

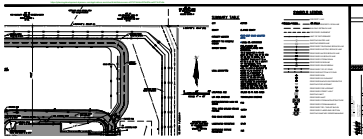
PCD Project Manager_2026-06-10_004 - Site Development Plan.pdf Markup Summary

Text Box (8)

Subject: Text Box
Page Label: [57] S-1 Site Development Plan
Author: dsdparsons

<https://planningdevelopment.elpasoco.com/applications-and-checklists/#docaccess-e321615d4dc43f2a5f0cca4517e37c9a>

RESPONSE: NOTED



DEVELOPMENT PLAN

Subject: Text Box
Page Label: [57] S-1 Site Development Plan
Author: dsdparsons

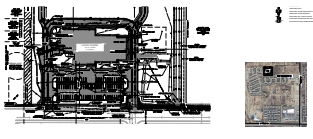
Parking Plan checklist

Parking Plan checklist

RESPONSE: PARKING CHECKLIST COMPLETED

UNAUTHORIZED CHANGES

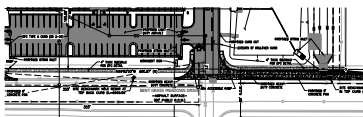
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED CHANGES OF THE PLANS.



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<https://planningdevelopment.elpasoco.com/applications-and-checklists/#docaccess-220cb3ccbfe1ec46b27e395a83afa21dd98c792a6a8135f0eb4a36fef3b1f534>

RESPONSE: NOTED



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(iv) Parking Required to Accommodate All Uses on Lot. Where a lot or parcel has more than 1 use, or a primary use with accessory use, the total number of parking spaces required shall be the sum of the requirements for the various uses.
(v) Maximum Number of Compact Parking Spaces Allowed. A maximum of 30% of the number of required parking spaces may be compact parking spaces.

RESPONSE: SCHOOL IS A K-8 GRADE SCHOOL. DOES NOT INCLUDE HIGH SCHOOL. CALCULATIONS BASED ON THE ELEMENTARY AND MIDDLE SCHOOL REQUIRED PARKING COUNT OF 2 SPACES PER CLASS ROOM. NO COMPACT SPACES ARE NEEDED.



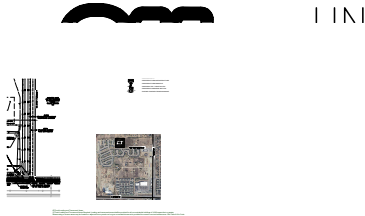
SITE DEVELOPMENT

SHEET INDEX

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SHEET INDEX

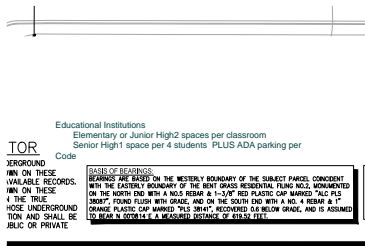
RESPONSE: SHEET INDEX ADDED



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(E)Truck Loading and Turnaround Areas.
(1)Truck Loading and Turnaround Areas Required. Loading and turnaround areas shall be provided for all non-residential buildings of 3,000 square feet or greater. Maneuvering or access areas may be located on adjacent lots or parcels as long as a recorded document is provided for common use and maintenance. See Table 6-6 in Code

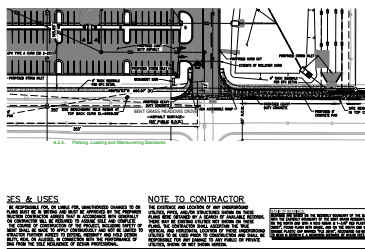
RESPONSE: TRUCK LOADING ZONE IS LOCATED ON THE WEST SIDE OF THE SCHOOL AND WILL ONLY BE UTILIZED DURING SCHOOL HOURS NOT TO CONFLICT WITH STUDENT DROP-OFF AND PICK-UP. THE TYPICAL BOX TRUCK HAS AMPLE SPACE FOR FULL MOVEMENT AND TURNAROUND.



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Educational Institutions
Elementary or Junior High2 spaces per classroom
Senior High1 space per 4 students PLUS ADA parking per Code

RESPONSE: SCHOOL IS A K-8 ONLY.

