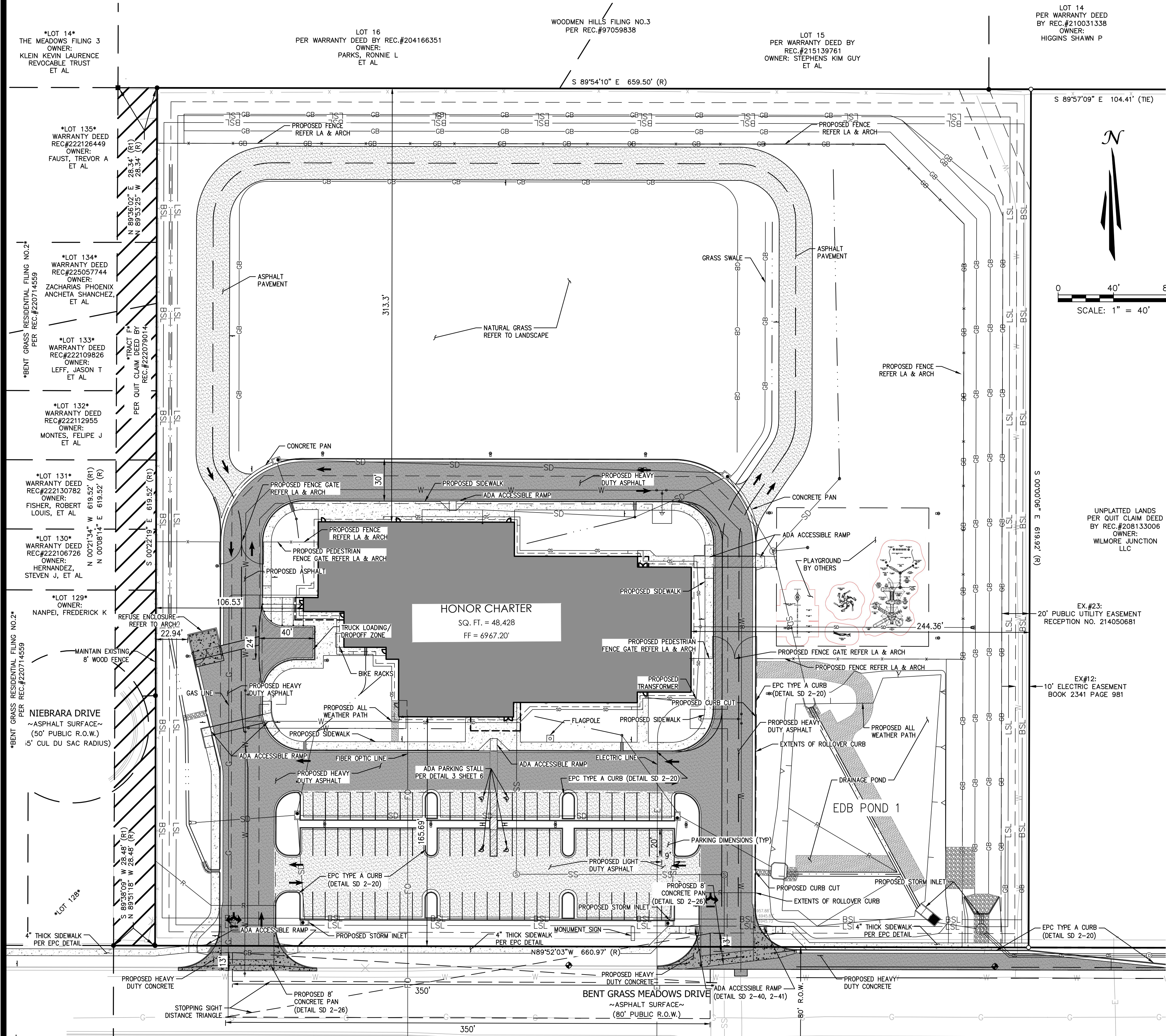


SITE DEVELOPMENT PLAN FOR HONOR CHARTER SCHOOL

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
- PROPOSED FENCE
- PROPOSED RIDGELINE
- 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 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
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED RIP RAP
- STOPPING SIGHT TRIANGLE

provide the actual setback numbers and 15' buffer at north and west property line required and line.

