
Status:
Color: ■
Layer:
Space:

Label Right of Way for both County Roads.

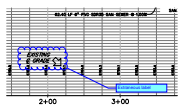


Subject: Callout
Page Label: 3
Author: Joseph Sandstrom
Date: 4/29/2026 4:15:54 PM
Status:
Color: ■
Layer:
Space:

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.



Subject: Cloud+
Page Label: 3
Author: Joseph Sandstrom
Date: 4/29/2026 4:15:01 PM
Status:
Color: ■
Layer:
Space:

Extraneous label

ICE WITH T
) 19-471), (MIT SUBMI

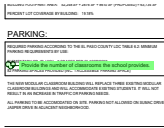
Subject: Line
Page Label: 1
Author: Ibesler
Date: 4/24/2026 3:53:16 PM
Status:
Color: ■
Layer:
Space:

.DER
D
ITH THE EL
71) OR
IBMITTALS.

25-337

Subject: Callout
Page Label: 1
Author: Ibesler
Date: 4/24/2026 3:53:54 PM
Status:
Color: ■
Layer:
Space:

25-337



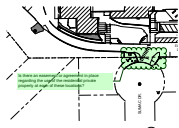
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/4/2026 2:23:17 PM
Status:
Color: ■
Layer:
Space:

Provide the number of classrooms the school provides.



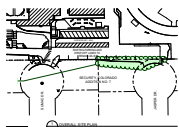
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/4/2026 2:23:09 PM
Status:
Color: ■
Layer:
Space:

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



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/4/2026 3:37:56 PM
Status:
Color: ■
Layer:
Space:

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



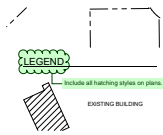
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/4/2026 3:37:10 PM
Status:
Color: ■
Layer:
Space:

ELEMENTS REQUIRED BY THE APPL
CITY OF COLORADO SPRINGS DOES
PROMULGATED UNDER OR WITH RE
COMPLIANCE WITH FEDERAL AND S

EL PASO COUNTY

Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/4/2026 3:38:27 PM
Status:
Color: ■
Layer:
Space:

EL PASO COUNTY



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/4/2026 3:45:54 PM
Status:
Color: ■
Layer:
Space:

Include all hatching styles on plans.

PROJECT INFORMATION:

ADDRESS: 097011, 41 HIGH SCHOOL,
255 SUMAC DR,
COLORADO SPRINGS, CO 80911
051110002
Add 0511126008
LEGAL DESCRIPTION:
TRACT IN MIRANDA AND IN NEARBY SEC 11-15-61 AS FOLS REC
SECURITY AREA. TO THIS ACCT BY DEPT OF SECURITY
IN OF TRACT 101, AND 100-101 TO 111, AND 100-
SOFT IN OF DEPT OF SECURITY AREA. TO THIS ACCT BY 4
PARTS OF ACCT 101, 11, 9 JORING NEAR PARCEL WITH 1

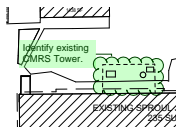
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/4/2026 3:48:58 PM
Status:
Color: ■
Layer:
Space:

Add 6511126008



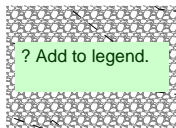
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/4/2026 4:03:52 PM
Status:
Color: ■
Layer:
Space:

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.



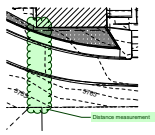
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/4/2026 3:58:46 PM
Status:
Color: ■
Layer:
Space:

Identify existing CMRS Tower.



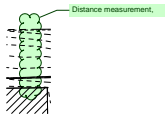
Subject: Planner
Page Label: 2
Author: MirandaBenson2
Date: 5/4/2026 3:41:56 PM
Status:
Color: ■
Layer:
Space:

? Add to legend.



