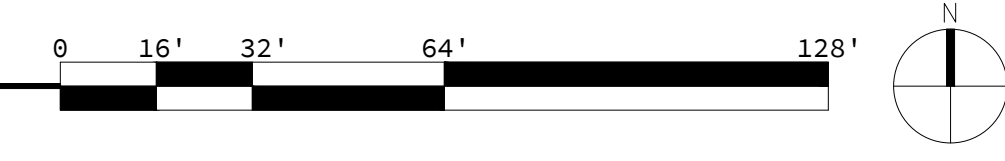


2 ENLARGED SITE PLAN
1/32" = 1'-0"



SITE LEGEND

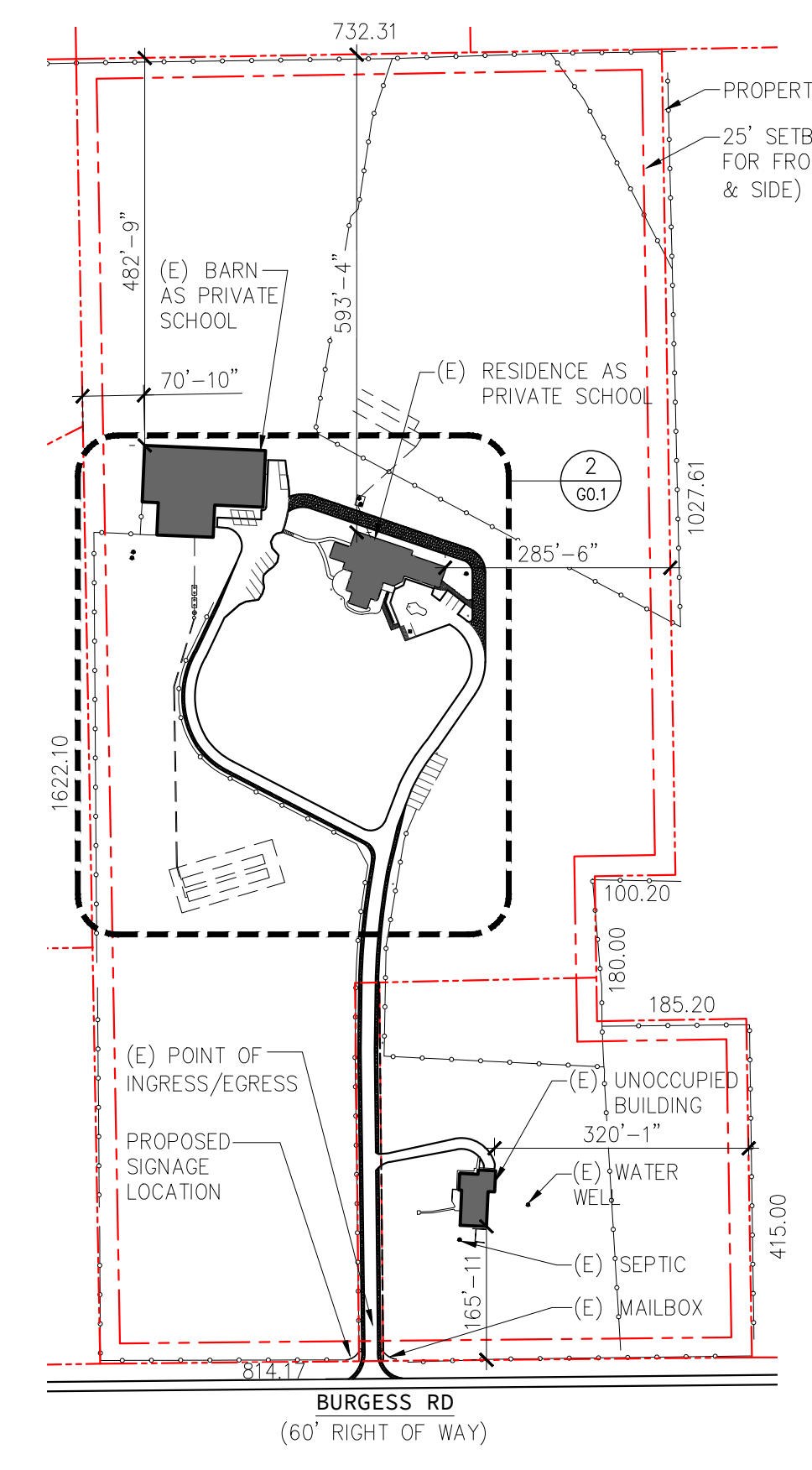
- EXISTING BUILDING FOOTPRINT
- NEW 4" THICK CONCRETE SLAB W/ 4x4 WMF PROVIDE CONTROL JOINTS AS SHOWN, PROVIDE BROOM FINISH
- NEW ASPHALT DRIVEWAY
- SETBACK / EASEMENT LINE
- PROPERTY LINE
- FENCE LINE

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

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 PRIVATE 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 #: PPR2423

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, PRIVATE

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. ehill@havenschool.com

ARCHITECT/APPLICANT: ECHO ARCHITECTURE
2752 WEST COLORADO AVE
COLORADO SPRINGS, CO 80904
CONTACT: SCOTT SCHUSTER
p. 719.387.7836
e. scott@echo-arch.com

HAVEN SCHOOL

5490 BURGESS ROAD

COLORADO SPRINGS, CO

PLD FILE #: PPR2423

SITE PLAN



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

date: 08.19.2024
phase: SITE DEV. PLAN
drawn by: ANG

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