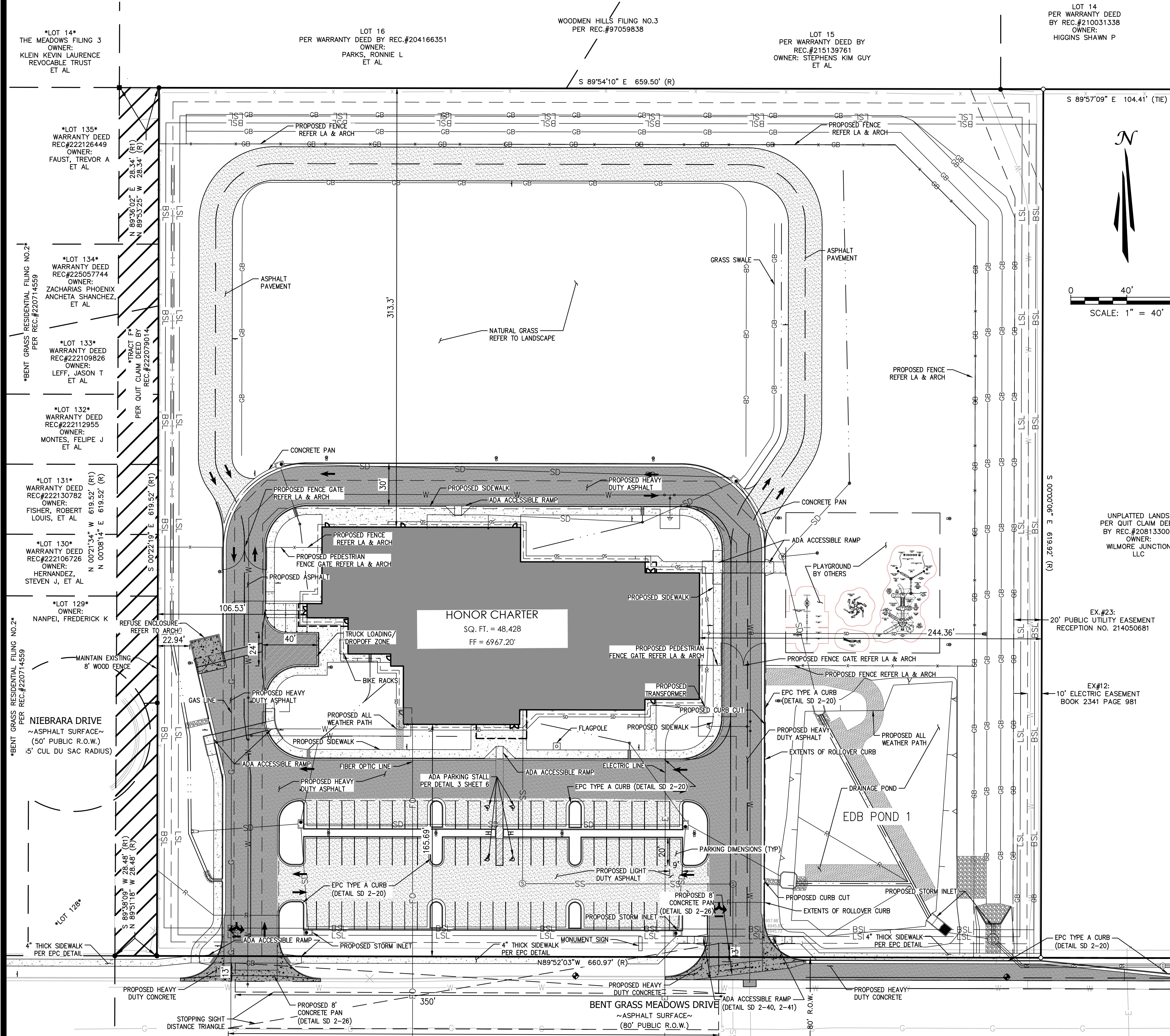


# SITE DEVELOPMENT PLAN FOR HONOR CHARTER SCHOOL

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



### SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ ROW LINE
- BUILDING SETBACK LINE
- - - PROPOSED EASEMENT
- - - LIMIT OF DISTURBANCE
- x - x - PROPOSED FENCE
- R - PROPOSED RIDGELINE
- GB - PROPOSED GRADE BREAK
- - - PROPOSED TOP OF POND
- - - PROPOSED BOTTOM OF POND
- - - PROPOSED SWALE
- BSL - BUILDING SETBACK LINE
- LSL - LANDSCAPE SETBACK LINE
- PROPOSED FLAGPOLE
- PROPOSED SIGN
- PROPOSED SS CLEANOUT
- PROPOSED BIFLOW 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
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED RIP RAP
- STOPPING SIGHT TRIANGLE

### 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
LEGAL DESCRIPTION	TR IN S2NE4 SEC 1-13-65 DESC AS FOLS: COM AT NE COR OF SD SEC 1'S S2NE4, TH S 00°00'06" W 621.14 FT TO A PT ON 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) ***
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



**VICINITY MAP** PCD FILE NO. PPR2615  
 (NOT TO SCALE)

PREPARED UNDER THE SUPERVISION OF  
 TAIT & ASSOCIATES, INC.

### 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.

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BY
REVISIONS

DESCRIPTION
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Loveland, CO 80537
www.tait.com  
Denver  
Salt Lake City  
Boulder