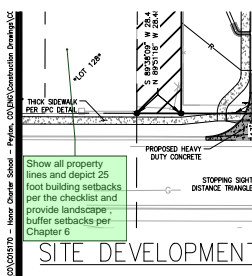


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6.2.5. Parking, Loading and Maneuvering Standards

RESPONSE: NOTED

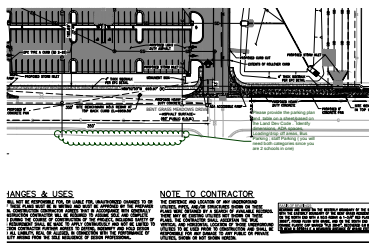
Planner (2)



Subject: Planner
Page Label: [57] S-1 Site Development Plan
Author: dsdparsons

Show all property lines and depict 25 foot building setbacks per the checklist and provide landscape , buffer setbacks per Chapter 6

RESPONSE: BUILDING AND LANDSCAPE SETBACKS HAVE BEEN ADDED. PUD DICTATES THE REQUIRED BUILDING SETBACKS. PER PUD, 20' FRONT AND REAR, 5' SIDES. CHAPTER 6 SPECIFIES 15' LANDSCAPE SETBACK.



Subject: Planner
Page Label: [57] S-1 Site Development Plan
Author: dsdparsons

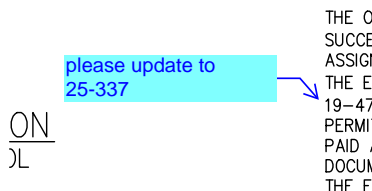
Please provide the parking plan and table on a sheet based on the Land Dev Code . Identify dimensions, ADA spaces, Loading/drop off areas, Bus Parking ; staff Parking (you will need both categories since you are 2 schools in one)

RESPONSE: SCHOOL IS A K-8 ONLY.

Engineer (1)

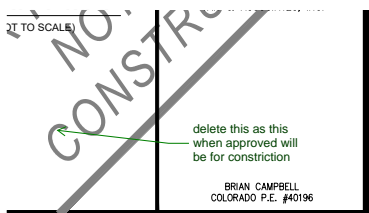
Subject: Engineer
Page Label: [57] S-1 Site Development Plan
Author: Bret Dilts - DPW Engineering

please update to 25-337



RESPONSE: UPDATED TEXT

Callout (7)



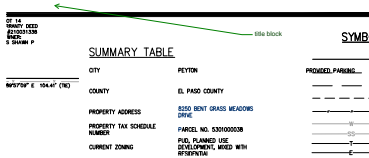
Subject: Callout
Page Label: [57] S-1 Site Development Plan
Author: dsdparsons

delete this as this when approved will be for construction

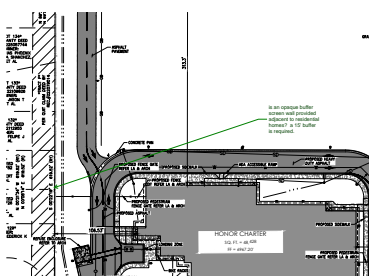
RESPONSE: DELETED

Subject: Callout
Page Label: [57] S-1 Site Development Plan
Author: dsdparsons

title block



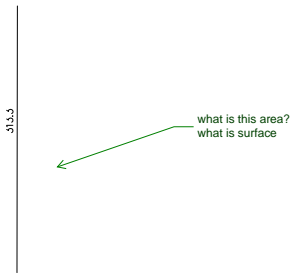
RESPONSE: ADDED



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is an opaque buffer screen wall provided adjacent to residential homes? a 15' buffer is required.

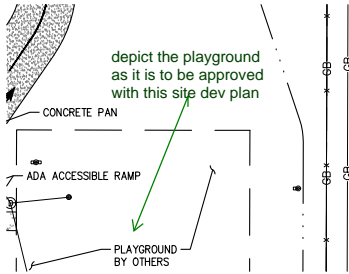
RESPONSE: EXISTING 8' SOLID WOOD PICKET FENCE TO REMAIN.



Subject: Callout
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what is this area? what is surface

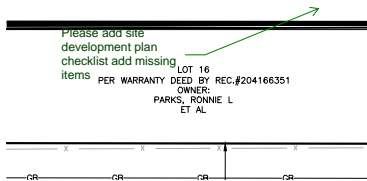
RESPONSE: SODDED ATHLETIC FIELD



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depict the playground as it is to be approved with this site dev plan

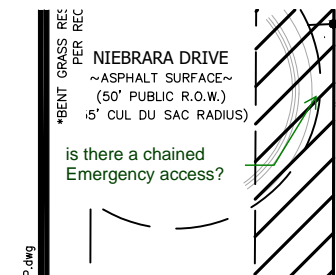
RESPONSE: PLAYGROUND DETAIL ADD



Subject: Callout
Page Label: [57] S-1 Site Development Plan
Author: dsdparsons

Please add site development plan checklist add missing items

RESPONSE: NOTED



Subject: Callout
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Author: dsdparsons

is there a chained Emergency access?

RESPONSE: THERE IS NOT A CHAINED EMERGENCY ACCESS IN THIS LOCATION. THERE CURRENTLY IS A BARBED WIRE FENCE IN THIS LOCATION.