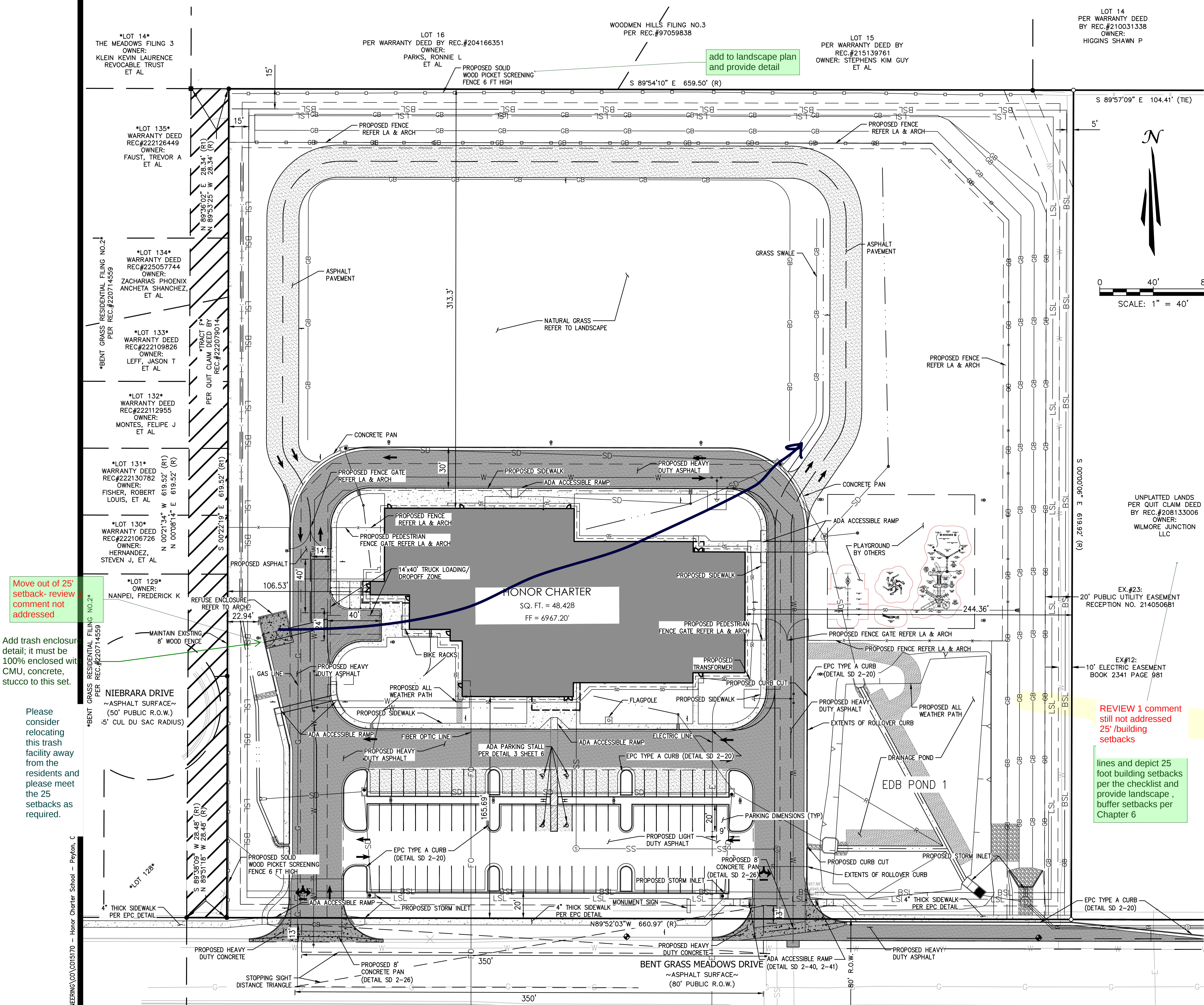


SITE DEVELOPMENT PLAN FOR HONOR CHARTER SCHOOL

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



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 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 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

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
- 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
- CAR FOR STACKING

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

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'(NAVD83), PER DATA PUBLISHED BY THE NATIONAL GEODETIC SURVEY.

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Loveland, CO 80537
p: 970.613.1447
www.tait.com
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SOUTH AVENUE, DENVER
320 N LINCOLN AVENUE, LOVELAND

TAIT
& ASSOCIATES
Since 1964

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

BRIAN CAMPBELL
COLORADO P.E. #40196

2/6/2024 Internal Review #1

Jul 23, 2026 - 1:28pm by technider X:\ENGINEERING\CO\CO15170 - Honor Charter School - Payton, CO\ENG Construction Drawings\CO15170-SP.dwg



Know what's below
Call before you dig.