TAIT & ASSOCIATES  
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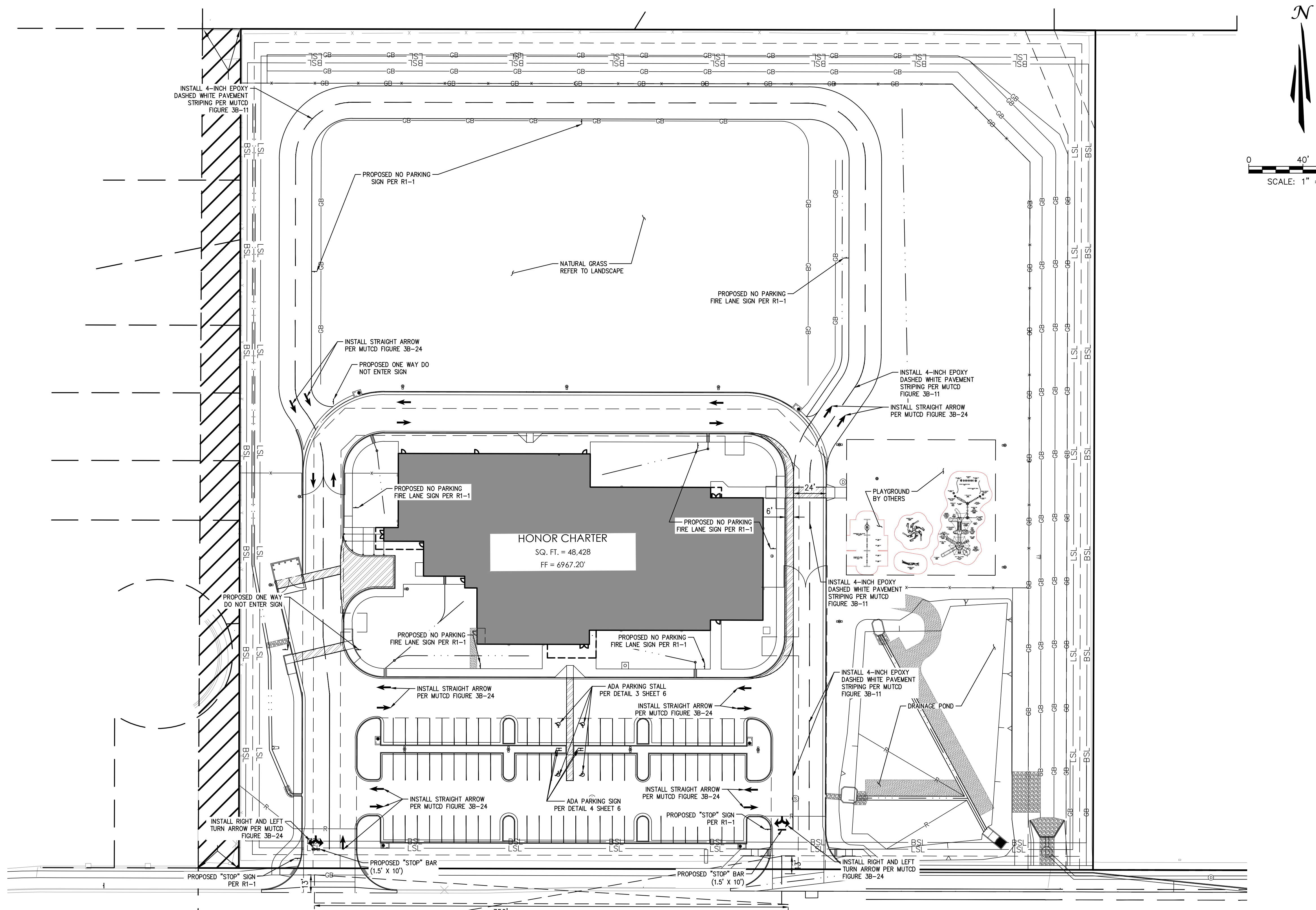
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OF
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BRIAN CAMPBELL  
COLORADO P.E. #40196
2/6/2024 Internal Review #1



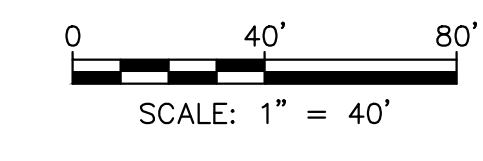


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**SYMBOLS LEGEND**

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**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

