

May 5, 2026

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 International Circle, Suite, 110
Colorado Springs, CO 80910

Owner Information:

Honor Charter Building Corporation

Address: 12577 E Caley Avenue Centennial, Colorado 80111

Responsible Party: Tammy Sweeris; Ph: 616 250 3566; email: tammy@highmarkschools.com

Applicant Information:

Grace Design Studios

Address: 2929 N. Central Avenue, 11th floor, Phoenix AZ 85012

Contact Person(s):

Ashish Dandavate, 602 257 1764, ext. 1610; email: adandavate@grace-design.com

Thomas Conran, 602 257 1764, ext. 1689; email: tconran@grace-design.com

Fire District:

Falcon Fire Protection District

FIRE PROTECTION REPORT

Regarding 8250 Bent Grass Meadows Dr, Peyton, Colorado 80831...

A new 2 story K-8 Charter School is planned on a currently vacant/ undeveloped lot. The site is within Falcon Fire Protection District.

The 8.9 acre site is within a PUD and contains no trees. There is no wildfire mitigation, or associated financial assurance required. The site is not located in a wildland or wildland urban interface area. The wildfire hazard identification survey has determined the parcel is under Low Fire Intensity Classification, in accordance with section 303.2.1 of the Colorado Wildfire Resiliency Code.

With the large amount of parking surface and athletic field surrounding the site it has a built in fire resistance factor from structure to structure ignition and embers traveling from neighboring properties.

The site will be accessible by two entrances north of Bent Grass Meadows Dr. All driving surfaces will be asphalt. A concrete pad has been located at the refuse enclosure to support container and truck loads. Curbs and sidewalks will be concrete. No road grade is greater than 10%.

Fire apparatus access has been considered and provided in accordance with the Land Development Code and Engineering Criteria Manual. Fire access (knox box) will be provided at the main entrance, and at each (2) vehicular gate. There are (2) fire hydrants located onsite. Water is provided by multiple hydrants through Woodmen hills.

The building will be construction type V-B, with E, B, and S-1 non-separated occupancies. The building will have an automatic sprinkler system (NFPA 13/ IBC 903.3.1.1).