PARKING PLAN

UNAUTHORIZED CHANGES & USES

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NOTE TO CONTRACTOR

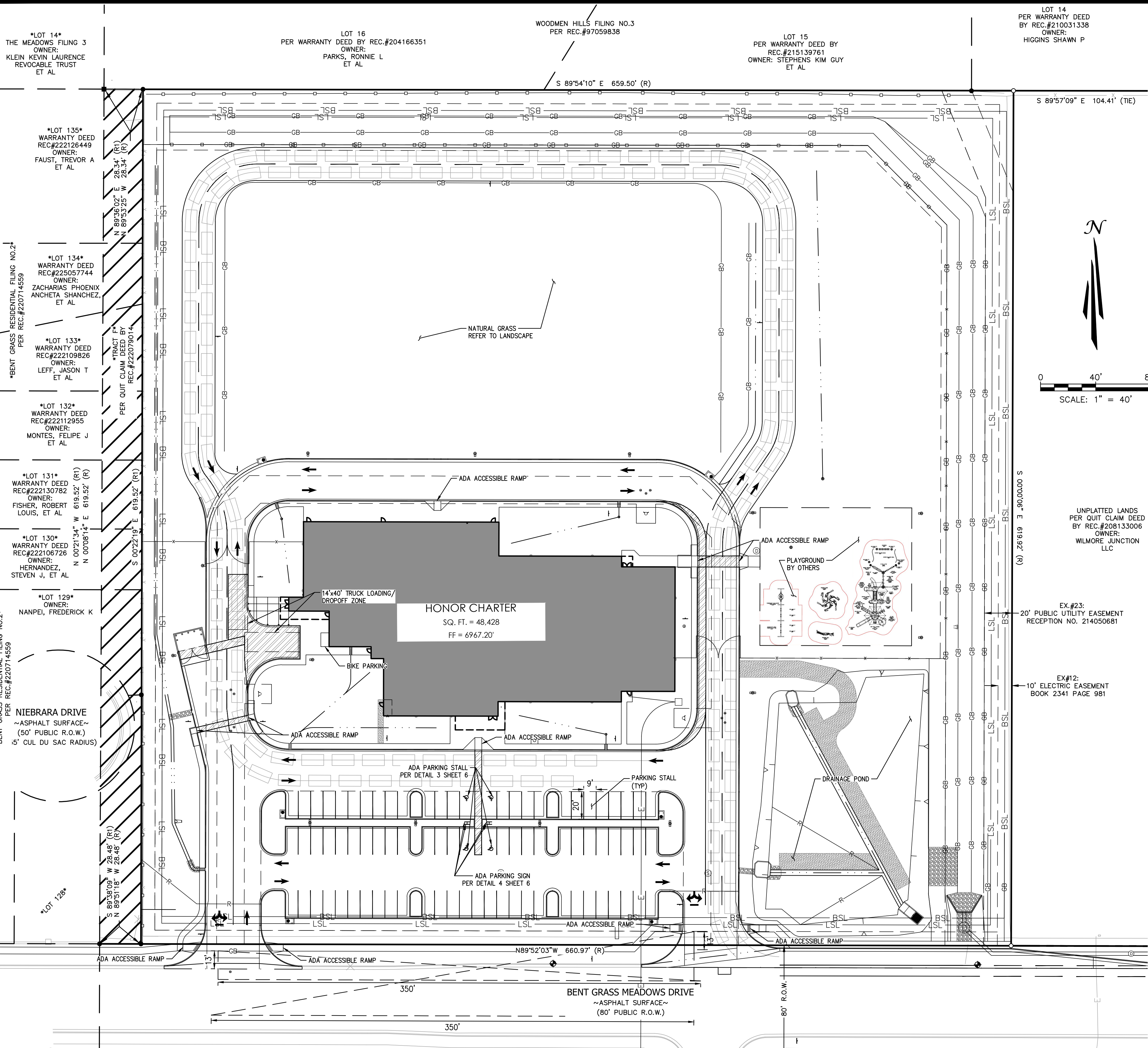
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BENCHMARK:

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SUMMARY TABLE

EXISTING/PROPOSED LAND USE ZONING	PUD
NUMBER OF CLASSROOMS	34 CLASSROOMS
PARKING CALCULATION (TABLE 6-2 CH6 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 CH6 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
PROVIDED 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

LANDSCAPE SETBACKS

FRONT	15 FT
REAR	20 FT
SIDE	15 FT

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
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10808 S. RIVER FRONT PKWY
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SYMBOLS LEGEND

—	PROPERTY LINE
—	ADJACENT PROPERTY/ ROW LINE
—	BUILDING SETBACK LINE
---	PROPOSED EASEMENT
---	LIMIT OF DISTURBANCE
---	PROPOSED SOLID SCREEN FENCE
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---	PROPOSED GRADE BREAK
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---	PROPOSED SWALE
---	BUILDING SETBACK LINE
---	LANDSCAPE SETBACK LINE
○	PROPOSED FLAGPOLE
+	PROPOSED SIGN
+	PROPOSED SS CLEANOUT
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+	PROPOSED RIP RAP
+	STOPPING SIGHT TRIANGLE
+	CAR FOR STACKING

PCD FILE NO. PPR2615

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TAIT & ASSOCIATES, INC.

BRIAN CAMPBELL
COLORADO P.E. #40196

PARKING 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. CO1517

S-2
OF
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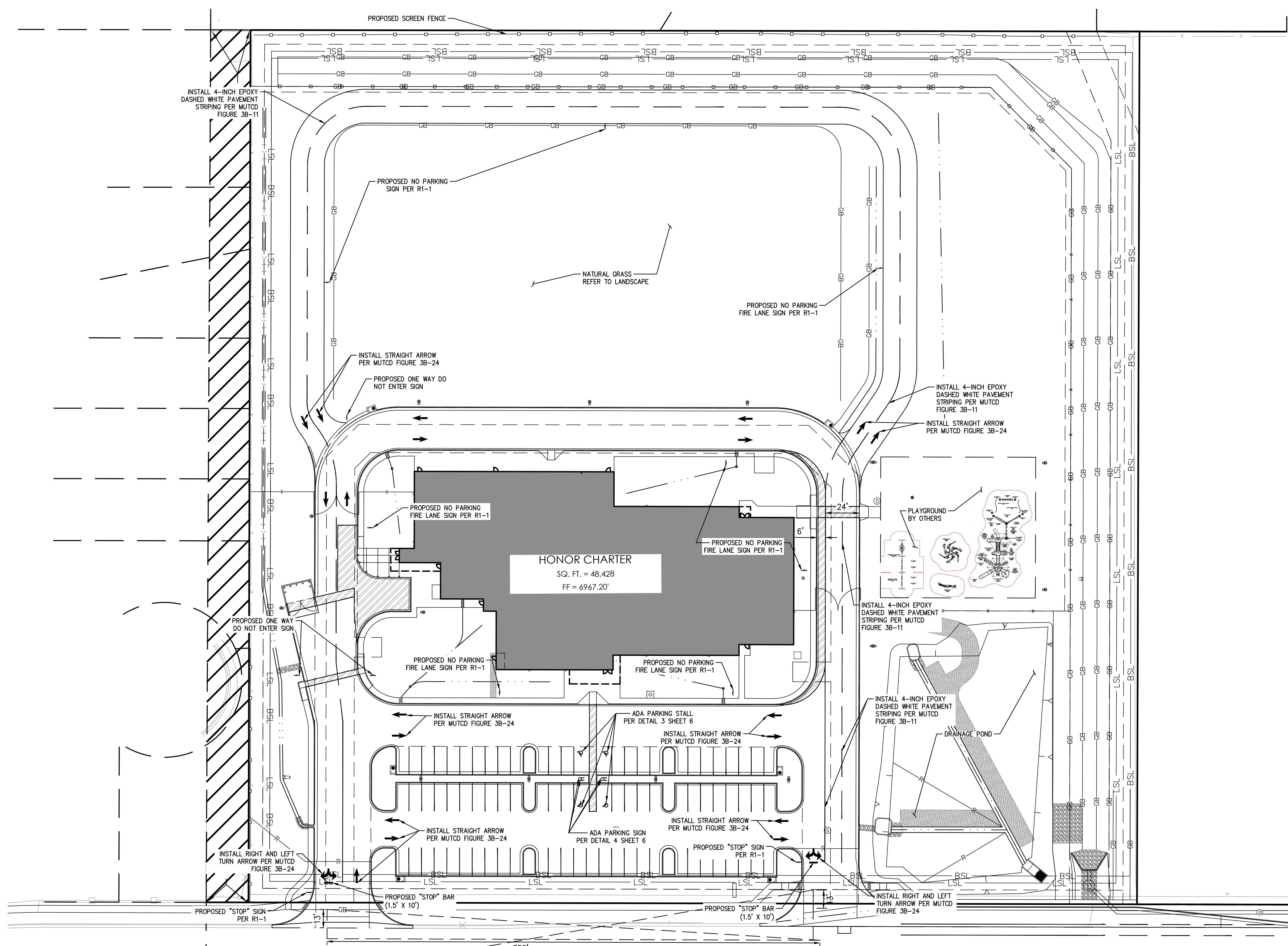
⊕ BENCHMARK:
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BRIAN CAMPBELL
COLORADO P.E. #40196

