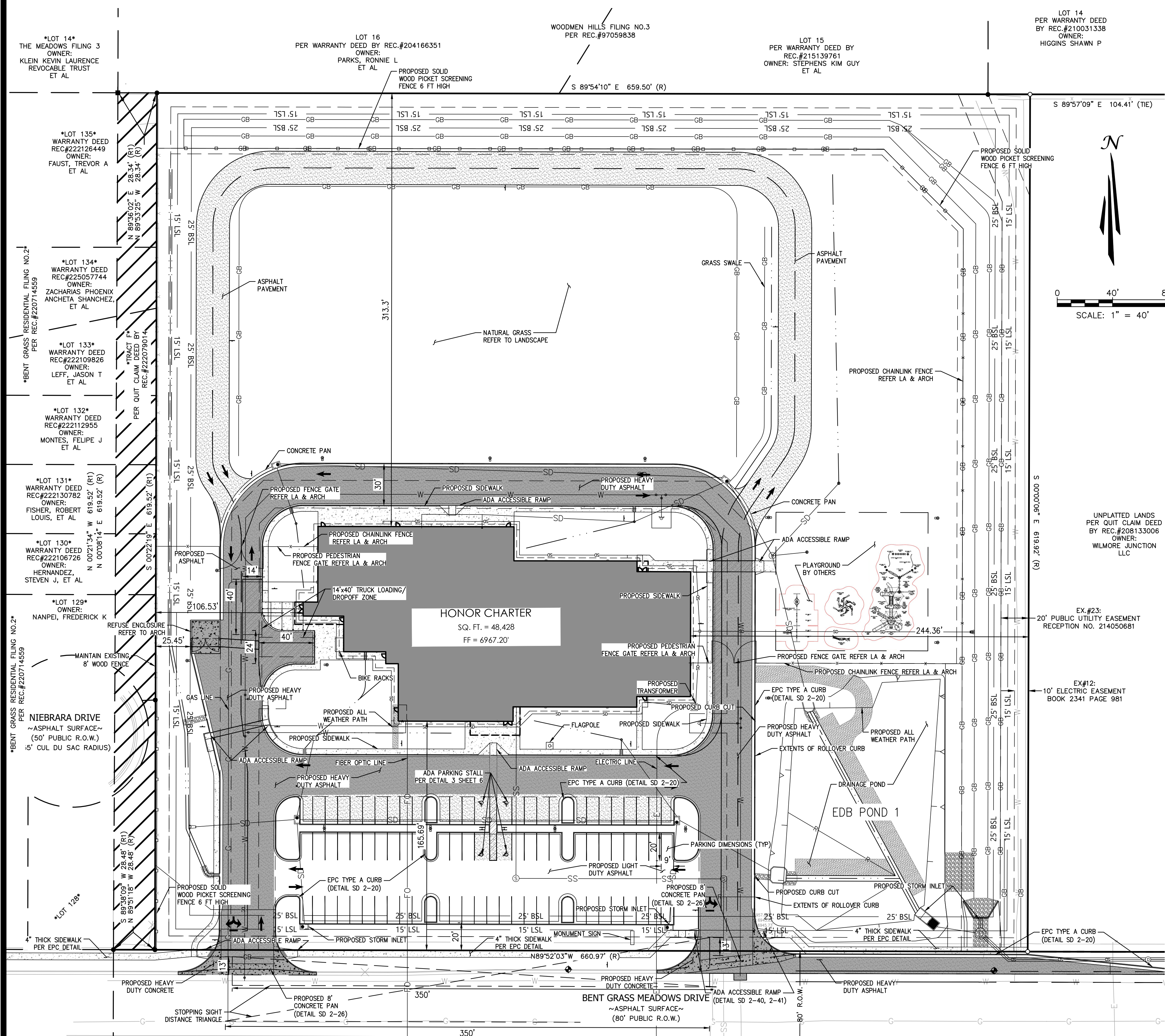


SITE DEVELOPMENT PLAN FOR HONOR CHARTER SCHOOL

THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO



Road Impact fees due to the County are calculated below (former Woodmen Road Metro District area):
\$1.10/sf x 48,428sf = \$53,270.80

