

# THE HAVEN SCHOOL

## 5490 BURGESS ROAD COLORADO SPRINGS, CO

SITE DEVELOPMENT PLAN

# ECHO

2024-05-HAVEN SCHOOL  
5490 BURGESS RD  
COLORADO SPRINGS, CO 80908

date: 06.26.2024  
phase: SITE DEVELOPMENT  
drawn by: ANG

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# Go.1

### PROJECT DATA

**PROJECT SUMMARY:** THE PROJECT INCLUDES ASSOCIATED SITE AND BUILDING IMPROVEMENTS FOR THE CONVERSION OF AN (E) SINGLE FAMILY RESIDENCE AND AN (E) BARN INTO A PUBLIC SCHOOL FACILITY.

**PROJECT ADDRESS:** 5490 BURGESS ROAD  
COLORADO SPRINGS, CO 80908

**TSN:** 6213000037

**LEGAL DESCRIPTION:** BEG AT SW COR OF SW4SE4 SEC 13-12-66, TH N ON W LN SW4SE4 1650 FT, ANG R 90< E 727.2 FT, ANG R 90< S 1025 FT, ANG R 90< W 100.2 FT, ANG L 90< S 180.0 FT, ANG L 90< E 185.2 FT, ANG R 90< S 445.0 FT, TH ANG R 90< W TO POB EX S 30 FT FOR RD

**CITY ZONING:** RR-5

**PROJECT TYPE:** EDUCATION BUILDINGS, UNOCCUPIED BUILDING NOT IN SCOPE.

**PLD FILE #:** TBD

### BUILDING/SITE DATA

**TOTAL SITE AREA:** 27.45 ACRES

**BUILDING FOOTPRINT:**  
(E) RESIDENCE: 6370 S.F.  
(E) BARN: 13353 S.F.  
UNOCCUPIED BUILDING: 2464 S.F.  
TOTAL: 21930 S.F. (NO CHANGE)

**# OF STORIES:** 1 (NO CHANGE)

**PROPOSED LOT COVERAGE:** 1.83% (NO CHANGE)

**EXISTING USE:** RESIDENTIAL

**PROPOSED USE:** EDUCATIONAL

**OPEN SPACE:** 88.3%

**LANDSCAPING:** N/A  
(E) NATIVE VEGETATION TO REMAIN

**IMPERMEABLE SURFACE:** 4.9%

**ACTUAL BUILDING HEIGHT:** 19'-7 1/2" (NO CHANGE)

### CONTACTS

**OWNER:** THE HAVEN SCHOOL  
CONTACT: EMILY HILL  
e. emilyhill@havenclassical.com

**ARCHITECT/APPLICANT:** ECHO ARCHITECTURE  
2752 WEST COLORADO AVE  
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PRINTED NAME / PLANNING DIRECTOR \_\_\_\_\_

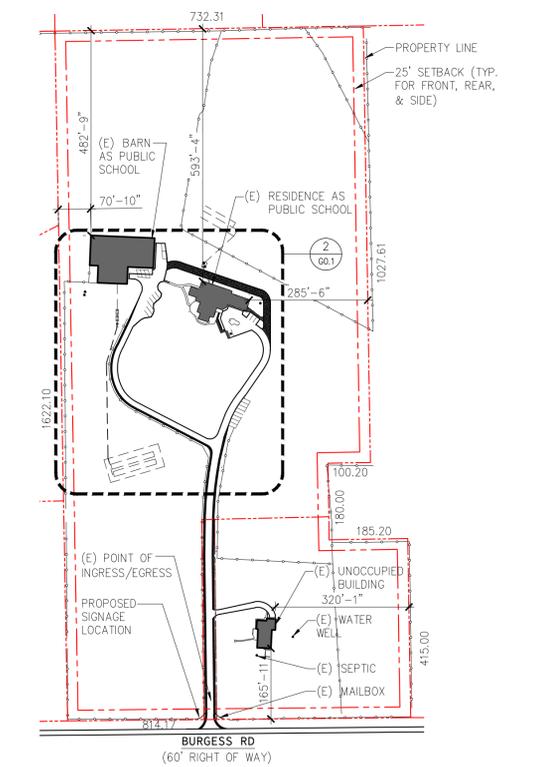
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### TRAFFIC IMPACT NOTE

1. 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. 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.

