

MM Response:

Thank you for your comments. Please see plan sheet for comment responses.

V1_Site Development Plan_COMMENTS.pdf Markup Summary

eschoenheit (3)

SEWER OF HIMSELF AND ANY DEVELOPER OR BUILDERS THAT SUBMITTER AND/OR SAID SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IF
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PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

Subject: Cloud+
Page Label: [1] 1 SITE DEVELOPMENT PLAN
Author: eschoenheit
Date: 4/9/2026 4:17:08 PM
Status:
Color: ■
Layer:
Space:

25-337

SMALL BE RELEVANT TO PASO COUNTY PERMIT SUBMITTING, SHALL BE

Subject: Highlight
Page Label: [1] 1 SITE DEVELOPMENT PLAN
Author: eschoenheit
Date: 4/9/2026 4:17:10 PM
Status:
Color: ■
Layer:
Space:

Provide a sheet showing the demo plan and what buildings are being removed. Include GSF of each building being demo'd

Subject: Text Box
Page Label: [1] 1 SITE DEVELOPMENT PLAN
Author: eschoenheit
Date: 4/14/2026 9:35:57 AM
Status:
Color: ■
Layer:
Space:

Provide a sheet showing the demo plan and what buildings are being removed. Include GSF of each building being demo'd

MirandaBenson2 (7)

PROJECT INFO
PROJECT NO: PPR2610
SCHEDULE NO:
PROPERTY ADDRESS:

Subject: Planner
Page Label: [1] 1 SITE DEVELOPMENT PLAN
Author: MirandaBenson2
Date: 4/16/2026 2:58:49 PM
Status:
Color: ■
Layer:
Space:

PPR2610

FORM INFORMATION:
PROJECT NO: 5500000164
ADDRESS: 6155 FOUNTAIN AVE, CADIZ (AN

Subject: Planner
Page Label: [1] 1 SITE DEVELOPMENT PLAN
Author: MirandaBenson2
Date: 4/16/2026 2:59:04 PM
Status:
Color: ■
Layer:
Space:

5500000164



Subject: Planner
Page Label: [1] 1 SITE DEVELOPMENT PLAN
Author: MirandaBenson2
Date: 4/17/2026 11:05:03 AM
Status:
Color: ■
Layer:
Space:

Please provide parking table, verification of parking space dimensional standards, ADA signage/stripping, and parking lot landscaping (islands) on a separate sheet.

Using this separate page to detail the traffic circulation in this area is highly encouraged. This will help address the Fire Protection District's comments and concerns.

For parking calculation, see EA Planning Checklist and LDC section 6.2.5.

If an alternative parking ratio or alternative design is requested, please specify and describe in the Letter of Intent.

PPR2610

Subject: Planner
Page Label: [1] 1 SITE DEVELOPMENT PLAN
Author: MirandaBenson2
Date: 4/16/2026 3:01:09 PM
Status:
Color: ■
Layer:
Space:

PPR2610

50 25 0 50
 SCALE: 1"=50'
 ALL LINEAL DIMENSIONS ARE IN U.S.

Please include a legend.

Subject: Planner
Page Label: [1] 1 SITE DEVELOPMENT PLAN
Author: MirandaBenson2
Date: 4/17/2026 10:57:19 AM
Status:
Color: ■
Layer:
Space:

Please include a legend.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

Please identify the location of all garbage receptacles and the method of screening. (This can be provided on the Landscape Plan.)

Subject: Planner
Page Label: [1] 1 SITE DEVELOPMENT PLAN
Author: MirandaBenson2
Date: 4/17/2026 10:57:10 AM
Status:
Color: ■
Layer:
Space:

Please identify the location of all garbage receptacles and the method of screening. (This can be provided on the Landscape Plan.)

Under the "Property Area" line, please add calculations for:
 % open space,
 % landscaped, and
 % impermeable surface.
 (Unless provided on the Landscape Plan.)

Subject: Planner
Page Label: [1] 1 SITE DEVELOPMENT PLAN
Author: MirandaBenson2
Date: 4/17/2026 11:10:15 AM
Status:
Color: ■
Layer:
Space:

Under the "Property Area" line, please add calculations for:
 % open space,
 % landscaped, and
 % impermeable surface.

(Unless provided on the Landscape Plan.)

