

School Site Requirements

School sites should be central to the community they serve. When possible, adjacency to parks and/or open space is preferred. Surrounding land zoning should be conducive and complimentary to school district uses. The following list provides disqualifying features. If the proposed site has any of the following disqualifiers, it is unacceptable to Douglas County School District.

Site Disqualifying Features:

1. Landfill
2. Hazardous Wastes
3. Retention Pond (standing water)
4. 100-Year Flood Plain
5. Violates Airport Influence Area Criteria
 - 5.1. See criteria at DCSD web site at:
http://www1.dcsdk12.org/cgi-bin/WebObjects/DCSD.woa/6/wa/staticPage?wosid=NZJcVdqOTwrXJwGT6obse0&pageName=boe_index_f
6. High Power Transmission Lines
7. High Pressure Gas Lines
8. Railroad Lines
9. Easement Biseects Site
10. Existing Buildings to be Removed

Below is additional information that will help identify if the proposed site meets the needs of Douglas County School District. Any further questions should be directed to Douglas County School District, Planning Department.

1. Site Size

- 1.1. Elementary School
 - 1.1.1. 12 Net Usable Acres
- 1.2. Middle School
 - 1.2.1. 30 Net Usable Acres
- 1.3. High School
 - 1.3.1. 60 Net Usable Acres
- 1.4. Joint High School & Middle School Campus
 - 1.4.1. 90 Net Usable Acres

2. Street Access

- 2.1. Street Frontages
 - 2.1.1. Middle and High Schools
 - 2.1.1.1. Access from Major Collector or Major Collector and Adjacent Arterial

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- 2.1.2. Elementary Schools
 - 2.1.2.1.No Direct Frontage on Major Arterials
 - 2.1.2.2.Fronts to at Least Two Locals or a Local and Collector
 - 2.1.3. Two Access Points
 - 2.1.3.1.One Collector and One Local
 - 2.1.3.2.Two Locals
 - 2.1.4. Bus Lane and Parking/Parent Drop-off Separate.
 - 2.1.5. Main school access to be oriented SE/S/SW.
 - 2.1.6. Traffic signals and/or signage not the responsibility of school district.
- 3. Walking Distances**
- 3.1. Busing required if the following conditions are not met.
 - 3.2. Elementary
 - 3.2.1. One-mile walking radius that does not cross arterials.
 - 3.3. Secondary
 - 3.3.1. Two-mile walking radius.
- 4. Topography**
- 4.1. No slopes greater than 5%.
 - 4.1.1. If slopes are greater than 5%, developer required to provide minimum net usable site to accommodate slopes.
- 5. Drainage**
- 5.1. May not encompass any portion of 100-year or greater flood plain.
 - 5.2. Mitigation of existing drainage by developer.
 - 5.3. Adequate size to meet regulations to include, but not limited to, drainage and stormwater requirements.
 - 5.4. Drainage of adjacent sites not managed or maintained on any portion of the school site.
- 6. Site Conditions**
- 6.1. No unusual rock croppings.
 - 6.2. No wetlands.
 - 6.3. No endangered species habitats.
 - 6.4. No intrusive easements.
 - 6.5. May not include or be in Proximity of:
 - 6.5.1. Landfill/Hazardous Waste
 - 6.5.2. High Power Transmission Lines
 - 6.5.3. Airport Influence Zones
 - 6.5.4. High Pressure Gas Lines
 - 6.5.5. Railroads
 - 6.5.6. Flood Plains