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 FOLLS: 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 FIL 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

(NOT TO SCALE)

PCD FILE NO. PPR2615

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 TO 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 COMPLETELY 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

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BASIS OF BEARINGS:
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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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TAIT
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REVISIONS
NO. DESCRIPTION BY DATE

SITE DEVELOPMENT PLAN

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

DRAWING C.W.
DATE: 11/11/2024
CHECKED:
DATE:
REVISION #:
DATE:
JOB NO. C01517

S-1
OF
5

2/6/2024 Internal Review #1

BRIAN CAMPBELL
COLORADO P.E. #40196

2/6/2024 Internal Review #1

Jun 26, 2024 - 2:45pm by tschneider X:\ENGINEERING\CO\2015170 - Honor Charter School - Payson, CO\HNS\Construction Drawings\201517_23P.dwg



HORIZONTAL CONTROL PLAN

UNAUTHORIZED CHANGES & USES

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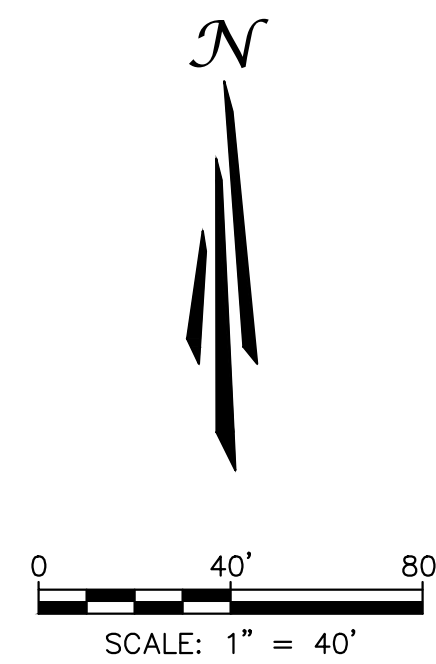
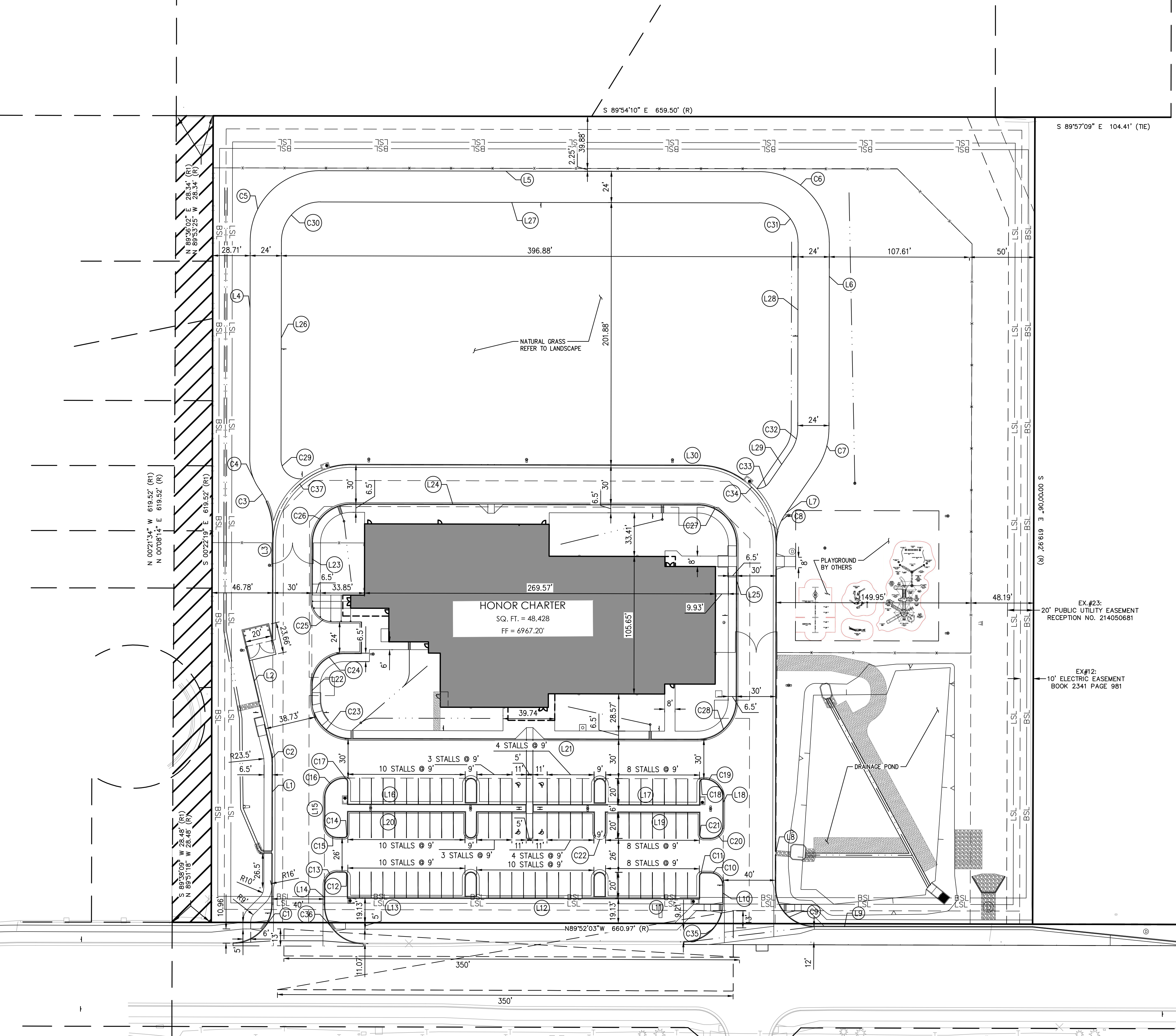
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	PROPOSED STREET LIGHT
	EXISTING INLET
	PROPOSED INLET
	PROPOSED STORM INFRASTRUCTURE
	PROPOSED STORM MANHOLE
	PROPOSED TEE / THRUST BLOCK
	PROPOSED FLARED-END SECTION
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED LIGHT DUTY ASPHALT