OWNER/APPLICANT:
 FOUNTAIN VALLEY SCHOOL
 6155 FOUNTAIN VALLEY SCHOOL ROAD
 COLORADO SPRINGS, COLORADO
 809011
 ATTN: DAVE MESKO
 719-391-5231

CIVIL ENGINEER:
 MARTIN/MARTIN INC.
 12499 W. COLFAK AVE.
 LAKEWOOD, COLORADO 80215
 ATTN: NICOLE KONTOUR, P.E.
 303-431-6100

ADDRESS:
 6155 FOUNTAIN VALLEY SCHOOL ROAD
 COLORADO SPRINGS, COLORADO 80911

PROJECT INFORMATION:

PCD NO: PPR2610
 TAX SCHEDULE NO: 550000164
 PROPERTY ADDRESS: 6155 FOUNTAIN VALLEY SCHOOL ROAD
 CURRENT ZONING: A-5, CAD-O(ANAV)
 PROPOSED ZONING: A-5
 PROPOSED LAND USE: PRIVATE EDUCATIONAL INSTITUTION
 PROPOSED BUILDING(S) USE: ACADEMIC
 PROPERTY AREA: 937 AC

MM Response:
 Revised as noted.

PARKING REQUIREMENTS:
 PARKING REQUIRED:
 PARKING PROVIDED:

Please provide parking table, verification of parking space dimensional standards, ADA signage/stripping, and parking lot landscaping (islands) on a separate sheet.

Using this separate page to detail the traffic circulation in this area is highly encouraged. This will help address the Fire Protection District's comments and concerns.

For parking calculation, see EA Planning Checklist and LDC section 6.2.5.

If an alternative parking ratio or alternative design is requested, please specify and describe in the Letter of Intent.

MM Response:
 Please refer to Letter of Intent for further detail on requested alternative parking ratio.

Under the "Property Area" line, please add calculations for:
 % open space,
 % landscaped, and
 % impermeable surface.

(Unless provided on the Landscape Plan.)

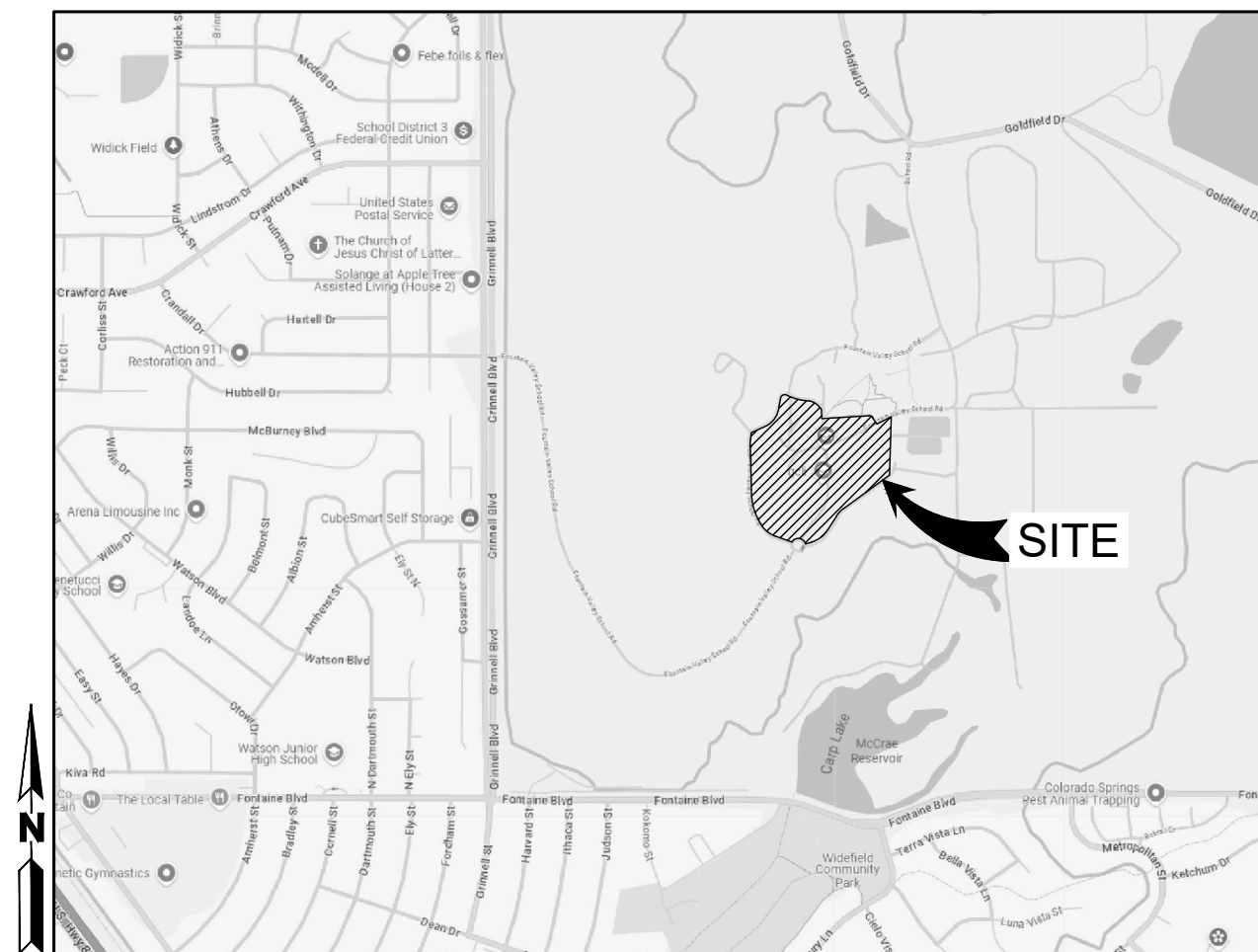
MM Response:
 Refer to Landscape plans.