HORIZONTAL CONTROL PLAN

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



SIGNAGE AND STRIPING PLAN

UNAUTHORIZED CHANGES & USES

NOTE TO CONTRACTOR

BASIS OF BEARINGS:

 BENCHMARK

SYMBOLS LEGEND

NOTES:

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 ONLY THE BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY **SECTION D03.6.1, D03.6.2, OR D03.6.3**, AND INDICATE THE EXTENT OF THE NO PARKING ZONE.

DRAWING DETAIL LIST (DDL)

PCD FILE NO. PPR2615

BRIAN CAMPBELL
COLORADO P.E. #40196

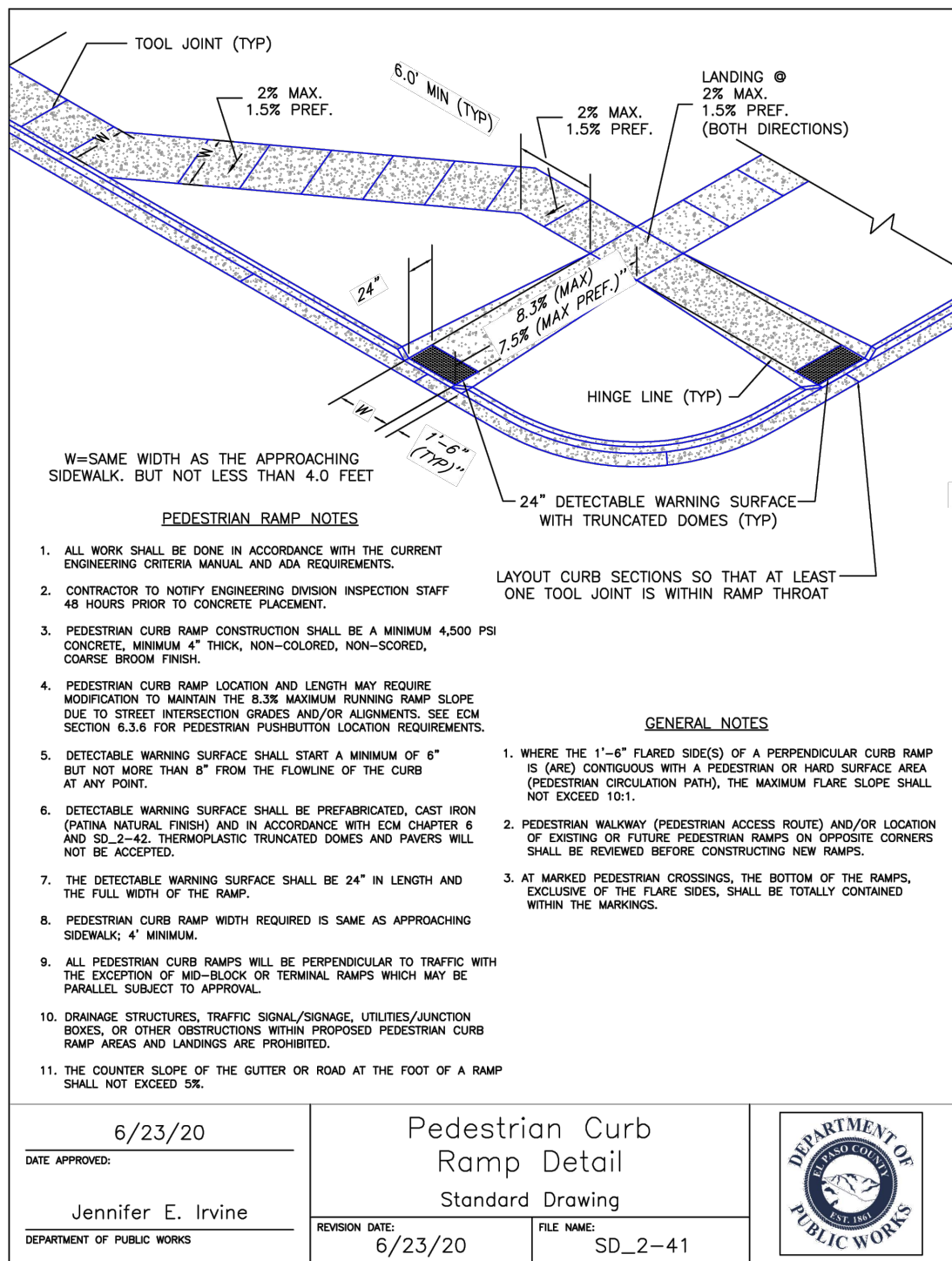
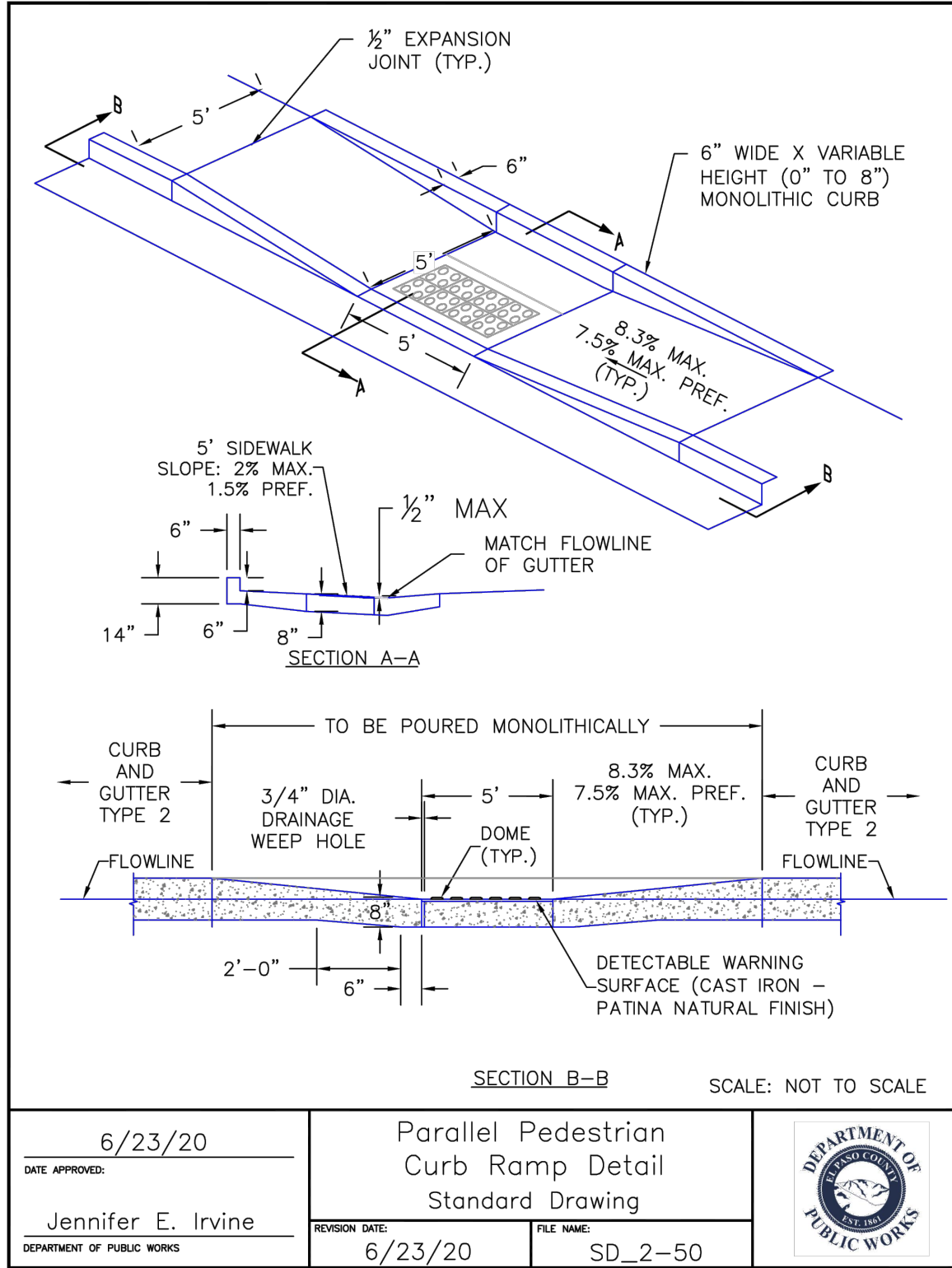
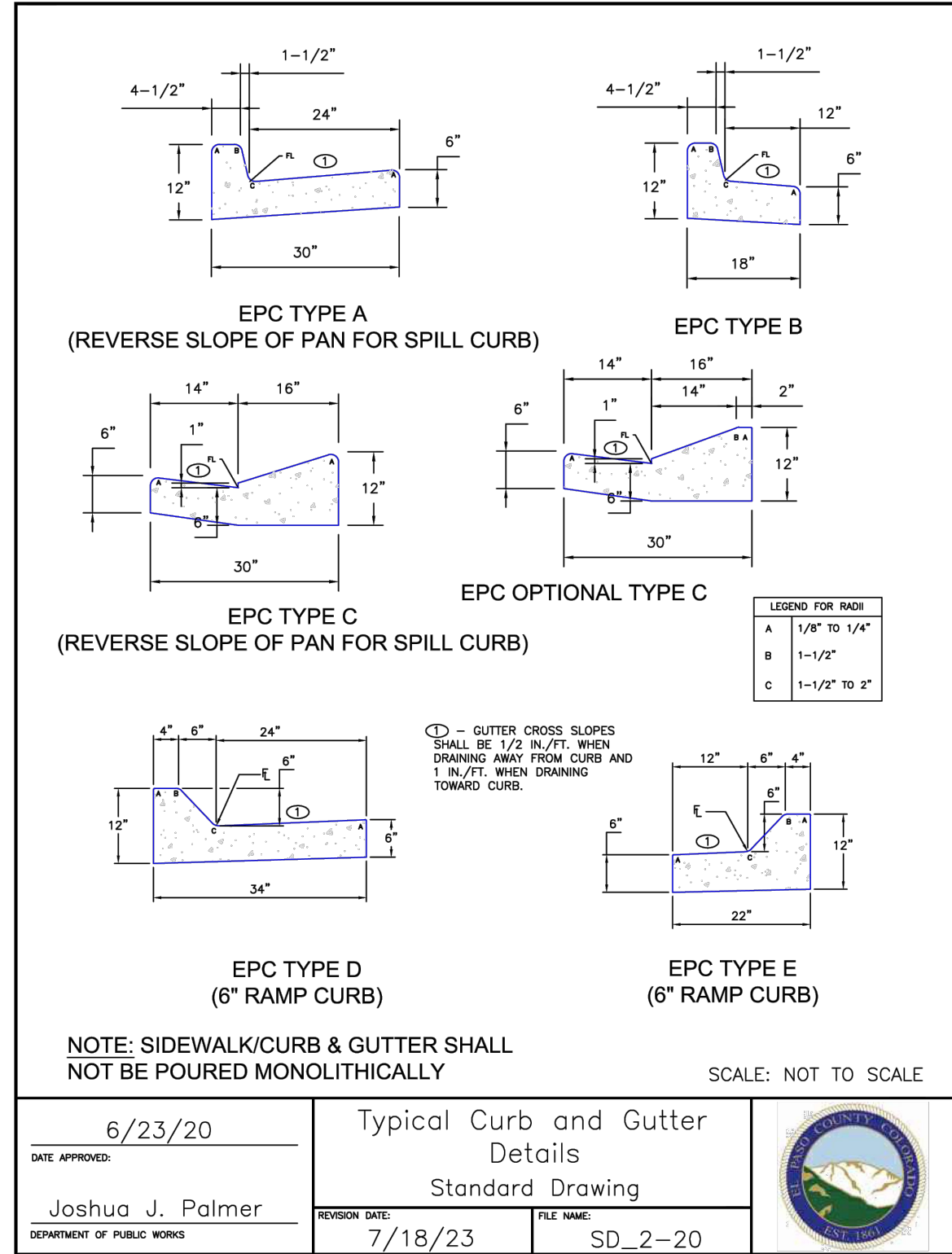
SIGNAGE AND STRIPING PLAN