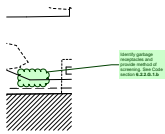
Subject: Planner
Page Label: 2
Author: MirandaBenson2
Date: 5/4/2026 3:52:29 PM
Status:
Color: ■
Layer:
Space:

Distance measurement



Subject: Planner
Page Label: 2
Author: MirandaBenson2
Date: 5/4/2026 3:53:04 PM
Status:
Color: ■
Layer:
Space:

Distance measurement,



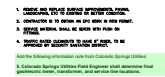
Subject: Planner
Page Label: 2
Author: MirandaBenson2
Date: 5/4/2026 4:07:46 PM
Status:
Color: ■
Layer:
Space:

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



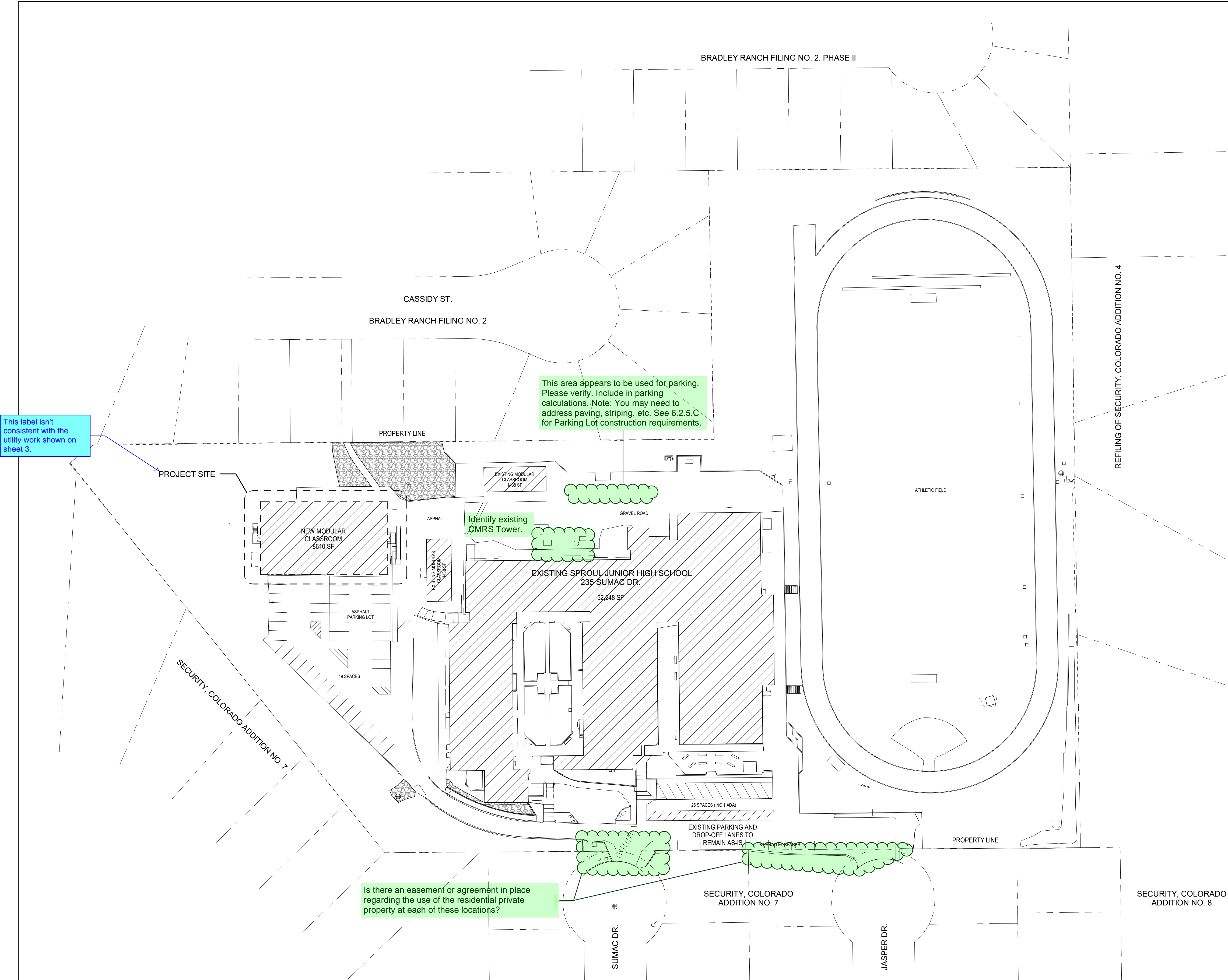
Subject: Image
Page Label: 2
Author: MirandaBenson2
Date: 5/4/2026 4:06:18 PM
Status:
Color: ■
Layer:
Space:

Add the following information note from Colorado Springs Utilities:



Subject: Planner
Page Label: 3
Author: MirandaBenson2
Date: 5/4/2026 3:47:12 PM
Status:
Color: ■
Layer:
Space:

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



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

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.