SUMMARY TABLE

CITY	PEYTON
COUNTY	EL PASO COUNTY
PROPERTY ADDRESS	8250 BENT GRASS MEADOWS DRIVE
PROPERTY TAX SCHEDULE NUMBER	PARCEL NO. 5301000038
CURRENT ZONING	PUD, PLANNED USE DEVELOPMENT, MIXED WITH RESIDENTIAL TR IN S2NE4 SEC 1-13-65 DESC AS FOLLS: COM AT NE COR OF SD SEC 1'S S2NE4, TH S 00<00'06" W 621.14 FT TO A PT ON N LN OF THE S 40.0 FT OF THE N2S2NE4, TH N 89<52'03" W 1979.60 FT FOR POB, TH CONT N 89<52'03" W 660.97 FT, N 00<08'14" E 619.52 FT, S 89<54'10" E 659.50 FT, S 00<00'06" W 619.92 FT TO POB *** NEW PARCEL NUMBERS FOR 2020 ARE PLATTED TO #14559 BENT GRASS RESIDENTIAL FL NO 2 53012-01-009 THRU 015, 060 (LEFTOVER 53010-00-038) ***
LEGAL DESCRIPTION	
LOT/PARCEL SIZE	391,129 SQ. FT. 8.98 ACRES
LOT AREA COVERAGE	7.6% BUILDING COVERAGE
EXISTING/PROPOSED LAND USE ZONING	PUD
TOTAL GROSS BUILDING SQUARE FOOTAGE	48,428
OPEN SPACE PERCENTAGE	38.6%
LANDSCAPING PERCENTAGE	27.4%
IMPERMEABLE SURFACE PERCENTAGE	34%
REQUIRED PARKING	68 STALLS
PROVIDED PARKING	82 STALLS

OWNER INFORMATION
HONOR CHARTER SCHOOL BUILDING CORPORATION
12577 E CALEY AVE CENTENNIAL, CO 80111
ATTN: TAMMY SWEERIS
(616) 250-3566

APPLICANT INFORMATION
TAIT & ASSOCIATES, INC.
320 N LINCOLN AVE
LOVELAND, CO 80537
ATTN: BRIAN CAMPBELL, PE
(970) 613-1447
BCAMPBELL@TAIT.COM

DEVELOPER
HIGHMARK SCHOOL DEVELOPMENT
10808 S. RIVER FRONT PKWY SUITE 3126B
SOUTH JORDAN, UTAH 84095
ATTN: TAMMY SWEERIS
(616) 240-3566

SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ ROW LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT
- LIMIT OF DISTURBANCE
- PROPOSED SOLID SCREEN FENCE
- PROPOSED FENCE
- PROPOSED RIDGELINE
- PROPOSED GRADE BREAK
- PROPOSED TOP OF POND
- PROPOSED BOTTOM OF POND
- PROPOSED SWALE
- 25' BSL 25' BUILDING SETBACK LINE
- 15' LSL 15' LANDSCAPE SETBACK LINE
- PROPOSED FLAGPOLE
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- STOPPING SIGHT TRIANGLE
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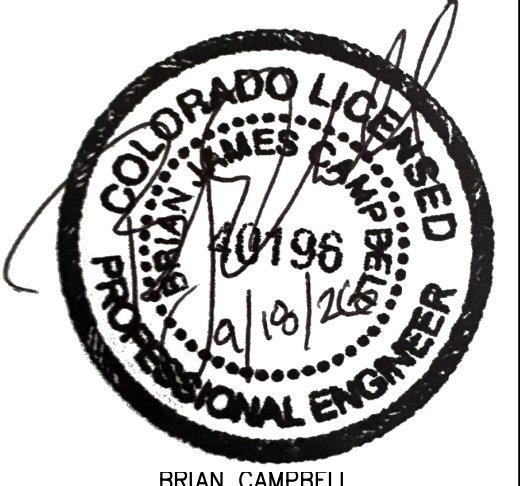
THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 25-337), OR ANY AMENDMENTS 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.