### PARKING CALCULATION

	REQUIRED PER COUNTY CODE	# OF CLASSROOMS	# OF STUDENTS	SUBTOTAL
ELEMENTARY / JUNIOR HIGH	2 SPACES PER CLASSROOM	7	-	14
SENIOR HIGH	1 SPACE PER 4 STUDENTS	-	32	8
TOTAL REQUIRED				22
TOTAL PROVIDED				23



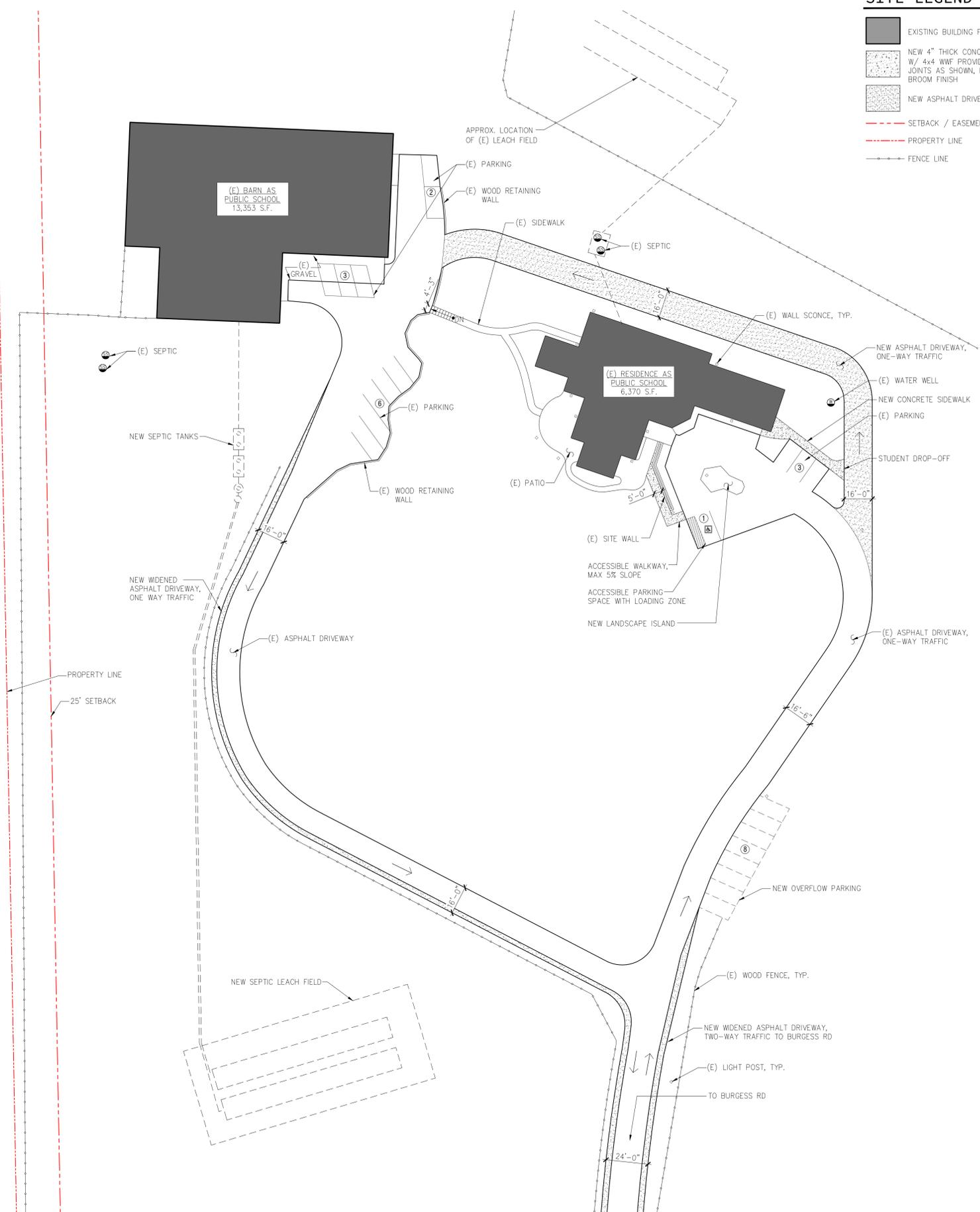
1 SITE PLAN  
1" = 200'



VICINITY MAP

### SITE LEGEND

- EXISTING BUILDING FOOTPRINT
- NEW 4" THICK CONCRETE SLAB W/ 4x4 W/F PROVIDE CONTROL JOINTS AS SHOWN, PROVIDE BROOM FINISH
- NEW ASPHALT DRIVEWAY
- SETBACK / EASEMENT LINE
- PROPERTY LINE
- FENCE LINE



2 ENLARGED SITE PLAN  
1/32" = 1'-0"