Identify existing CMRS Tower.

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

PROJECT INFORMATION:

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

TSN: 651100002
Add 6511126008

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 SLY 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

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%

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

Provide the number of classrooms the school provides.

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

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

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.

25-337

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. 49-474), 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
235 SUMAC DR.
COLORADO SPRINGS, CO 80911

ARCHITECT OF RECORD
R. AUSTIN ARCHITECT

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

PROJECT NO.
25-081.00

VICINITY MAP



SITE

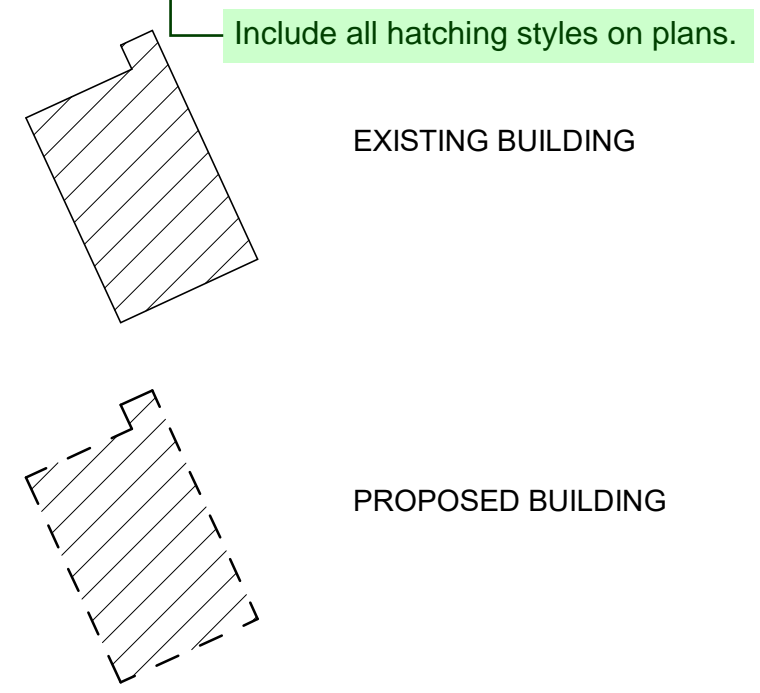
N

NOT TO SCALE

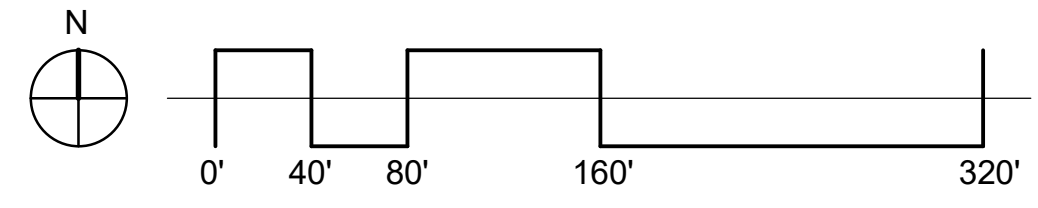
ADA DESIGN PROFESSIONAL STANDARDS NOTES:
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED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