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

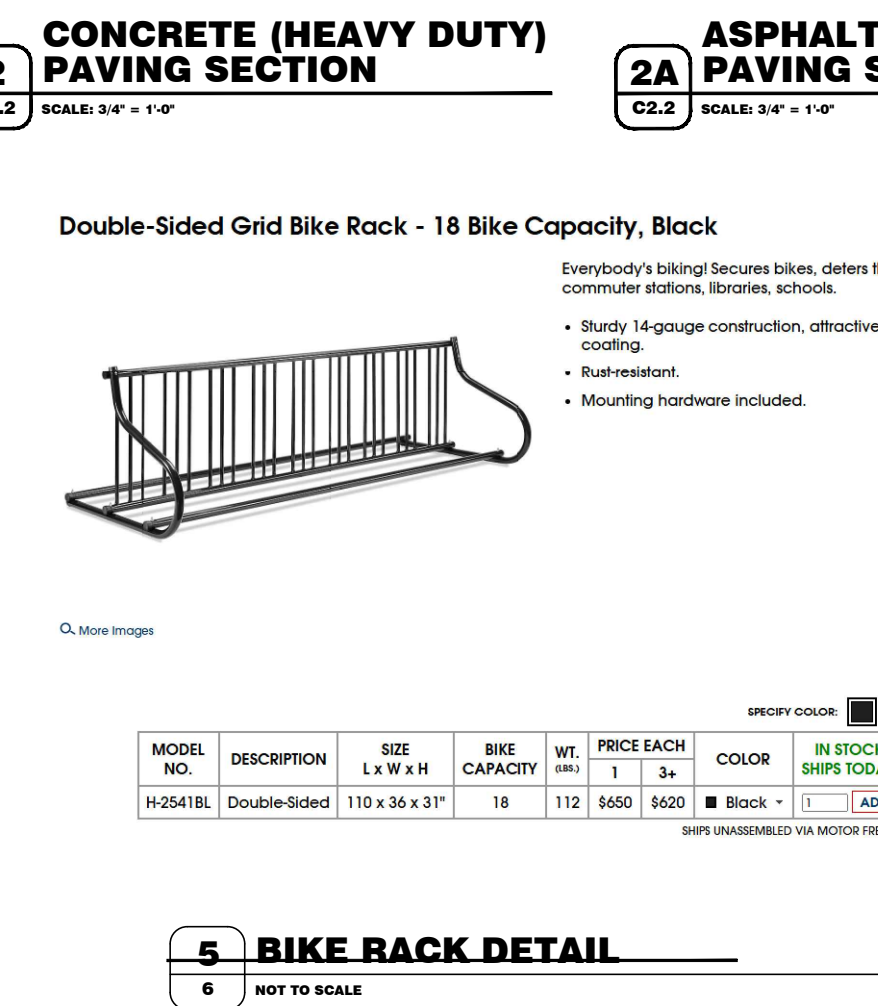
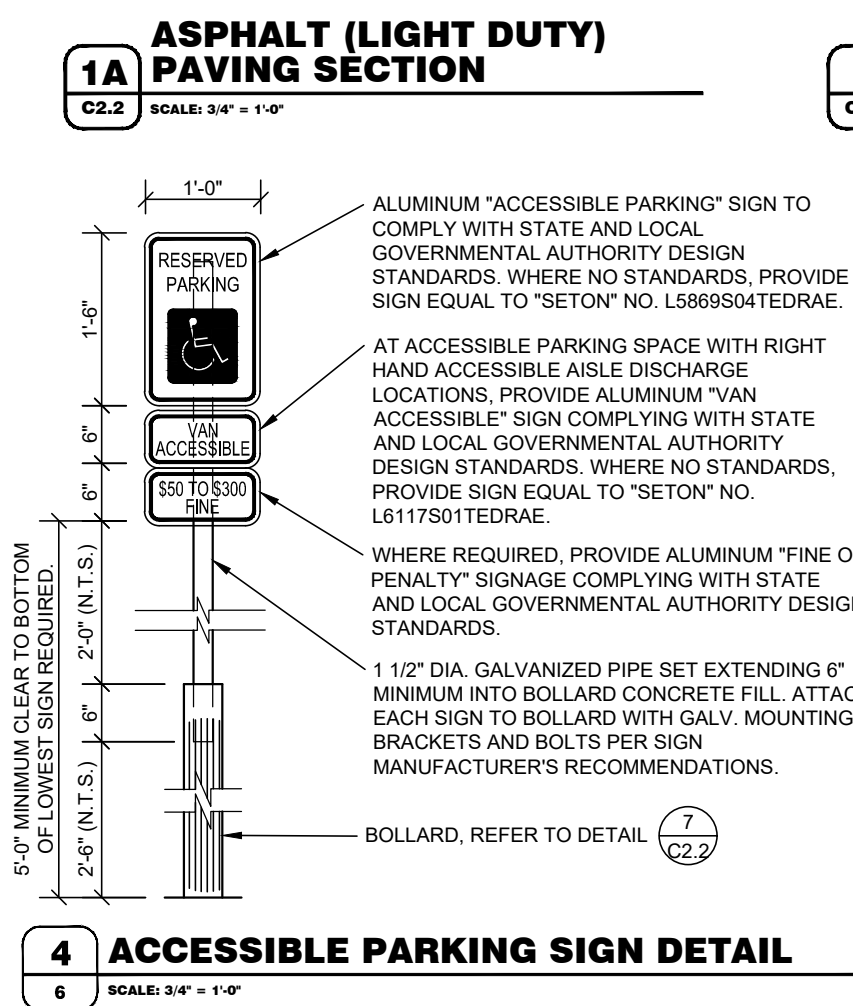
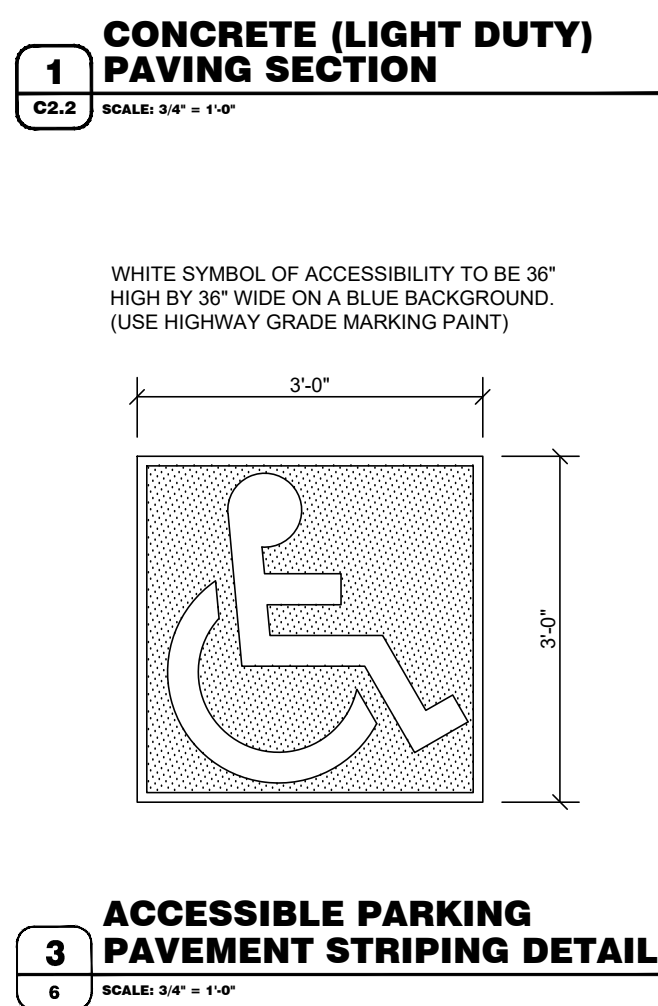