**SIGNAGE AND STRIPING PLAN**

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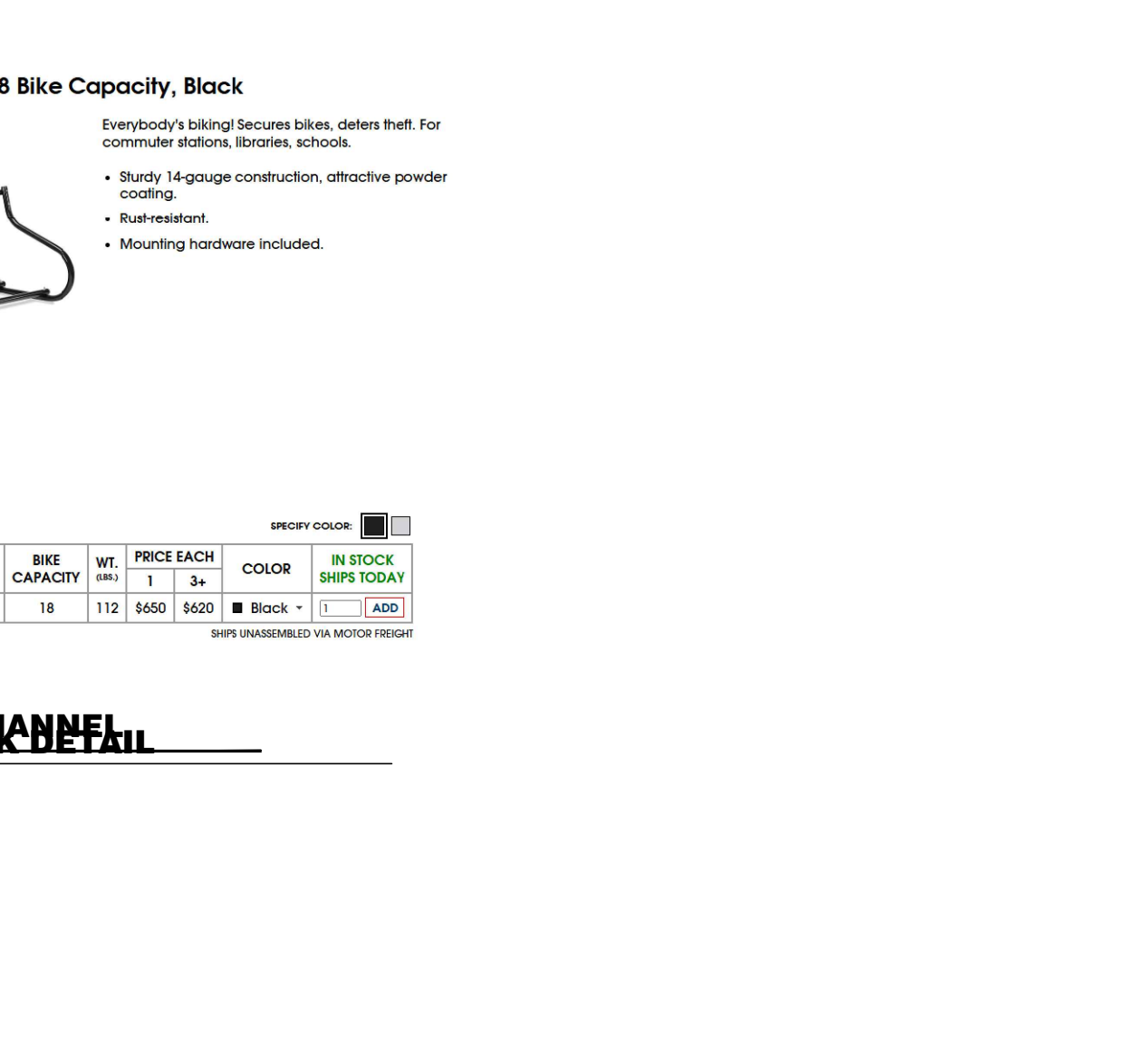
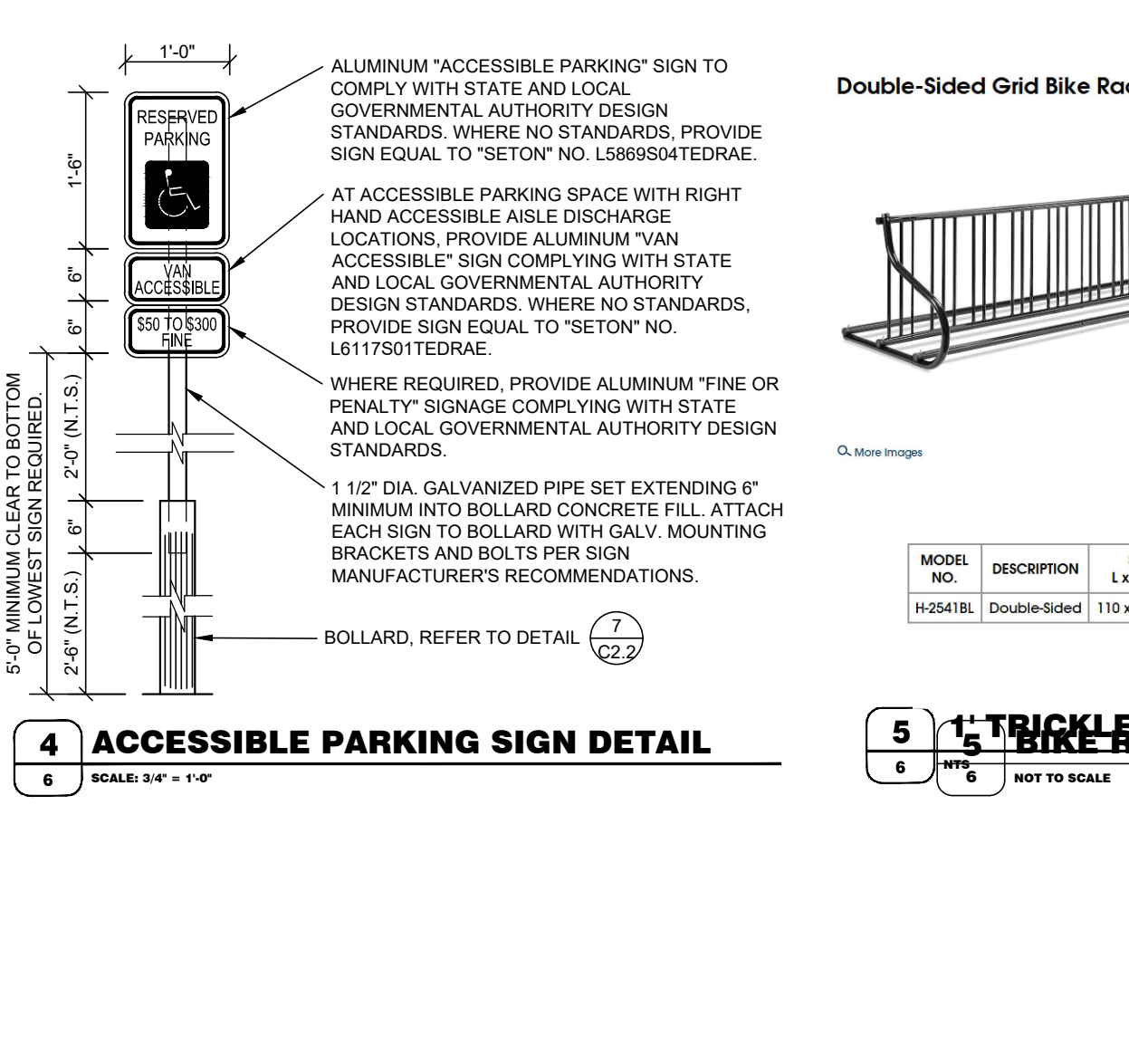