LINE AND CURVE TABLE

CURVE TABLE						LINE TABLE		
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	NUMBER	BEARING	LENGTH
C1	90° 08' 23"	47.20	30.00	N45° 11' 35"E	42.48	L1	N0° 07' 24"E	67.71
C2	13° 24' 04"	7.02	30.00	N06° 34' 38"W	7.00	L2	N13° 16' 40"W	42.10
C3	36° 14' 58"	34.16	54.00	S18° 00' 05"E	33.60	L3	N0° 07' 24"E	74.99
C4	36° 14' 58"	24.67	39.00	S18° 00' 05"E	24.26	L4	S0° 07' 24"W	167.81
C5	90° 00' 00"	84.82	54.00	S45° 07' 24"W	76.37	L5	N89° 52' 36"W	336.88
C6	90° 00' 00"	84.82	54.00	N44° 52' 36"W	76.37	L6	N0° 07' 24"E	143.67
C7	34° 27' 47"	32.48	54.00	N17° 21' 17"E	31.99	L7	N34° 35' 11"E	42.47
C8	34° 27' 47"	24.06	40.00	N17° 21' 17"E	23.70	L8	N89° 56' 12"W	0.00
C9	90° 12' 42"	47.23	30.00	S44° 58' 58"E	42.50	L9	S89° 52' 36"E	167.67
C10	90° 00' 00"	15.71	10.00	N44° 52' 36"W	14.14	L10	N0° 07' 24"E	13.44
C11	90° 00' 00"	4.71	3.00	S45° 07' 24"W	4.24	L11	N89° 52' 36"W	72.00
C12	90° 00' 00"	4.71	3.00	N44° 52' 36"W	4.24	L12	N89° 52' 36"W	90.00
C13	90° 00' 00"	15.71	10.00	S45° 07' 24"W	14.14	L13	N89° 52' 36"W	90.00
C14	90° 00' 00"	4.71	3.00	S45° 07' 24"W	4.24	L14	S0° 07' 24"W	15.37
C15	90° 00' 00"	15.71	10.00	N44° 52' 36"W	14.14	L15	N0° 07' 24"E	21.00
C16	90° 00' 00"	23.56	15.00	N45° 07' 24"E	21.21	L16	S89° 52' 36"E	90.00
C17	90° 00' 00"	4.71	3.00	S44° 52' 36"E	4.24	L17	S89° 52' 36"E	72.00
C18	90° 00' 00"	4.71	3.00	N45° 07' 24"E	4.24	L18	S0° 07' 24"W	21.00
C19	90° 00' 00"	23.56	15.00	S44° 52' 36"E	21.21	L19	N89° 52' 36"W	72.00
C20	90° 00' 00"	15.71	10.00	S45° 07' 24"W	14.14	L20	N89° 52' 36"W	90.00
C21	90° 00' 00"	4.71	3.00	N44° 52' 36"W	4.24	L21	N89° 52' 36"W	266.35
C22	90° 00' 00"	7.07	4.50	S45° 07' 24"W	6.36	L22	N0° 07' 24"E	10.94
C23	90° 00' 00"	47.12	30.00	N44° 52' 36"W	42.43	L23	N0° 07' 24"E	39.70
C24	90° 00' 00"	39.27	25.00	N45° 07' 24"E	35.36	L24	S89° 52' 36"E	266.35
C25	90° 00' 00"	25.13	16.00	N44° 52' 36"W	22.63	L25	S0° 07' 24"W	120.61
C26	90° 00' 00"	47.12	30.00	N45° 07' 24"E	42.43	L26	N0° 07' 24"E	167.81
C27	90° 00' 00"	47.12	30.00	S44° 52' 36"E	42.43	L27	S89° 52' 36"E	336.88
C28	90° 00' 00"	47.12	30.00	S45° 07' 24"W	42.43	L28	S0° 07' 24"W	143.67
C29	94° 24' 06"	24.71	15.00	N47° 04' 39"W	22.01	L29	S34° 35' 25"W	29.56
C30	90° 00' 00"	47.12	30.00	N45° 07' 24"E	42.43			
C31	90° 00' 00"	47.12	30.00	S44° 52' 36"E	42.43			
C32	34° 28' 01"	18.05	30.00	S17° 21' 24"W	17.78			
C33	62° 35' 37"	10.92	10.00	S65° 52' 53"W	10.39			
C34	48° 36' 16"	50.90	60.00	S24° 10' 44"E	49.39			
C35	90° 02' 26"	47.15	30.00	N45° 08' 37"E	42.44			
C36	90° 06' 51"	47.18	30.00	S44° 56' 02"E	42.47			
C37	68° 11' 47"	71.41	60.00	N34° 13' 17"E	67.27			