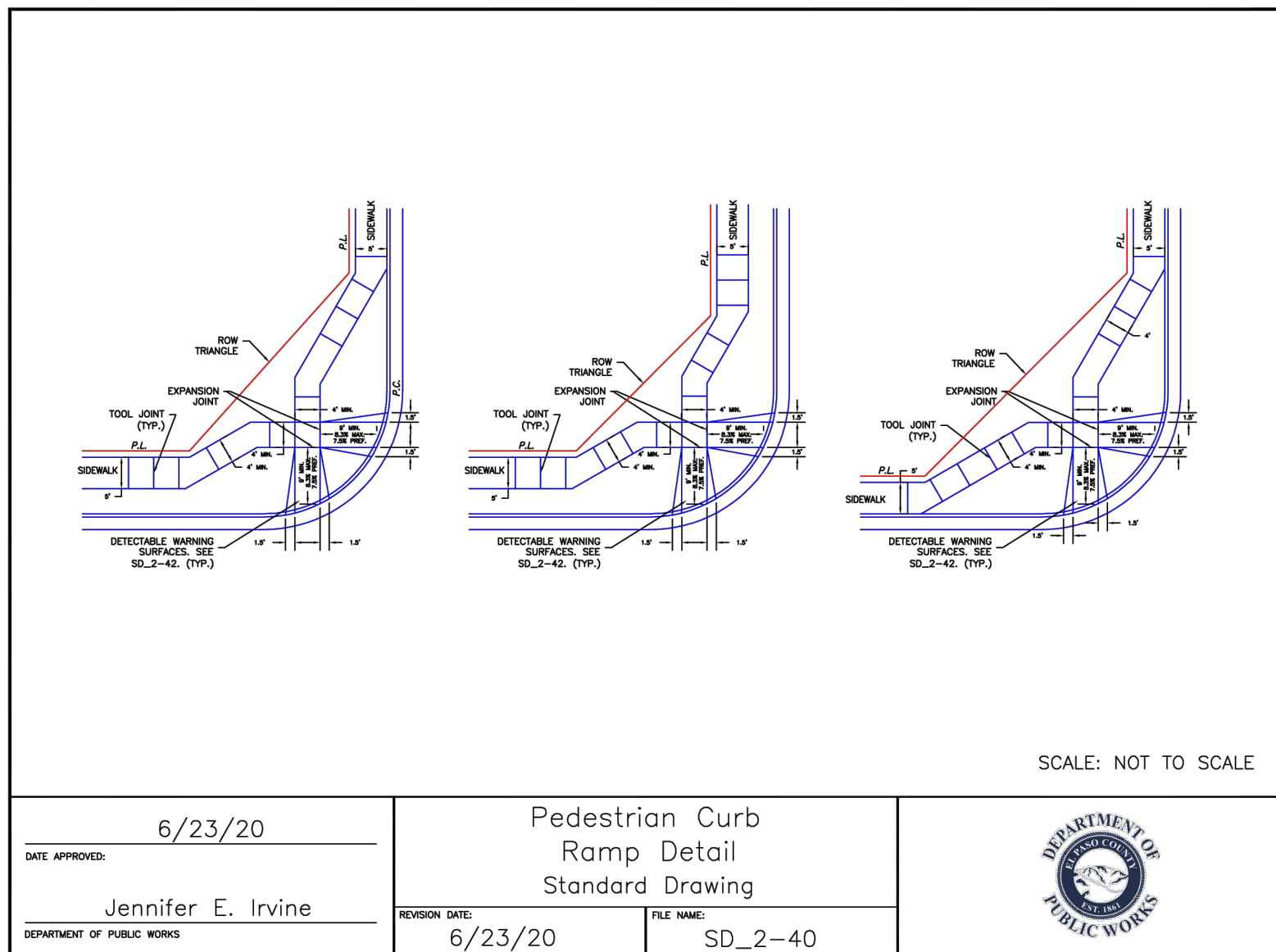
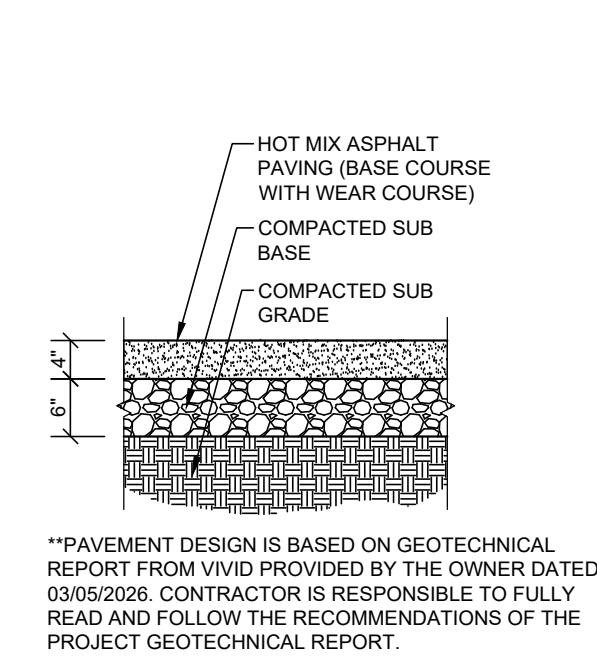
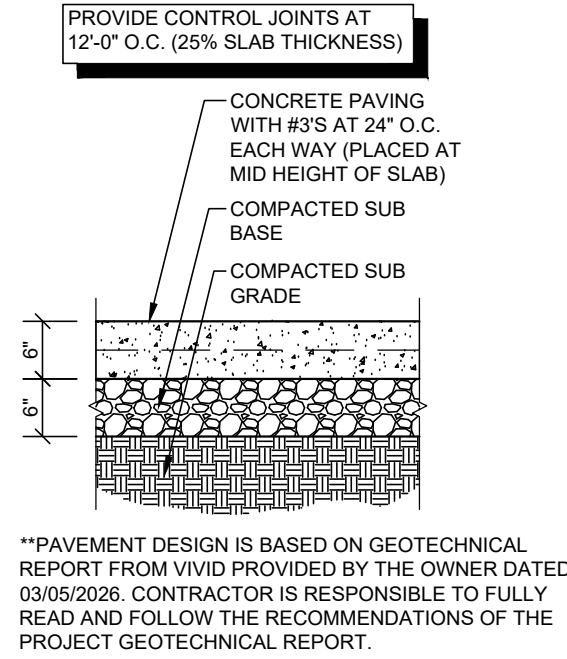
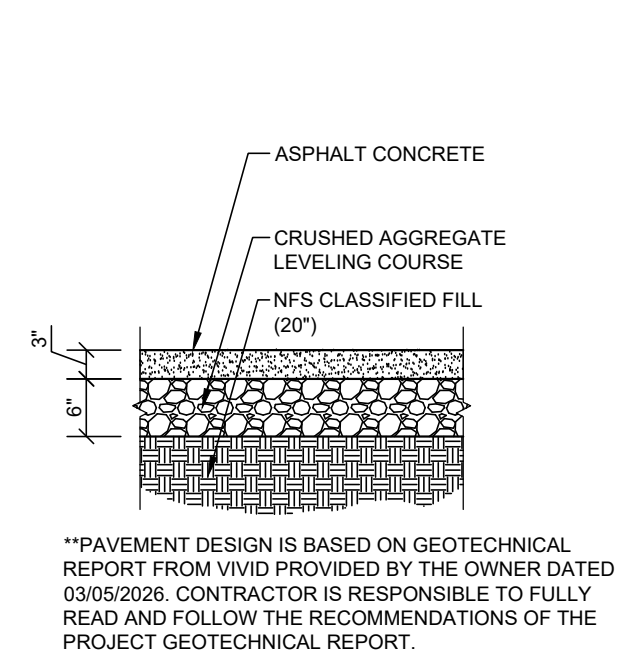
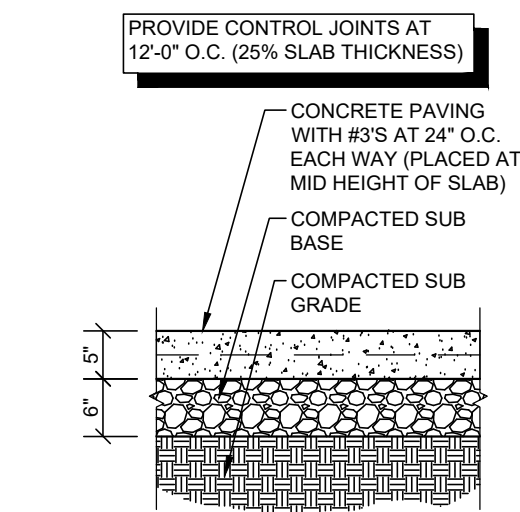