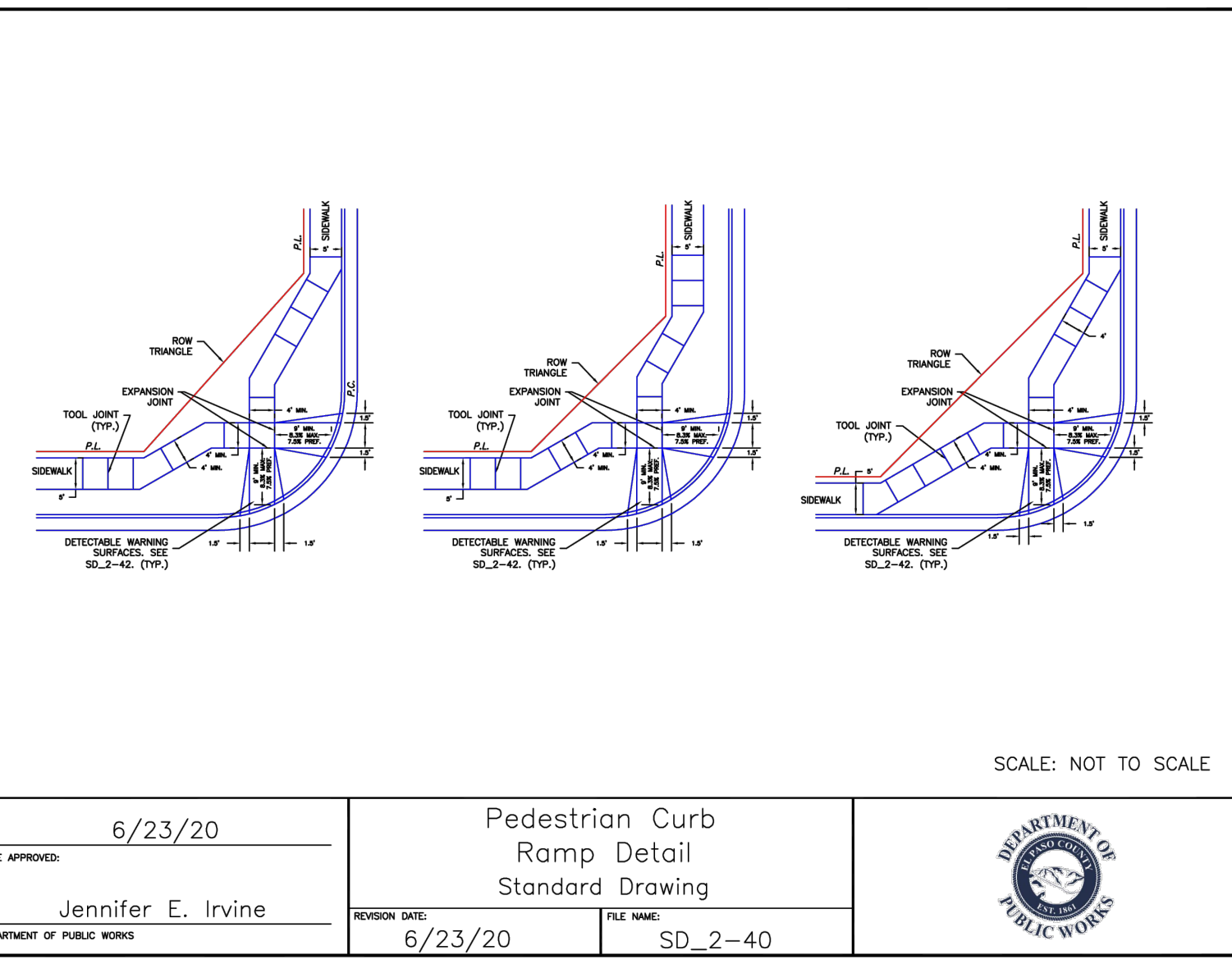
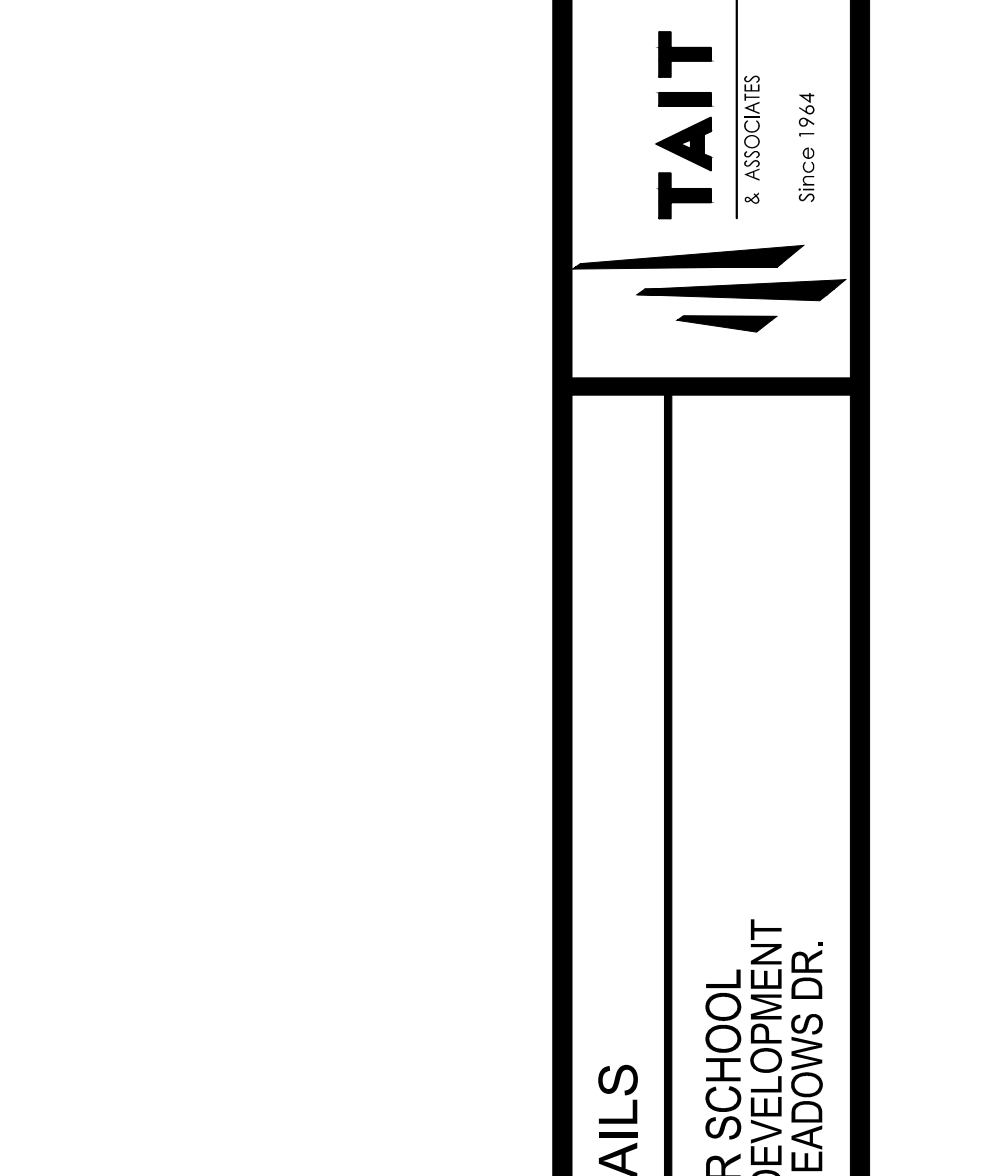
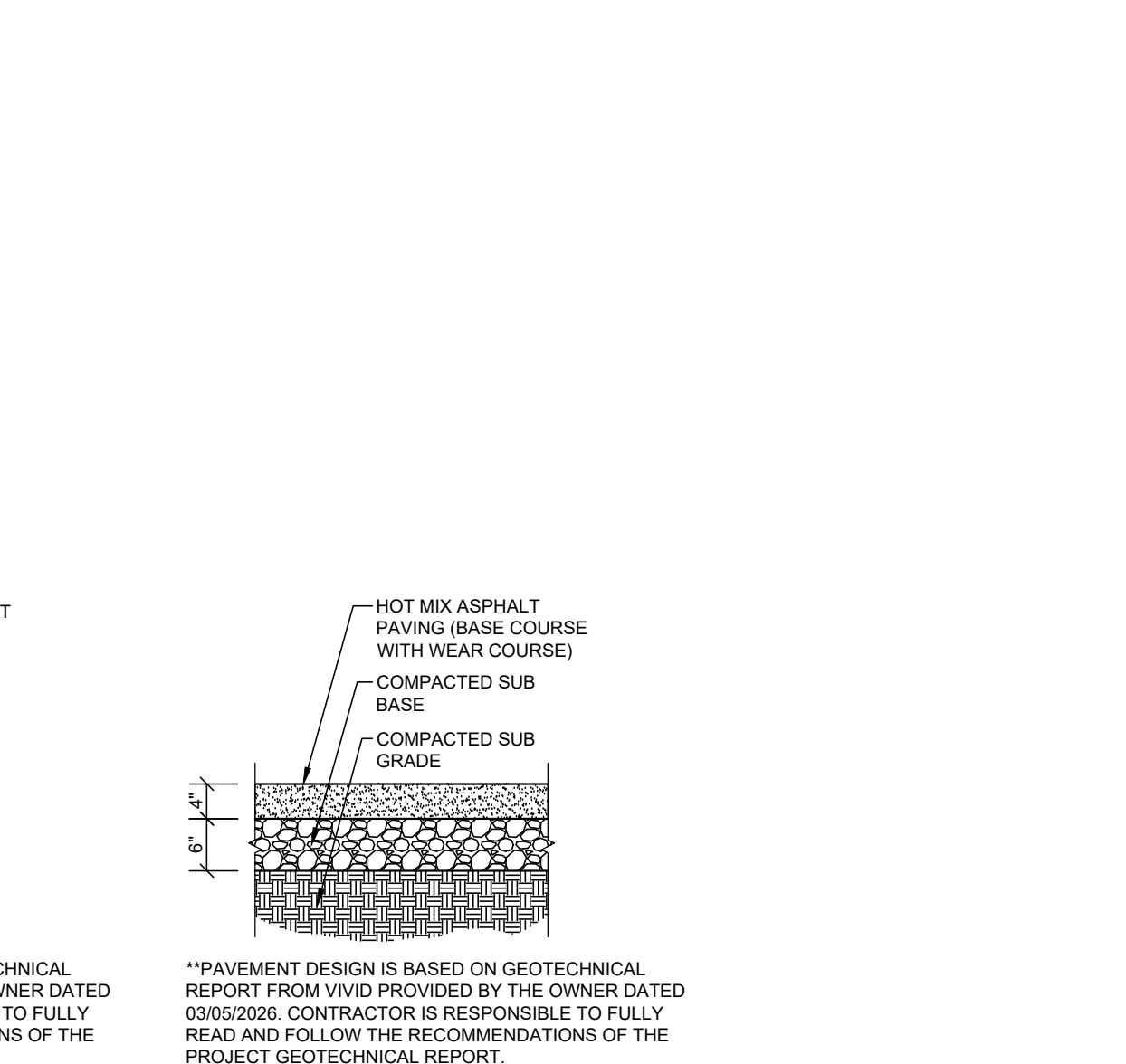
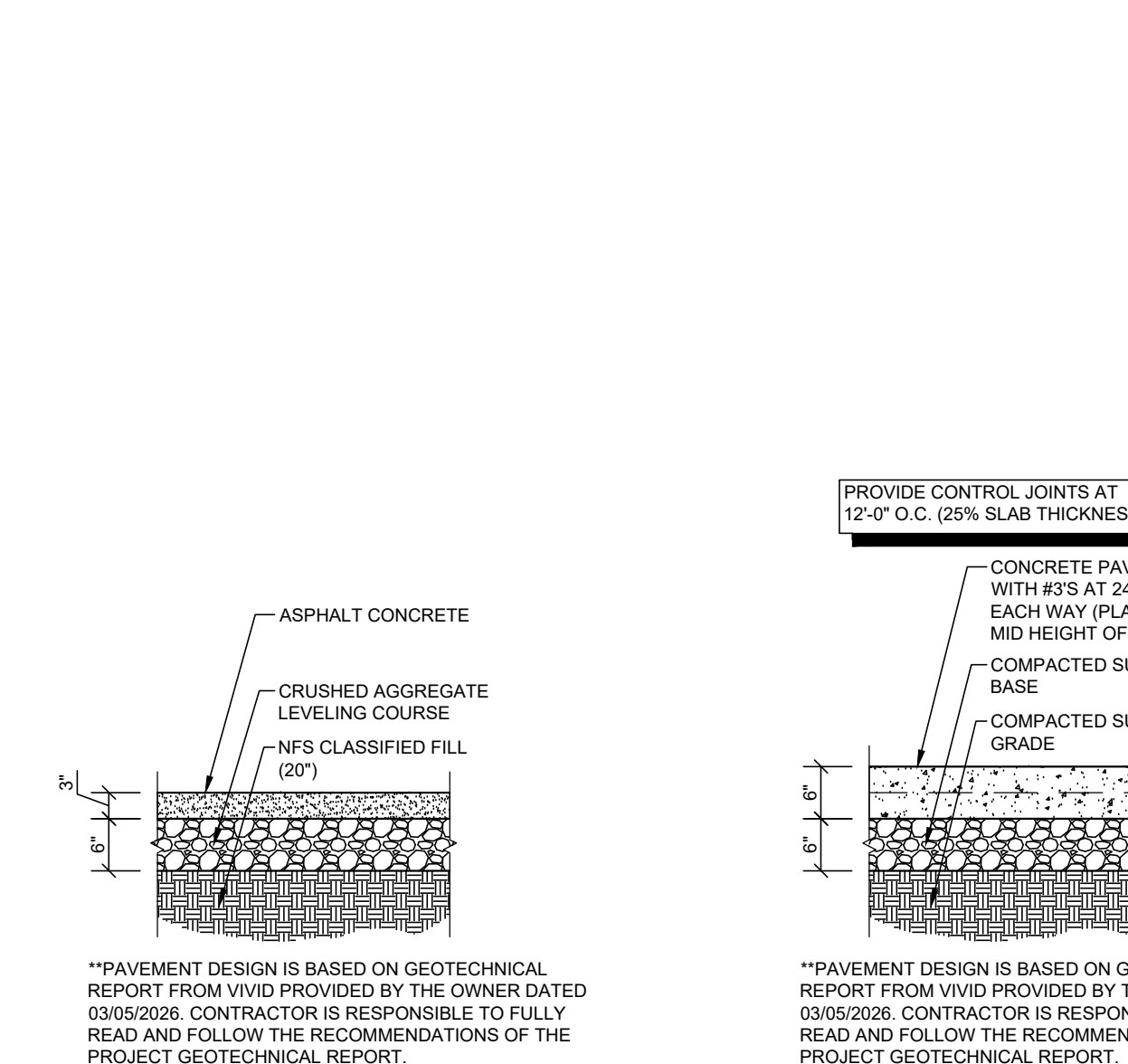