EL PASO COUNTY

LEGEND



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



SPROUL JR HIGH MODULAR CLASSROOM
SITE DEVELOPMENT PLAN

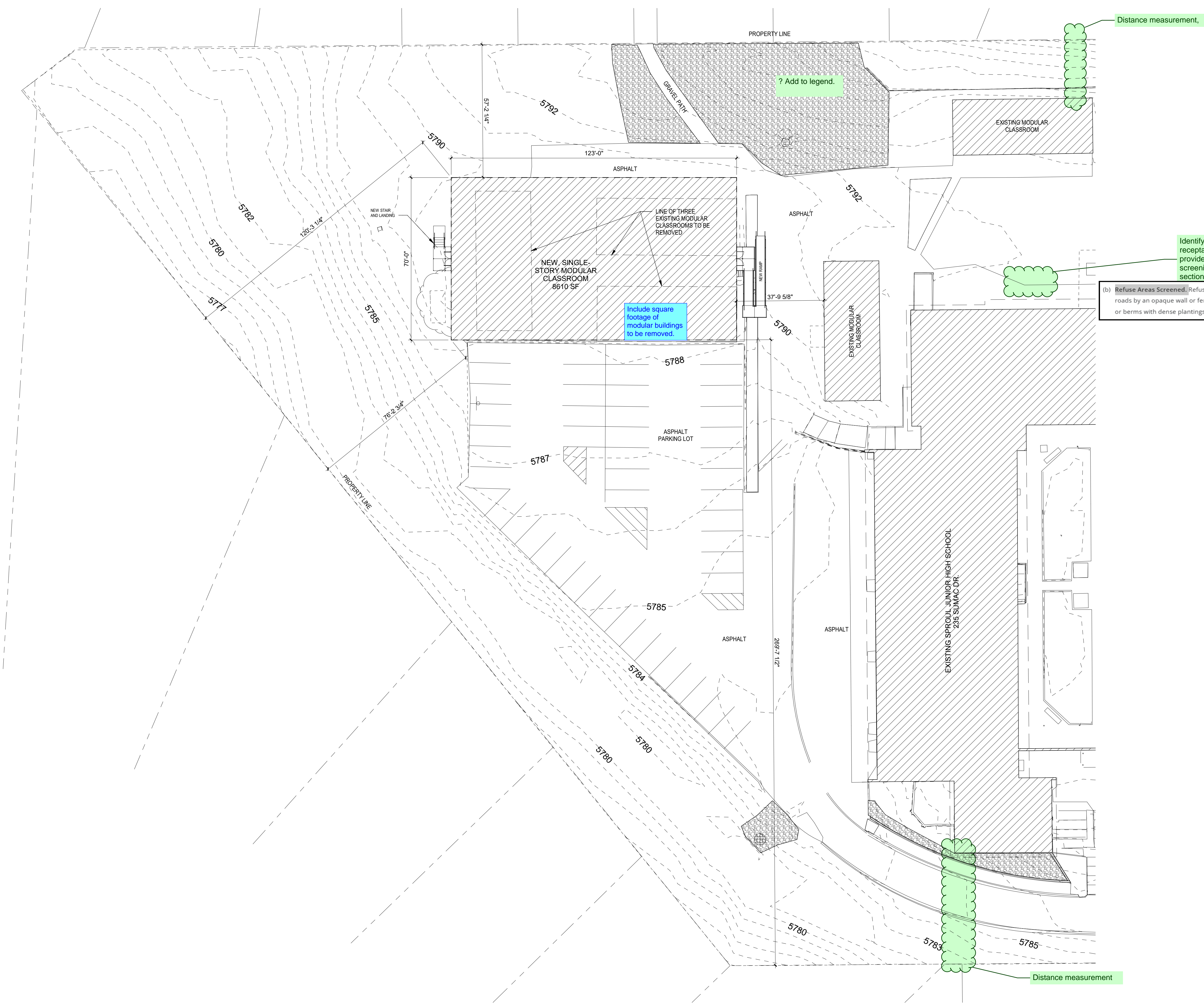
DATE
4/7/26

REVISIONS

NO.	DATE	DESCRIPTION
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SHEET NAME
SITE PLAN