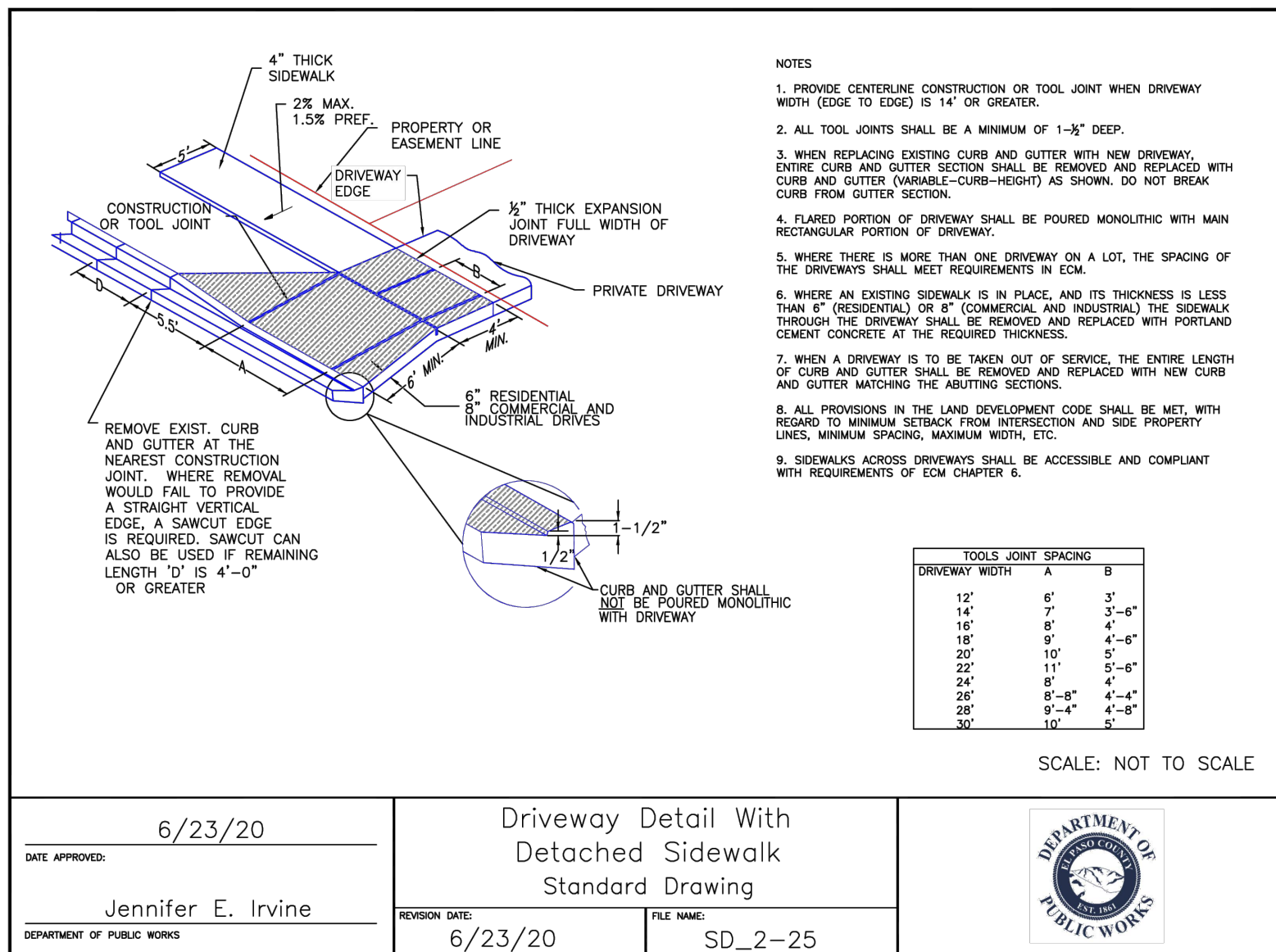
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S-4
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2/6/2024 Internal Review #1