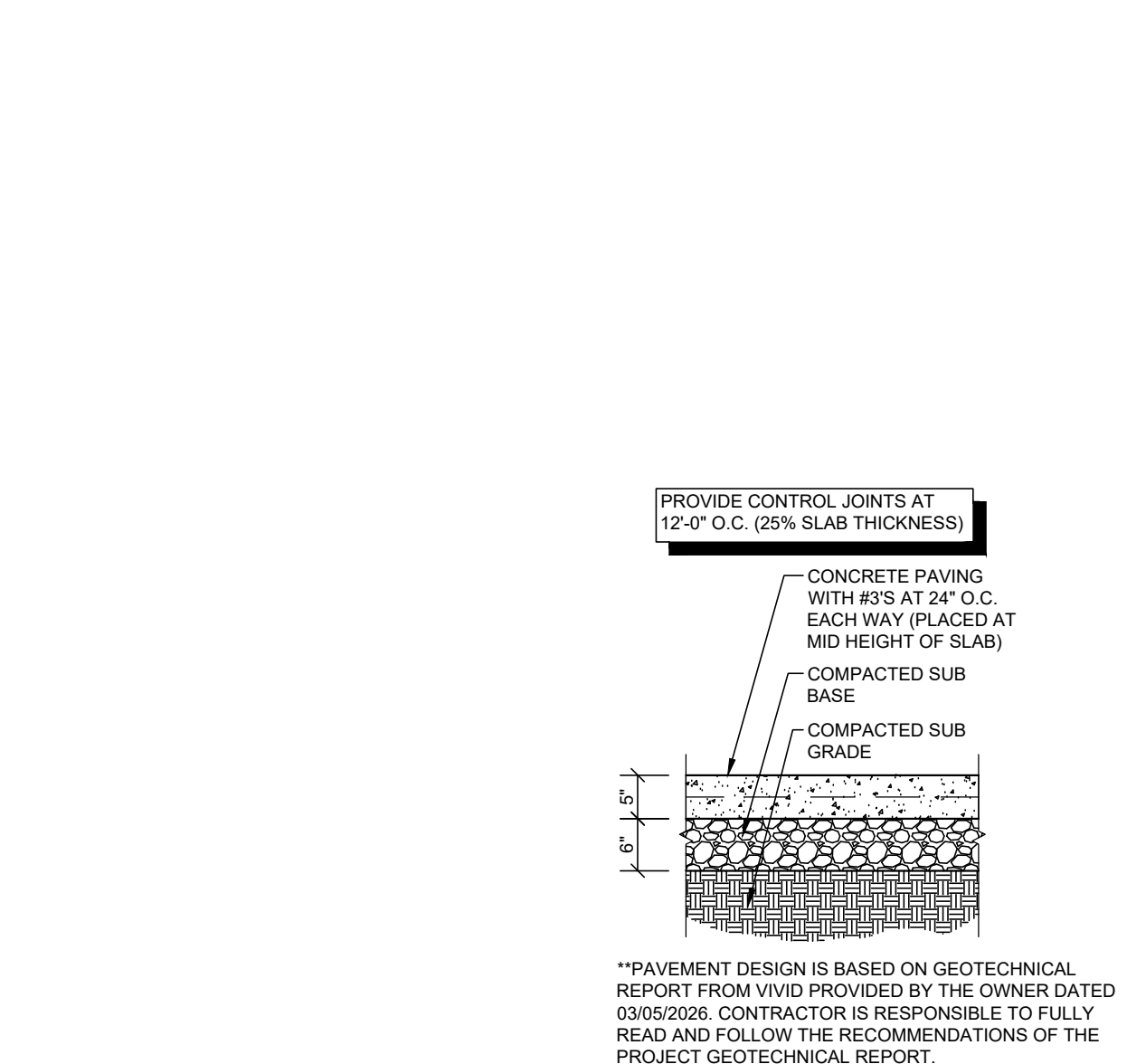
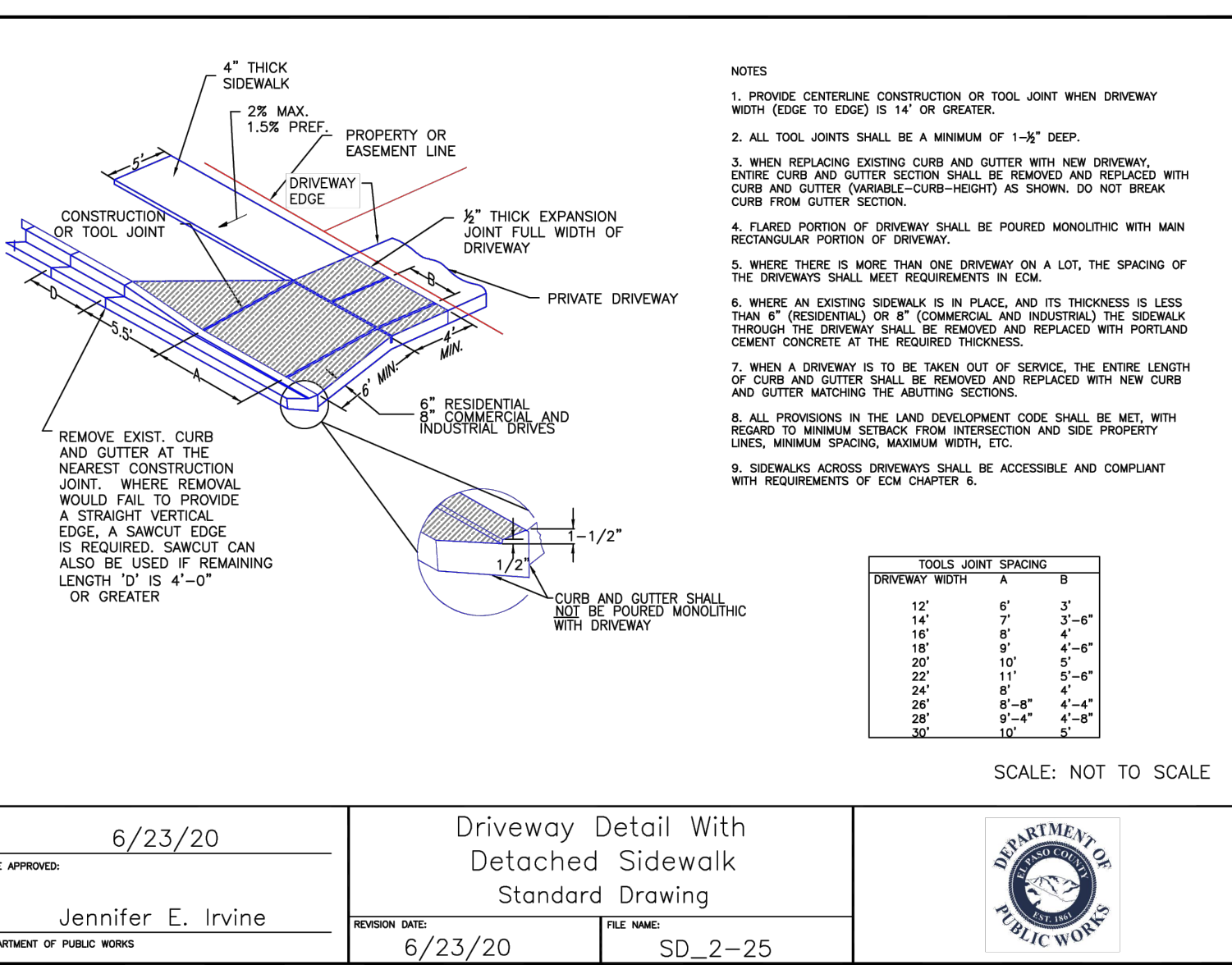
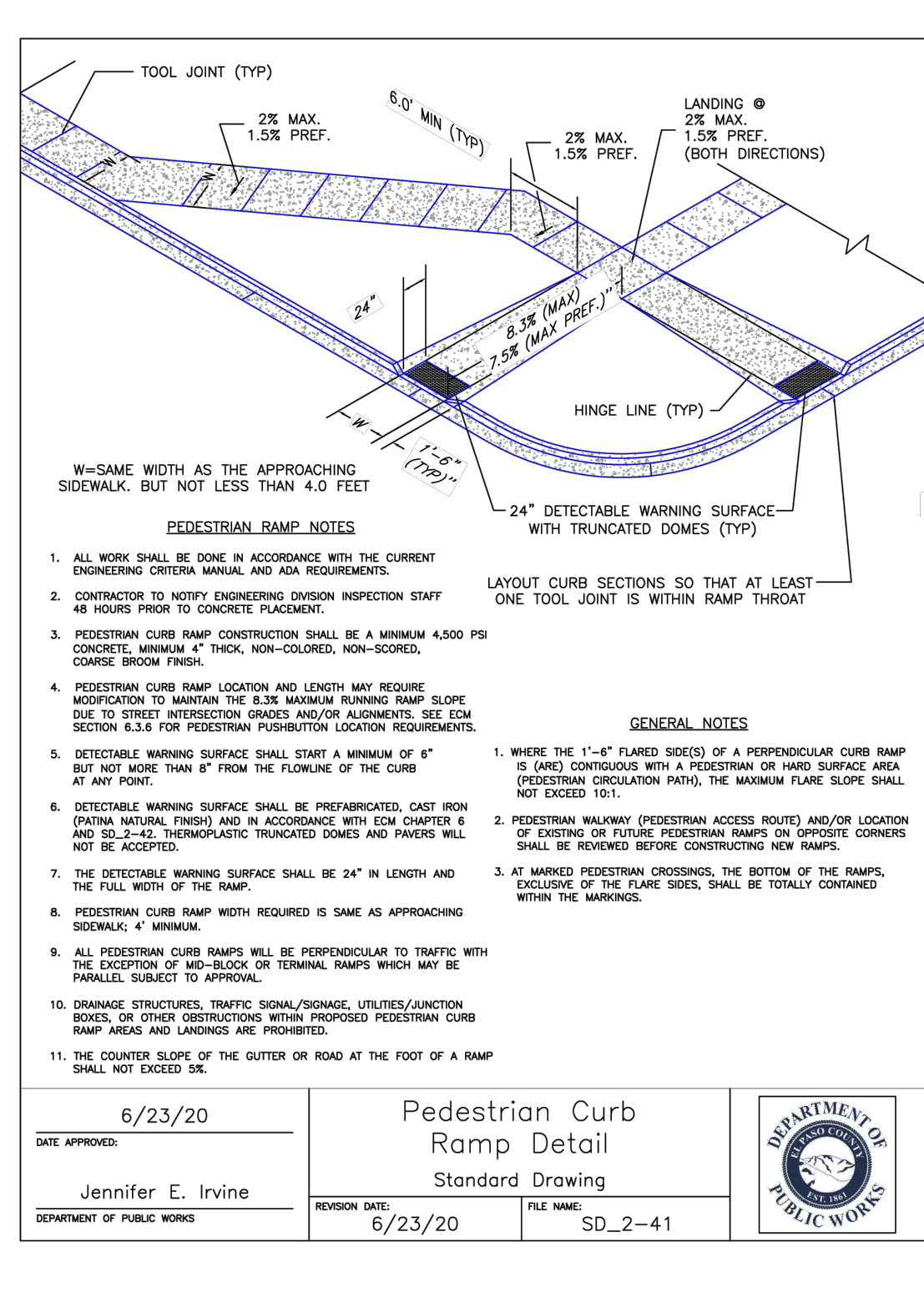
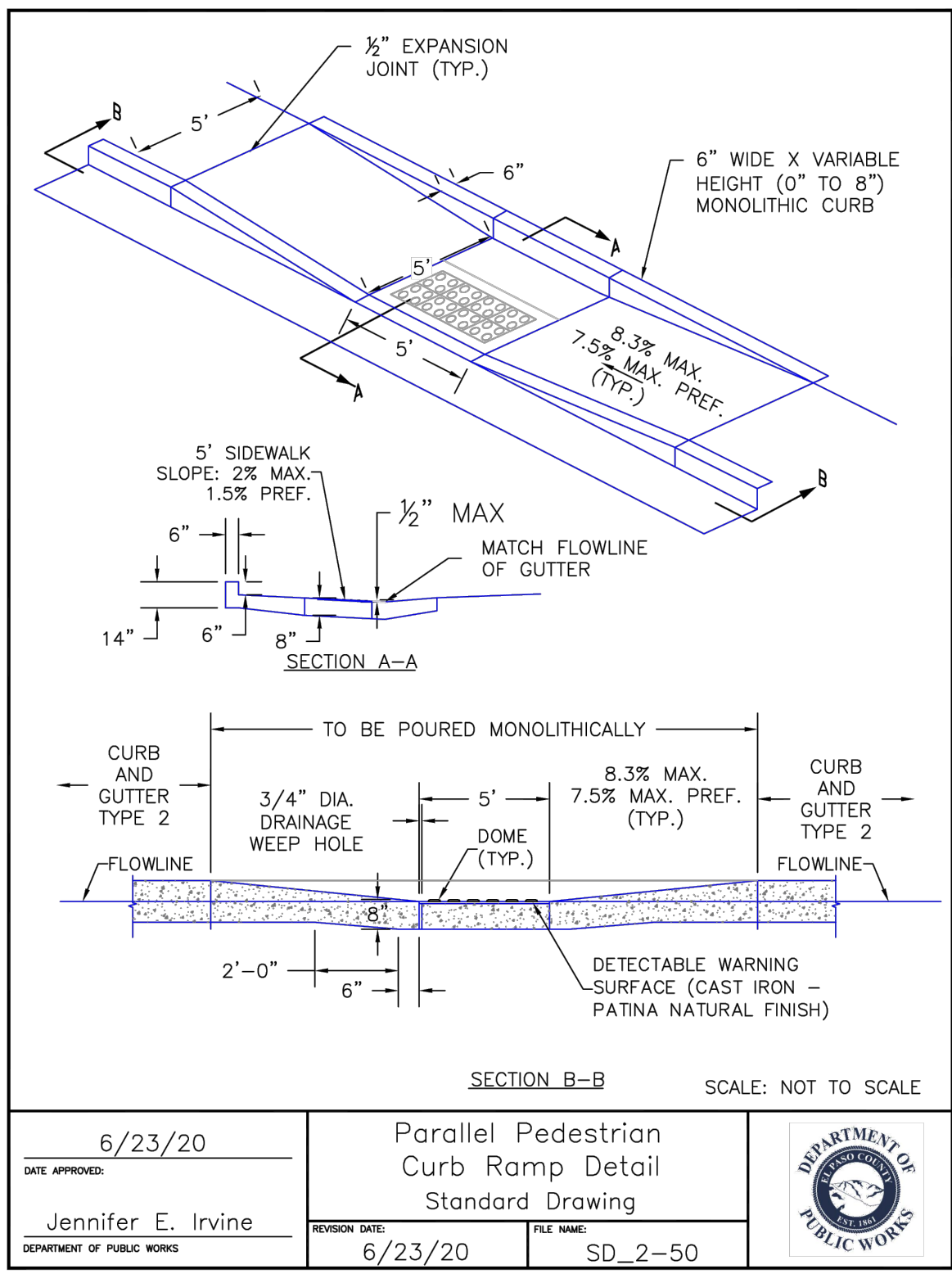