VICINITY MAP
(NOT TO SCALE)
PCD FILE NO. PPR2615
RECAPED UNDER THE SUPERVISION OF

GEOTECHNICAL & GEOLOGY
REFER TO THE GEOTECHNICAL EVALUATION REPORT PREPARED BY VIVID ENGINEERING GROUP AND DATED 03/30/2026.

REFER ALSO TO THE GEOLOGY AND SOILS EVALUATION REPORT PREPARED BY VIVID ENGINEERING GROUP AND DATED 07/27/2026.



SITE DEVELOPMENT PLAN

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WESTERLY BOUNDARY OF THE SUBJECT PARCEL COINCIDENT WITH THE EASTERLY BOUNDARY OF THE BENT GRASS RESIDENTIAL FILING NO.2, MONUMENTED ON THE NORTH END WITH A NO.5 REBAR & 1-3/8" RED PLASTIC CAP MARKED "ALC PLS 38087", FOUND FLUSH WITH GRADE, AND ON THE SOUTH END WITH A NO. 4 REBAR & 1" ORANGE PLASTIC CAP MARKED "PLS 38141", RECOVERED 0.6 BELOW GRADE, AND IS ASSUMED TO BEAR N 00°08'14" E A MEASURED DISTANCE OF 619.52 FEET.

BENCHMARK:
ELEVATIONS ARE BASED ON THE PROJECT BENCHMARK IDENTIFIED AS JK0239 ELEVATION=6902.3'(NAVD88), PER DATA PUBLISHED BY THE NATIONAL GEODETIC SURVEY.

SITE DEVELOPMENT PLAN

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

TAIT & ASSOCIATES

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Loveland, CO 80537
p: 970.613.1447
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S-1

OF 5

2/6/2024 Internal Review #1

Sep 18, 2026 - 2:28pm by mrmiller X:\ENGINEERING\CO\CO15170 - Honor Charter School - Payton, CO\ENG\Construction Drawings\CO1517_50.dwg



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PARKING PLAN

UNAUTHORIZED CHANGES & USES

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NOTE TO CONTRACTOR

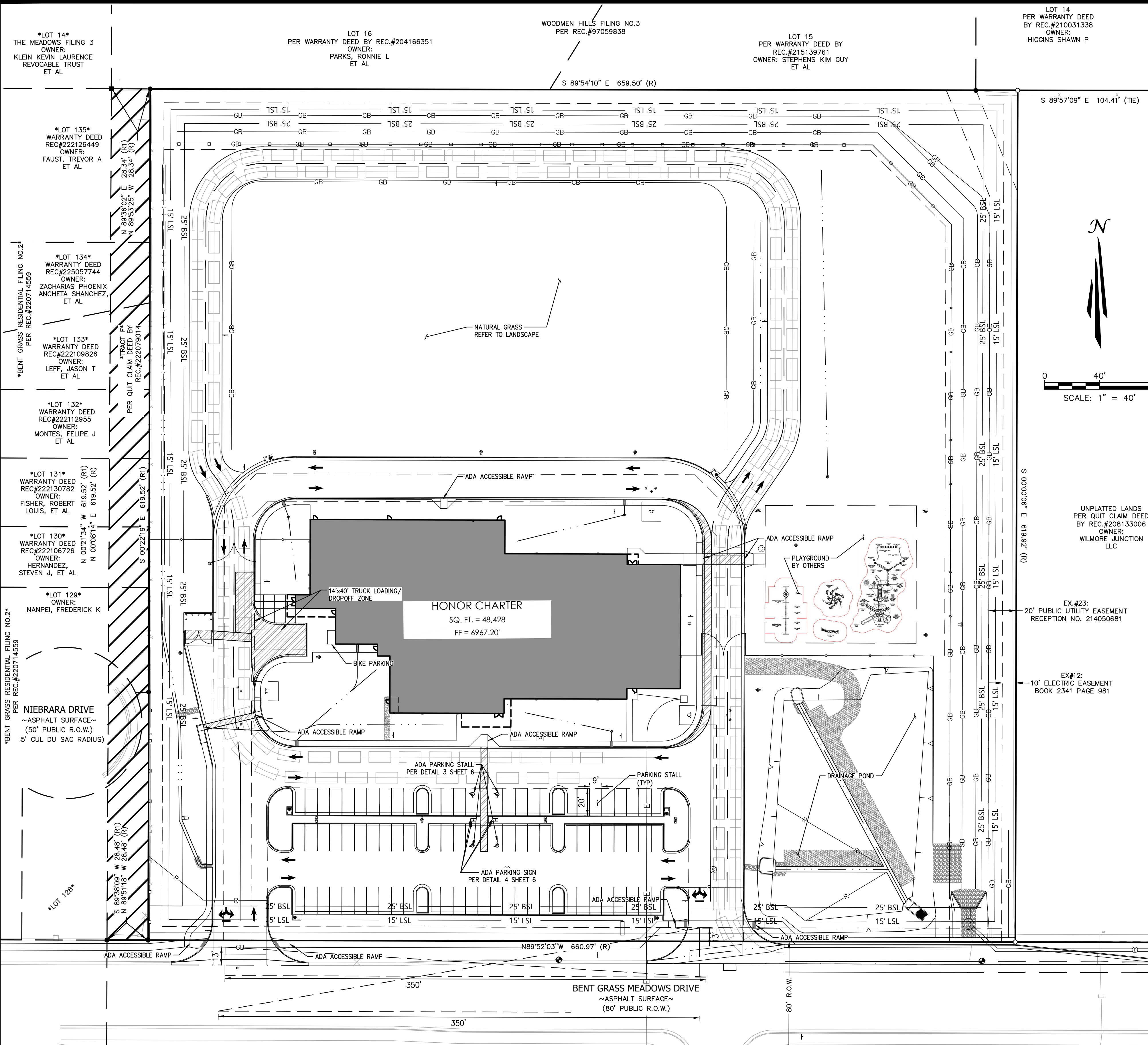
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BENCHMARK:

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SUMMARY TABLE

EXISTING/PROPOSED LAND USE ZONING	PUD
NUMBER OF CLASSROOMS	34 CLASSROOMS
PARKING CALCULATION (TABLE 6-2 CH 6 EL PASO COUNTY LAND DEVELOPMENT CODE)	2 STALLS PER CLASSROOM (EDUCATIONAL INSTITUTION, ELEMENTARY/JUNIOR HIGH)
REQUIRED PARKING	68 STALLS
PROVIDED PARKING	82 STALLS
REQUIRED ADA PARKING (TABLE 6-3 CH 6 EL PASO COUNTY LAND DEVELOPMENT CODE)	4 STALLS
PROVIDED ADA PARKING	4 STALLS
REQUIRED BIKE PARKING (SECTION 6.2.5 EL PASO COUNTY LAND DEVELOPMENT CODE)	4 STALLS
PROVIDED BIKE PARKING	36 STALLS
REQUIRED VEHICLE STACKING (NOT INCLUDING PARKING)	150 VEHICLES
TRUCK LOADING STALLS (14' X 40')	2 STALLS

NOTES:
*THIS SCHOOL WILL NOT USE Busing FOR STUDENT PICK-UP/DROP-OFF
*TRUCK DELIVERIES WILL NOT OCCUR DURING SCHOOL PICK-UP/DROP-OFF

BUILDING SETBACKS

FRONT	20 FT
REAR	20 FT
SIDE	5 FT
FRONT	15 FT
REAR	20 FT
SIDE	15 FT

LANDSCAPE SETBACKS

OWNER INFORMATION
HONOR CHARTER SCHOOL
BUILDING CORPORATION
12577 E CALEY AVE
CENTENNIAL, CO 80111
ATTN: TAMMY SWEERIS
(616) 250-3566

APPLICANT INFORMATION
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320 N LINCOLN AVE
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ATTN: BRIAN CAMPBELL, PE
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10808 S. RIVER FRONT PKWY
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SOUTH JORDAN, UTAH 84095
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(616) 240-3566