PCD FILE NO. PPR2615

PREPARED UNDER THE SUPERVISION OF
Tait & Associates, Inc.

BRIAN CAMPBELL
COLORADO P.E. #40196

HORIZONTAL CONTROL PLAN

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

DRAWING C/W
DATE: 11/11/2024
CHECKED:
DATE:
REVISION #:
DATE:
JOB NO. C01517

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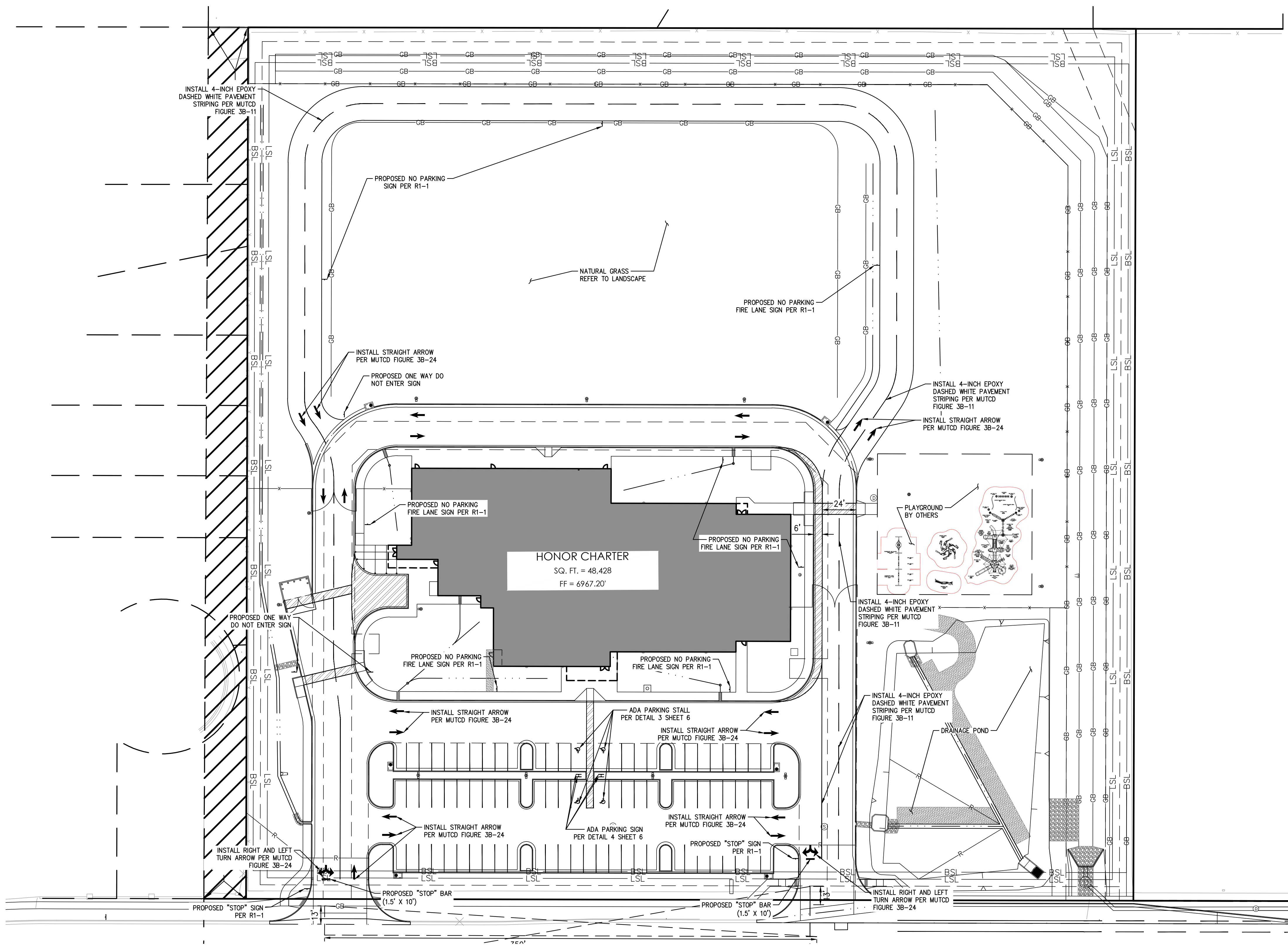
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SIGNAGE AND STRIPING PLAN