SHEET 1 OF 7
A1.0



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

ARCHITECT OF RECORD
 R. AUSTIN ARCHITECT

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

SPROUL JR HIGH MODULAR CLASSROOM
 SITE DEVELOPMENT PLAN

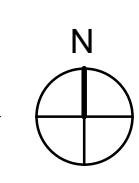
DATE
 4/7/26

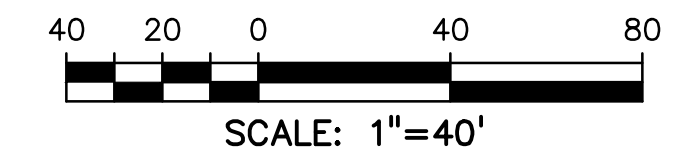
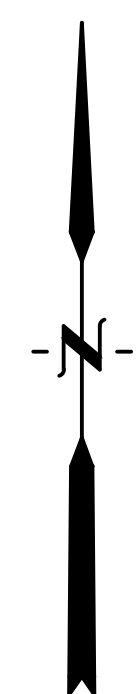
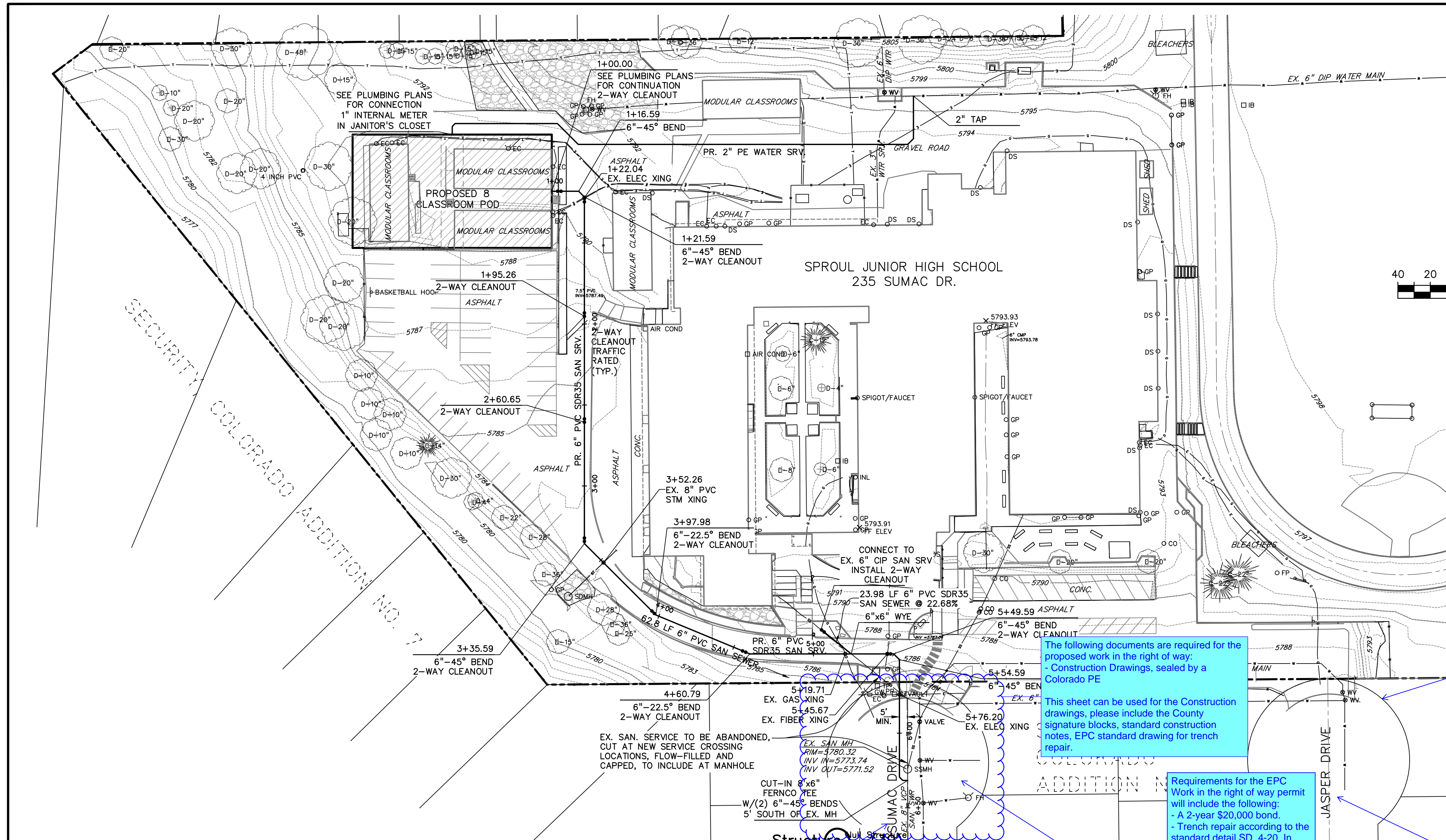
REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME
 ENLARGED SITE PLAN
 SHEET 2 OF 7

A1.1





- 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.

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.

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.