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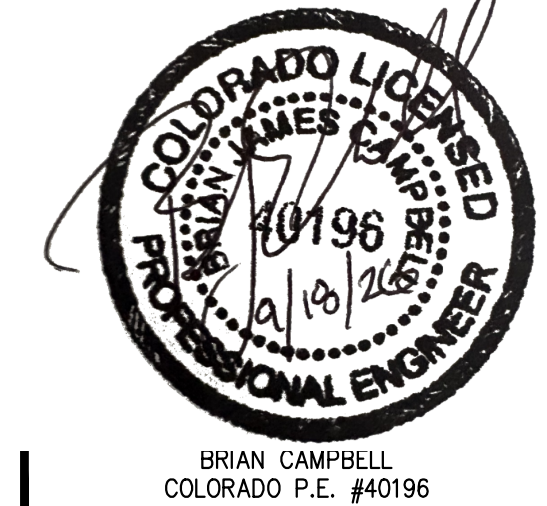
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—	STOPPING SIGHT TRIANGLE
—	CAR FOR STACKING

PARKING PLAN

HONOR CHARTER SCHOOL
HIGHMARK SCHOOL DEVELOPMENT
8250 BENT GRASS MEADOWS DR.

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OF
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2/6/2024 Internal Review #1

Sep 18, 2026 - 2:28pm by rrmaster X:\ENGINEERING\CO\CO15170 - Honor Charter School - Signage Construction Drawings\CO1517_38.dwg



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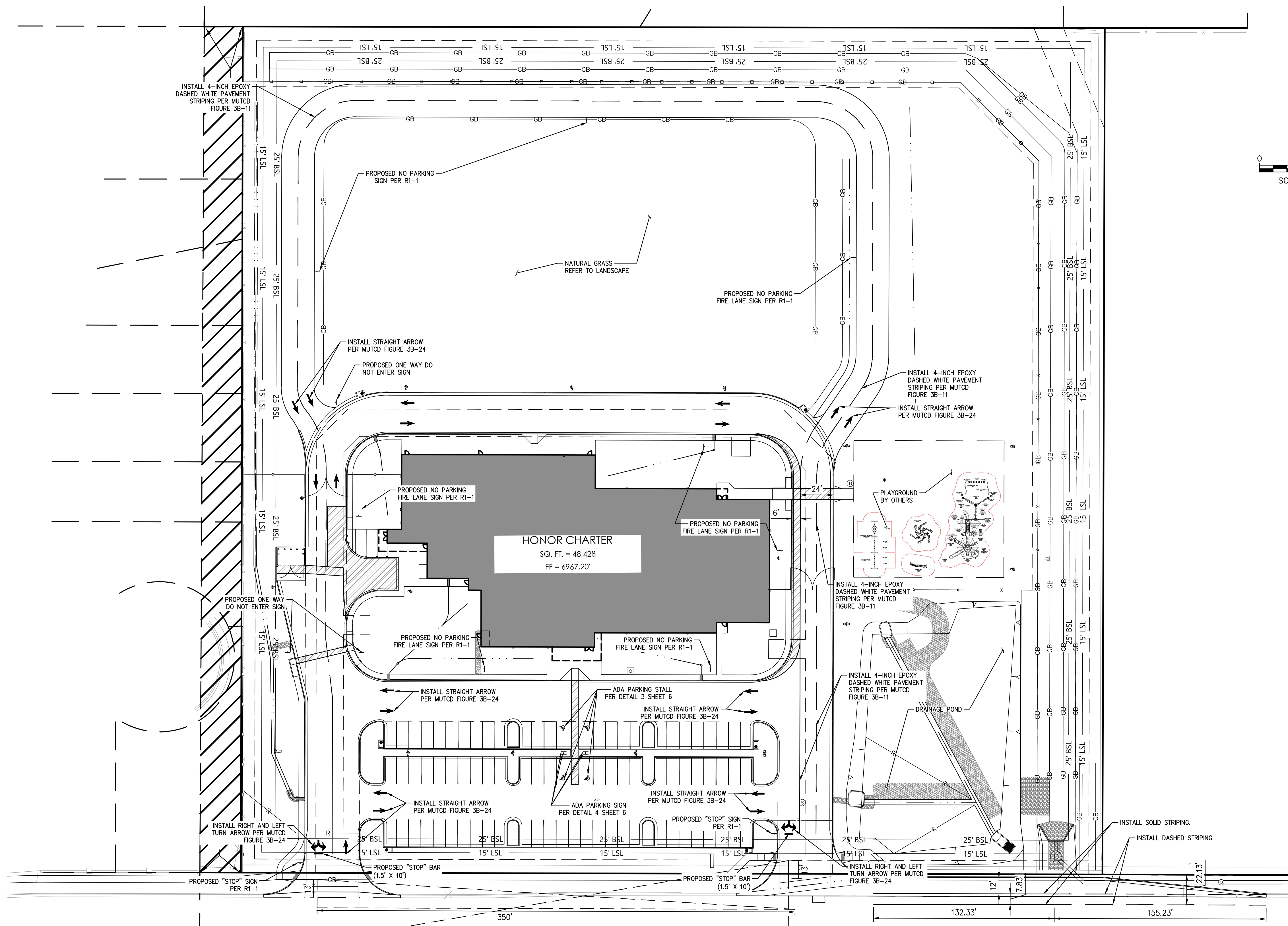
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BENCHMARK:

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SIGNAGE AND STRIPING PLAN



SYMBOLS LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY/ ROW LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	LIMIT OF DISTURBANCE
	PROPOSED SOLID SCREEN FENCE
	PROPOSED FENCE
	PROPOSED RIDGELINE
	PROPOSED GRADE BREAK
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	25' BUILDING SETBACK LINE
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	PROPOSED SIGN
	PROPOSED SS CLEANOUT
	PROPOSED BACKFLOW PREVENTOR
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	PROPOSED FIRE HYDRANT
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	EXISTING INLET
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	PROPOSED LIGHT DUTY CONCRETE
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED RIP RAP
	STOPPING SIGHT TRIANGLE
	CAR FOR STACKING

NOTES:

ALL INSTALL PAVEMENT STRIPING TO BE 4-INCH EPOXY SOLID WHITE PER MUTCD FIGURE 3B-11.

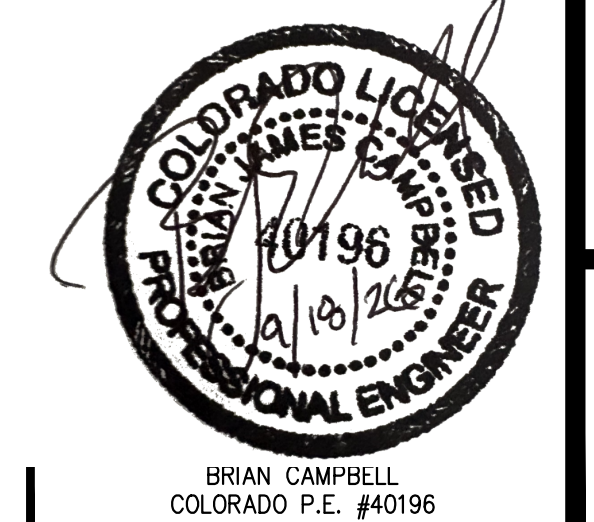
WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT NO PARKING-FIRE LANE SIGNS APPROVED BY THE FIRE CODE OFFICIAL AND COMPLY WITH THE MOST CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY SECTION D103.6.1, D103.6.2, OR D103.6.3, AND INDICATE THE EXTENT OF THE NO PARKING ZONE.

DRAWING DETAIL LIST (DDL)

SIGN NAME	MUTCD DETAIL
SD 2-20	TYPICAL CURB AND GUTTER DETAILS
3B-11	4-INCH EPOXY SOLID WHITE PAVEMENT
3B-24	RIGHT AND LEFT TURN ARROW
R1-1	NO PARKING FIRE LANE
R1-1	STOP

PCD FILE NO. PPR2615

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SIGNAGE AND STRIPING PLAN

HONOR CHARTER SCHOOL
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8250 BENT GRASS MEADOWS DR.



320 North Lincoln Avenue
Loveland, CO 80537

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