SYMBOLS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY/ ROW LINE
- BUILDING SETBACK LINE
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- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED RIP RAP
- STOPPING SIGHT TRIANGLE

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

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

DRAWING C.W.
DATE: 11/11/2024
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S-4
OF
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BRIAN CAMPBELL
COLORADO P.E. #40196

SIGNAGE AND STRIPING PLAN

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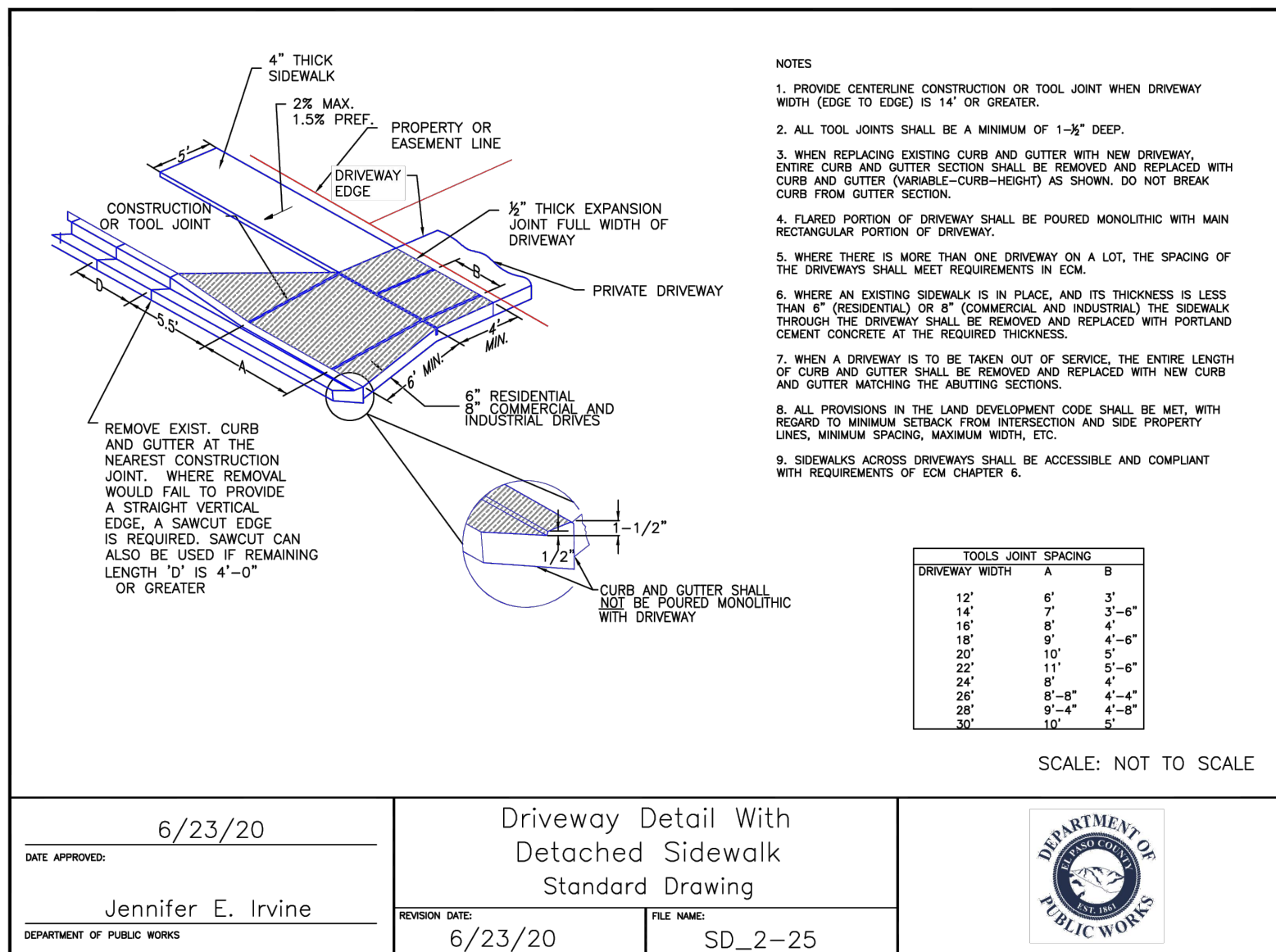
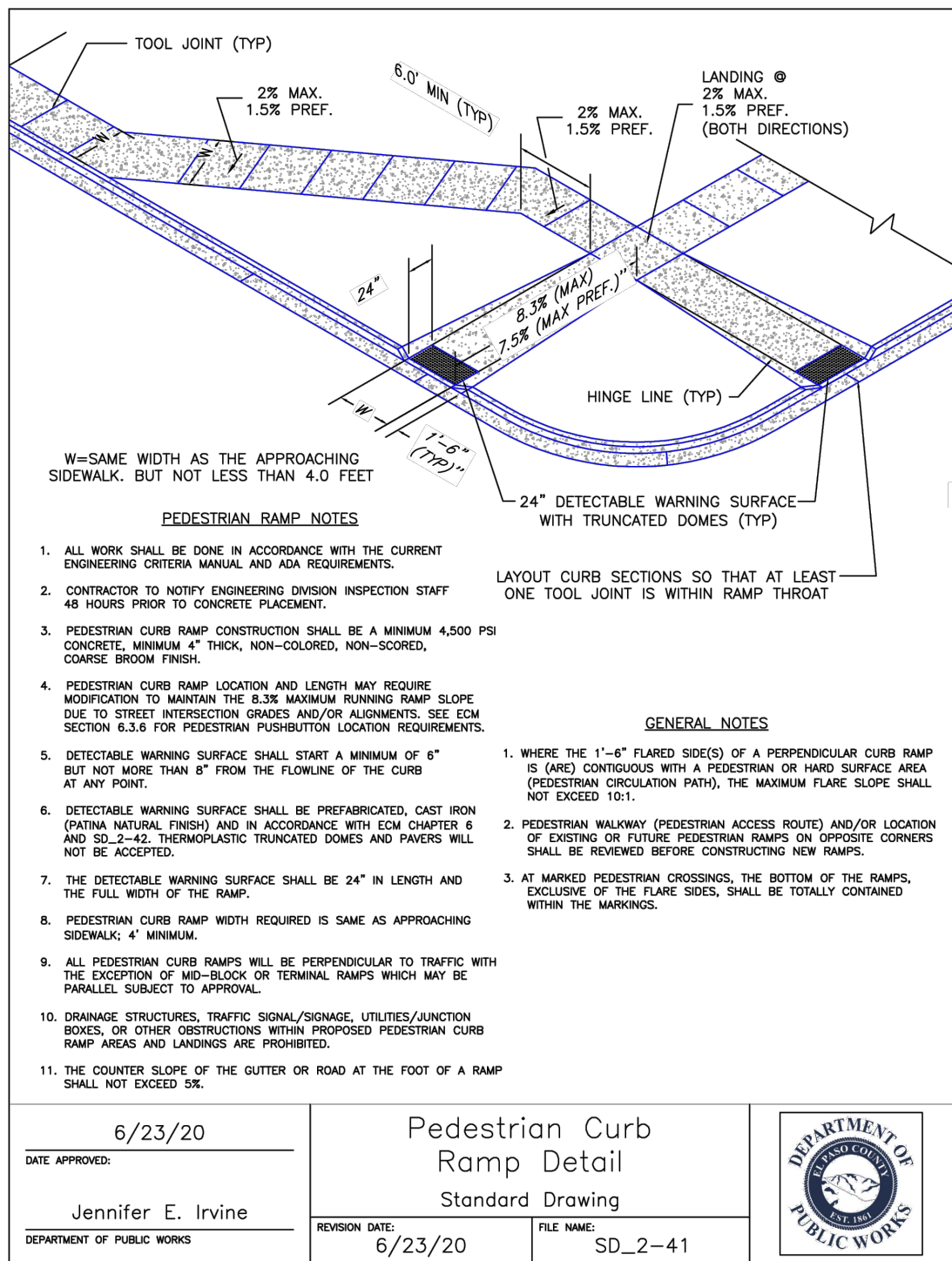
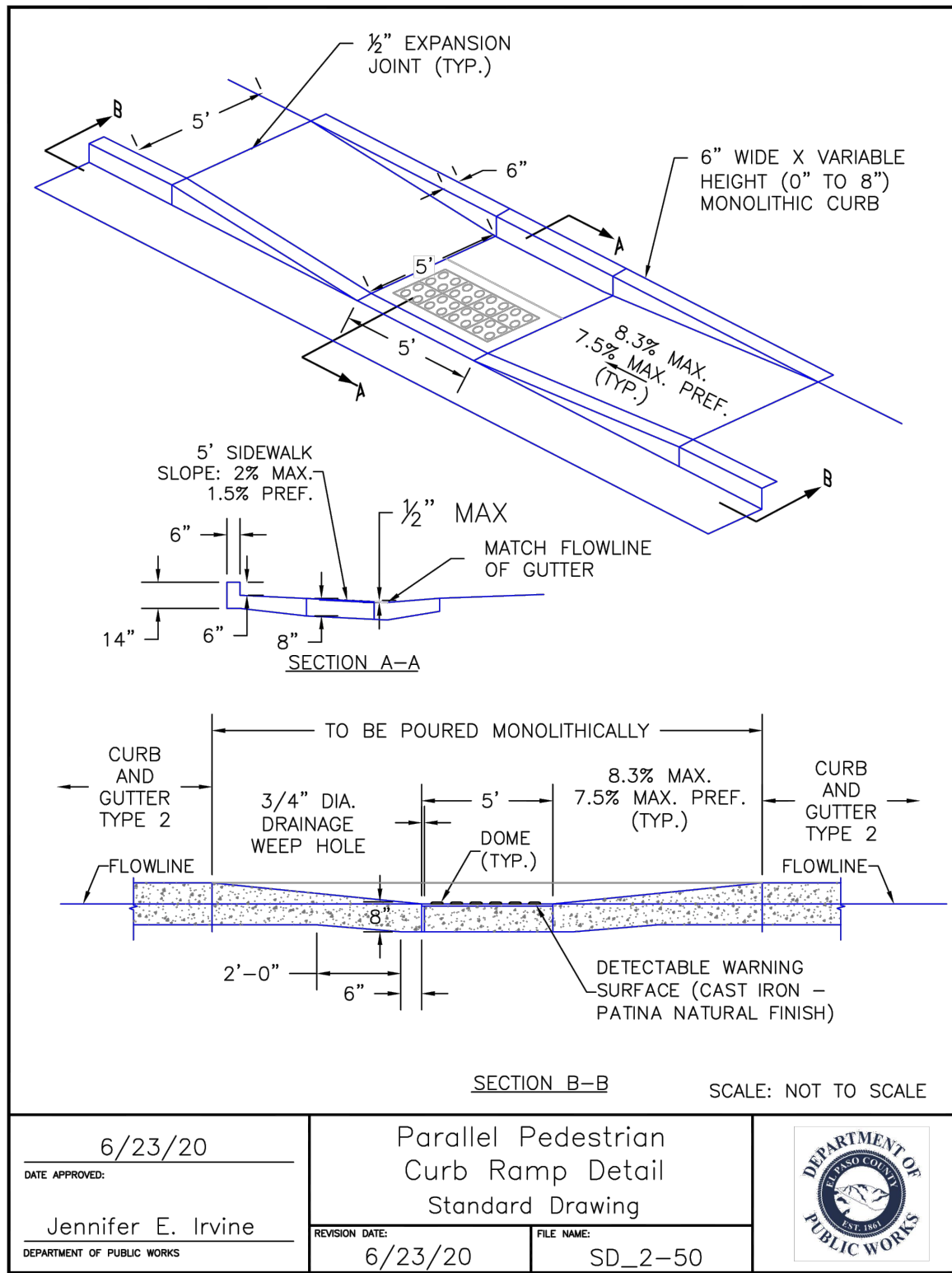
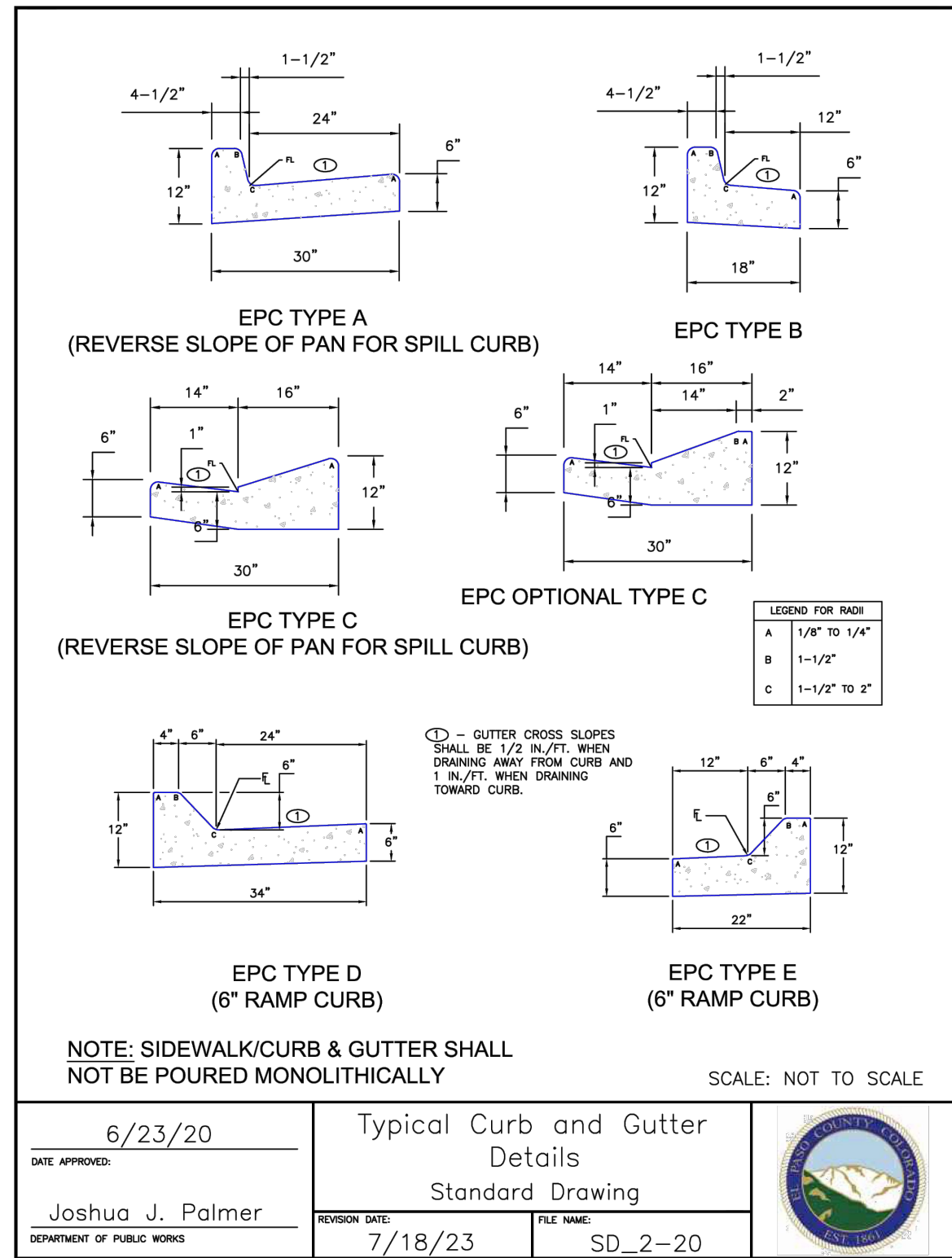