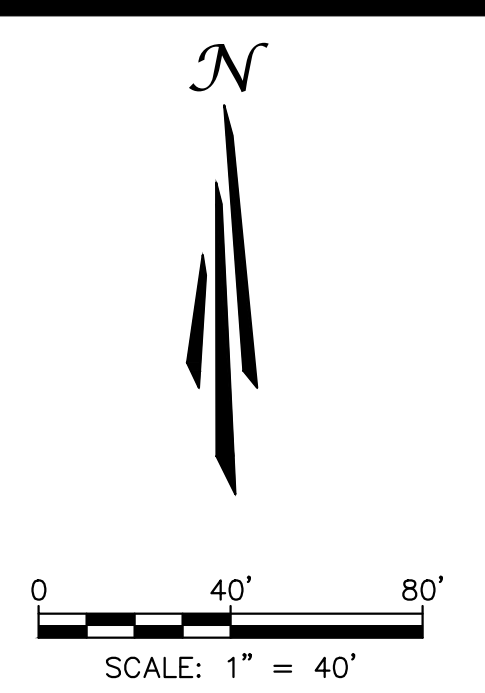
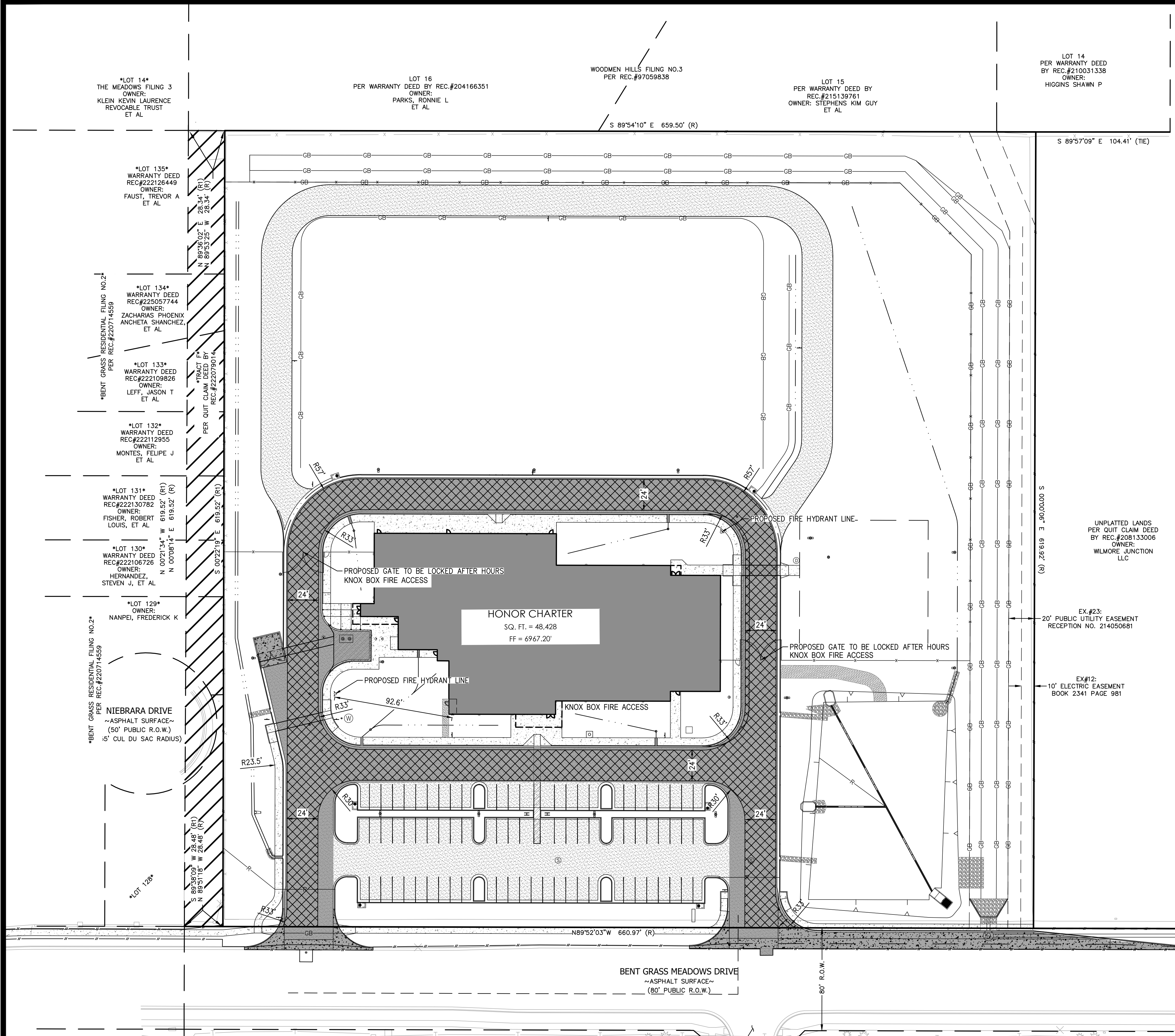
Sincerely,

Ashish Dandavate, Education Studio

SENIOR ASSOCIATE, ARCHITECT III, AIA

(o) 602.257.1764 | (c) 480.495.8253

May 08, 2026 - 9:10am by rrommeltier X:\ENGINEERING\CO\CO15170 - Honor Charter School - Fire Access Plan\2026-05-08-05 Fire Access Plan\CO1517_Fire Access Plan.dwg



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
	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
	FIRE TRUCK ACCESS AREA

NOTE: ALL PROPOSED ROAD GRADES ARE UNDER 10% SLOPE WITH PARKING AREAS UNDER 5% MAX.

FIRE ACCESS 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.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

<p>TAIT & ASSOCIATES ENGINEERING ENVIRONMENTAL BUILDING LAND 320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com Dillon Denver San Luis Obispo, Indiana</p>	
<p>FIRE ACCESS PLAN</p>	<p>HONOR CHARTER SCHOOL HIGHMARK SCHOOL DEVELOPMENT 8250 BENT GRASS MEADOWS DR.</p>
<p>DRAWING NO. DATE: 05/08/2026 CHECKED: DATE: REVISION #: DATE: JOB NO.: CO1517</p>	<p>REVISIONS BY DATE</p>
<p>2/6/2024 Internal Review #1</p>	
<p>1 of 1</p>	

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