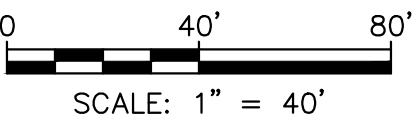
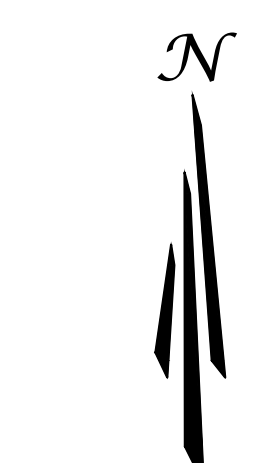


SUMMARY TABLE

Table with 2 columns: PROPERTY ADDRESS, LEGAL DESCRIPTION, LOT/PARCEL SIZE, LOT AREA COVERAGE, EXISTING/PROPOSED LAND USE ZONING, TOTAL GROSS BUILDING SQUARE FOOTAGE, OPEN SPACE PERCENTAGE, LANDSCAPING PERCENTAGE, IMPERMEABLE SURFACE PERCENTAGE, REQUIRED PARKING.

SYMBOLS LEGEND

- PROPERTY LINE
ABUTTING PROPERTY/ ROW LINE
BUILDING SETBACK LINE
PROPOSED EASEMENT
LIMIT OF DISTURBANCE
EXISTING WATER LINE
EXISTING SEWER LINE
PROPOSED TELEPHONE SERVICE LINE
PROPOSED ELECTRIC SERVICE LINE
PROPOSED WATER SERVICE LINE
PROPOSED SS SERVICE LINE
PROPOSED STORM DRAIN
PROPOSED RIDGELINE
PROPOSED GRADE BREAK
PROPOSED TOP OF POND
PROPOSED BOTTOM OF POND
PROPOSED SIGN
PROPOSED SS CLEANOUT
PROPOSED BACKFLOW PREVENTOR
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
EXISTING INLET
PROPOSED INLET
PROPOSED STORM INFRASTRUCTURE
PROPOSED STORM MANHOLE
PROPOSED TEE / THRUST BLOCK
PROPOSED FLARED-END SECTION
EXISTING SANITARY SEWER MANHOLE



SITE DEVELOPMENT PLAN

SHEET INDEX

Parking Plan checklist
https://planningdevelopment.elpasoco.com/applications-and-checklists/#docaccess-220cb3ccbf1ec46b27e395a83afa21dd98c792a6a8135f0eb4a36fef3b1f534

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.

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.

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.

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

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.



VICINITY MAP

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.



Vertical sidebar containing: REVISIONS table, TAIT & ASSOCIATES logo and address, SITE DEVELOPMENT PLAN title, PROJECT NAME: HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR., DRAWING NO., DATE, CHECKED, DATE, REVISION, DATE, JOB NO., and SHEET INDEX S-1 OF 48.



delete this as this when approved will be for construction

BRIAN CAMPBELL COLORADO P.E. #40196

V1_Site Development Plan.pdf Markup Summary

Bret Dilts - DPW Engineering (2)

THE EL f
19-471),
PERMIT c

Subject: Engineer
Page Label: [57] S-1 Site Development Plan
Author: Bret Dilts - DPW Engineering
Date: 6/10/2026 10:17:31 AM
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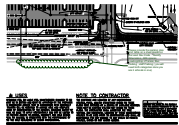
Subject: Engineer
Page Label: [57] S-1 Site Development Plan
Author: Bret Dilts - DPW Engineering
Date: 6/10/2026 10:17:43 AM
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please update to 25-337

TH
SL
AC
TH
19
PE
PP
DC
TU

please update to
25-337

dsdparsons (17)



Subject: Planner
Page Label: [57] S-1 Site Development Plan
Author: dsdparsons
Date: 6/9/2026 1:44:23 PM
Status:
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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)



Subject: Text Box
Page Label: [57] S-1 Site Development Plan
Author: dsdparsons
Date: 6/9/2026 1:40:58 PM
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6.2.5. Parking, Loading and Maneuvering Standards



Subject: Text Box
Page Label: [57] S-1 Site Development Plan
Author: dsdparsons
Date: 6/9/2026 1:51:12 PM
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Educational Institutions
Elementary or Junior High 2 spaces per classroom
Senior High 1 space per 4 students PLUS ADA parking per Code

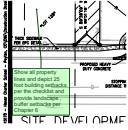


Subject: Text Box
Page Label: [57] S-1 Site Development Plan
Author: dsdparsons
Date: 6/9/2026 1:51:35 PM
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(E)Truck Loading and Turnaround Areas.
(1)Truck Loading and Turnaround Areas Required.
Loading and turnaround areas shall be provided for all 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

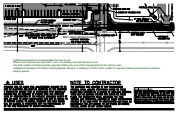
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SHEET INDEX



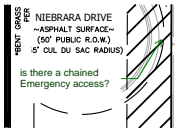
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Author: dsdparsons
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Show all property lines and depict 25 foot building setbacks per the checklist and provide landscape , buffer setbacks per Chapter 6



Subject: Text Box
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Date: 6/9/2026 1:51:57 PM
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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.



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is there a chained Emergency access?



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

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Parking Plan checklist



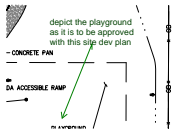
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Please add site development plan checklist add missing items



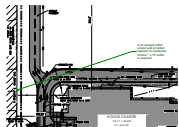
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Author: dsdparsons
Date: 6/9/2026 2:19:09 PM
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depict the playground as it is to be approved with this site dev plan



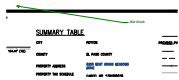
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Page Label: [57] S-1 Site Development Plan
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Date: 6/9/2026 2:19:43 PM
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what is this area? what is surface



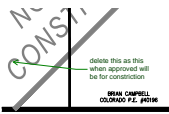
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is an opaque buffer screen wall provided adjacent to residential homes? a 15' buffer is required.



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title block



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Date: 6/9/2026 2:41:29 PM
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delete this as this when approved will be for
constriction