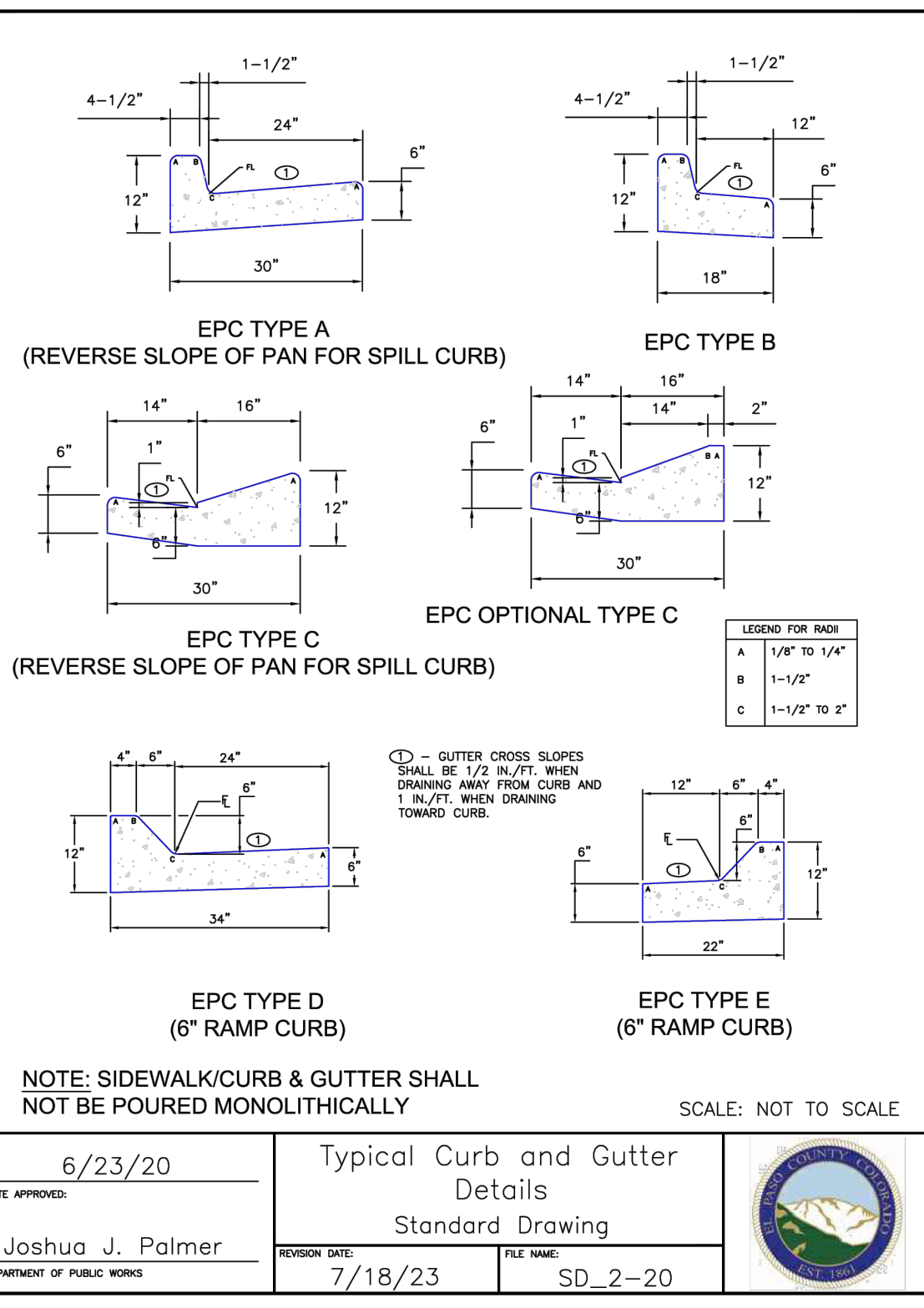
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 & ASSOCIATES

**SIGNAGE AND STRIPING PLAN**  
 HONOR CHARTER SCHOOL  
 HIGHMARK SCHOOL DEVELOPMENT  
 8250 BENT GRASS MEADOWS DR.

DRAWING CW  
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**REVISIONS**

NO.	DESCRIPTION	BY	DATE

**SITE DETAILS**

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

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