MM Response:
 Demo plan with GSF of buildings being removed has been provided.

Provide a sheet showing the demo plan and what buildings are being removed. Include GSF of each building being demo'd

MM Response:
 Separate exhibits have been provided to SFPD for their review per a virtual meeting held with SFPD on 05/12/26

SUBJECT TO CHANGE
 PENDING JURISDICTIONAL APPROVAL



VICINITY MAP
 SCALE: 1"=500'



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

CONSTRUCTION SURVEY NOTE:

ALL SIDEWALKS DESIGNED WITH A LONGITUDINAL SLOPE OF 4.50% OR GREATER SHALL HAVE THE CONCRETE FORMWORK SURVEYED PRIOR TO POURING CONCRETE TO ENSURE THAT THE SIDEWALK DOES NOT EXCEED THE MAXIMUM ALLOWABLE LONGITUDINAL SLOPE OF 5.0%. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 2.0%.

UTILITY NOTE:

UTILITIES DEPICTED HEREON, DO NOT COMPLY WITH ASCE 38 UTILITY LOCATE STANDARD QUALITY LEVEL A OR B, UNLESS A SEPARATE PLAN SHEET ENTITLED "ASCE 38 UTILITY QUALITY LEVEL B PLAN (A&B)", STAMPED BY A COLORADO PE, IS INCLUDED IN THE PLAN SET. THE UTILITY LOCATES SHOWN HEREON REPRESENT ASCE QUALITY LEVEL D. THUS THE CONTRACTOR IS REQUIRED TO VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL THE PROVISIONS OF SENATE BILL 18-167 THAT REQUIRE NOTIFICATION OF THE NOTIFICATION ASSOCIATION AND COMPLIANCE WITH CURRENT 811 PROGRAM REQUIREMENTS.

FOR UNDERGROUND UTILITIES MARTIN/MARTIN INC. RELIED UPON LOCATIONS AND MARKINGS PROVIDED BY UNDERGROUND CONSULTING SOLUTIONS.

BASIS OF BEARING:

BEARINGS ARE BASED ON THE COLORADO STATE PLANE CENTRAL ZONE NAD83 BEARING OF N89°11'31"E ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, T15S, R65W OF THE 6TH P.M. BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP AT THE NORTHWEST CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS 17502 AT THE NORTH QUARTER CORNER.

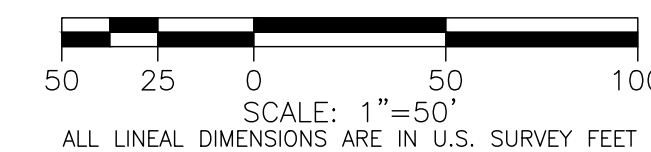
BENCHMARK

ELEVATIONS ARE BASED NGS POINT HOWELLS, A NGS BRASS DISK SET IN CONCRETE ON THE SOUTH SIDE OF POWERS ROAD APPROXIMATELY 950 WEST OF THE INTERSECTION WITH PEAK INNOVATION PARKWAY

ELEVATION = 5934.60 (NAVD1988) DATUM.

NOTE:

THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES 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.



Please include a legend. **MM Response:** Legend has been added.

Please identify the location of all garbage receptacles and the method of screening. (This can be provided on the Landscape Plan.)

MM Response:
 Refer to Landscape plans.

25-337

MM Response:
 Revised as noted.

PLANNING AND COMMUNITY DEVELOPMENT
 DIRECTOR APPROVAL:

DIRECTOR _____ DATE _____

PCD FILE NO.: PPR2610

MM Response:
 Revised as noted.

FOUNTAIN VALLEY SCHOOL
 ACADEMIC CENTER



NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN

No.	Issue / Revision	Date	Name
1	1st SOP SUBMITTAL	03/13/26	NLK

Job Number	23-0895
Project Manager	N. KONTOUR
Design By	A. GUEVARA
Drawn By	J. DIAZ
Principal In Charge	P. BUCKLEY

Sheet Number:

1