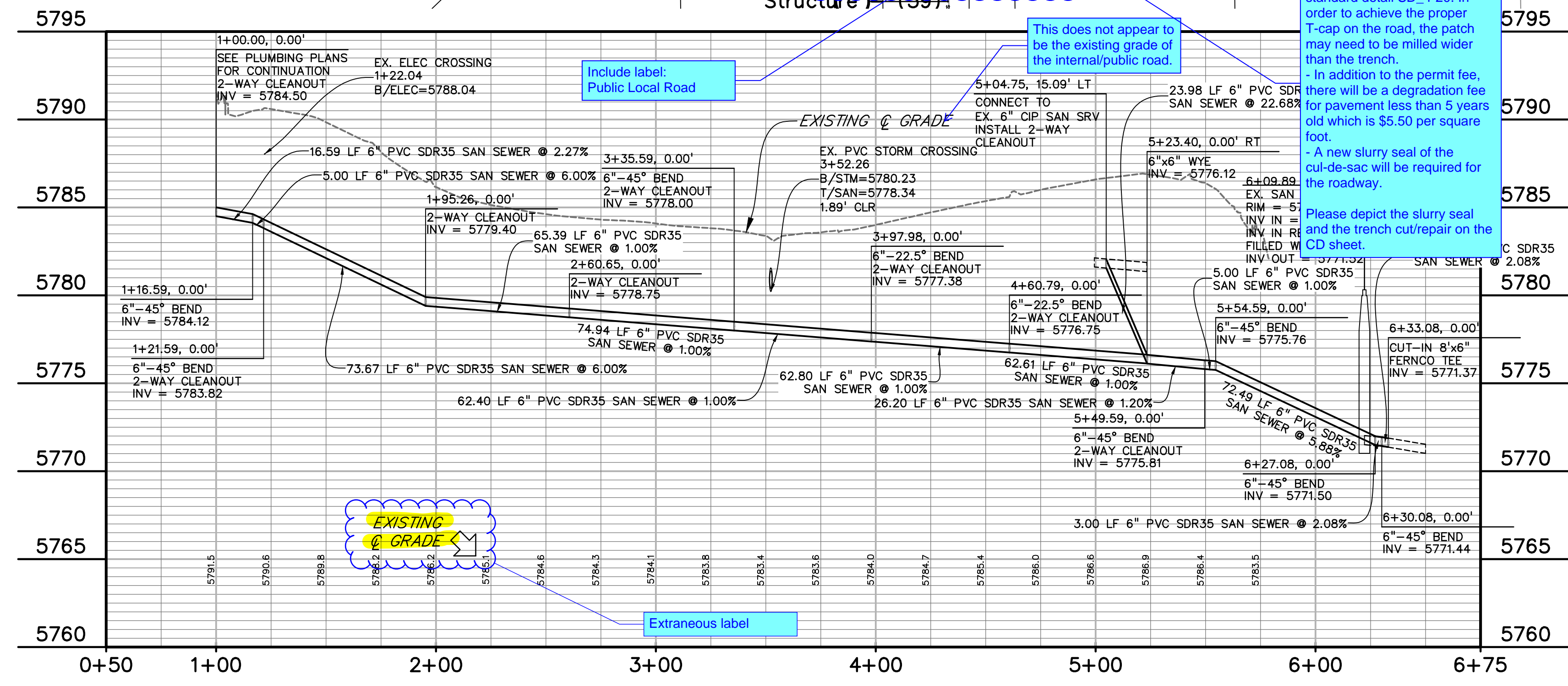
Requirements for the EPC Work in the right of way permit will include the following:
 - A 2-year \$20,000 bond.
 - Trench repair according to the standard detail SD 4-20. In order to achieve the proper T-cap on the road, the patch may need to be milled wider than the trench.
 - In addition to the permit 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 cut-de-sac will be required for the roadway.

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

Label Right of Way for both County Roads.

Include label: Public Local Road

Please note that the Engineering Criteria Manual Appendix K applies to road cut, trenching and restoration:
https://library.municode.com/co/el_paso_county/codes/engineering_criteria_manual/?nodeId=ENCRMA_APKKROCUTRR E



Include label: Public Local Road

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

Extraneous label

PREPARED BY:



CLIENT:



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

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



Know what's below.
 Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.