Add trash enclosure detail; it must be 100% enclosed with CMU, concrete, stucco



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BRIAN CAMPBELL
COLORADO P.E. #40196

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S-5
OF
38

SITE DETAILS

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

320 North Lincoln Avenue
Loveland, CO 80537

p: 970.613.1447

www.tait.com
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SCAPE ARCHITECTURE DOCUMENTS DESIGN

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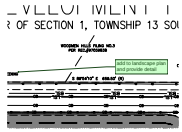
Since 1964



NO.	DESCRIPTION	BY	DATE

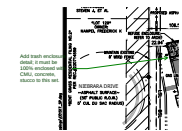
V3_Site Development Plan.pdf Markup Summary

dsdparsons (12)



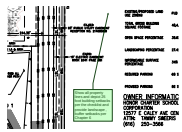
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Author: dsdparsons
Date: 9/15/2026 12:26:32 PM
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add to landscape plan and provide detail



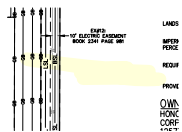
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Author: dsdparsons
Date: 9/15/2026 12:28:13 PM
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Add trash enclosure detail; it must be 100% enclosed with CMU, concrete, stucco to this set.



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Author: dsdparsons
Date: 9/15/2026 12:30:49 PM
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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

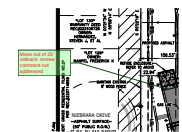


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Author: dsdparsons
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REVIEW 1 comment
still not addressed
25' /building
setbacks

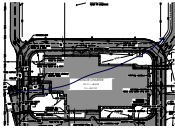
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REVIEW 1 comment still not addressed 25' /building setbacks

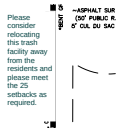


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Move out of 25' setback- review 1 comment not addressed

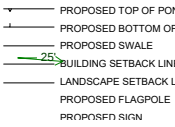


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Author: dsdparsons
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Layer:
Space:



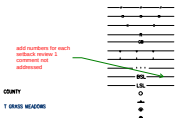
Subject: Text Box
Page Label: [1] S-1 Site Development Plan
Author: dsdparsons
Date: 9/15/2026 12:34:48 PM
Status:
Color: ■
Layer:
Space:

Please consider relocating this trash facility away from the residents and please meet the 25 setbacks as required.



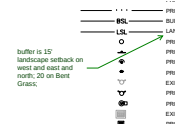
Subject: Callout
Page Label: [1] S-1 Site Development Plan
Author: dsdparsons
Date: 9/15/2026 12:40:18 PM
Status:
Color: ■
Layer:
Space:

25'



Subject: Callout
Page Label: [1] S-1 Site Development Plan
Author: dsdparsons
Date: 9/15/2026 12:41:25 PM
Status:
Color: ■
Layer:
Space:

add numbers for each setback review 1 comment not addressed



Subject: Callout
Page Label: [1] S-1 Site Development Plan
Author: dsdparsons
Date: 9/15/2026 12:42:23 PM
Status:
Color: ■
Layer:
Space:

buffer is 15' landscape setback on west and east and north; 20 on Bent Grass;



Subject: Callout
Page Label: [5] S-5 Site Details
Author: dsdparsons
Date: 9/15/2026 12:27:46 PM
Status:
Color: ■
Layer:
Space:

Add trash enclosure detail; it must be 100% enclosed with CMU, concrete, stucco.