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NO.	DESCRIPTION	BY	DATE

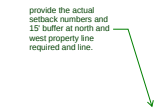
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V2_Site Development Plan.pdf Markup Summary

dsdparsons (9)

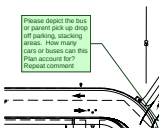


Subject: Callout
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Author: dsdparsons
Date: 7/13/2026 4:08:35 PM
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Color: 
Layer:
Space:

provide the actual setback numbers and 15' buffer at north and west property line required and line.

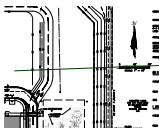


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Author: dsdparsons
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Status: Cancelled set by dsdparsons on 7/13/2026 at 4:13:08 PM
Color: 
Layer:
Space:

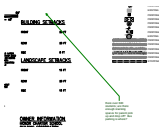


Subject: Planner
Page Label: [2] S-2 Parking Plan
Author: dsdparsons
Date: 7/13/2026 3:45:13 PM
Status:
Color: 
Layer:
Space:

Please depict the bus or parent pick up drop off parking, stacking areas. How many cars or buses can this Plan account for? Repeat comment



Subject: Arrow
Page Label: [2] S-2 Parking Plan
Author: dsdparsons
Date: 7/13/2026 3:49:35 PM
Status:
Color: 
Layer:
Space:



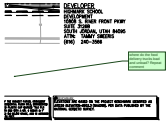
Subject: Callout
Page Label: [2] S-2 Parking Plan
Author: dsdparsons
Date: 7/13/2026 3:50:19 PM
Status:
Color: 
Layer:
Space:

there over 600 students; are there enough stacking spaces for parent pick up and drop off? Bus parking is where?



Subject: Text Box
Page Label: [2] S-2 Parking Plan
Author: dsdparsons
Date: 7/13/2026 3:50:44 PM
Status:
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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



Subject: Planner
Page Label: [2] S-2 Parking Plan
Author: dsdparsons
Date: 7/13/2026 3:51:11 PM
Status:
Color: ■
Layer:
Space:

where do the food delivery trucks load and unload?
Repeat comment



Subject: Image
Page Label: [2] S-2 Parking Plan
Author: dsdparsons
Date: 7/13/2026 4:24:20 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [2] S-2 Parking Plan
Author: dsdparsons
Date: 7/13/2026 4:24:57 PM
Status:
Color: ■
Layer:
Space:

buffer required at northern and western property lines. PUD Condition of approval