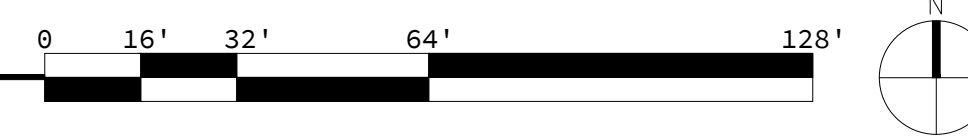


2 ENLARGED LANDSCAPE PLAN
1/32" = 1'-0"

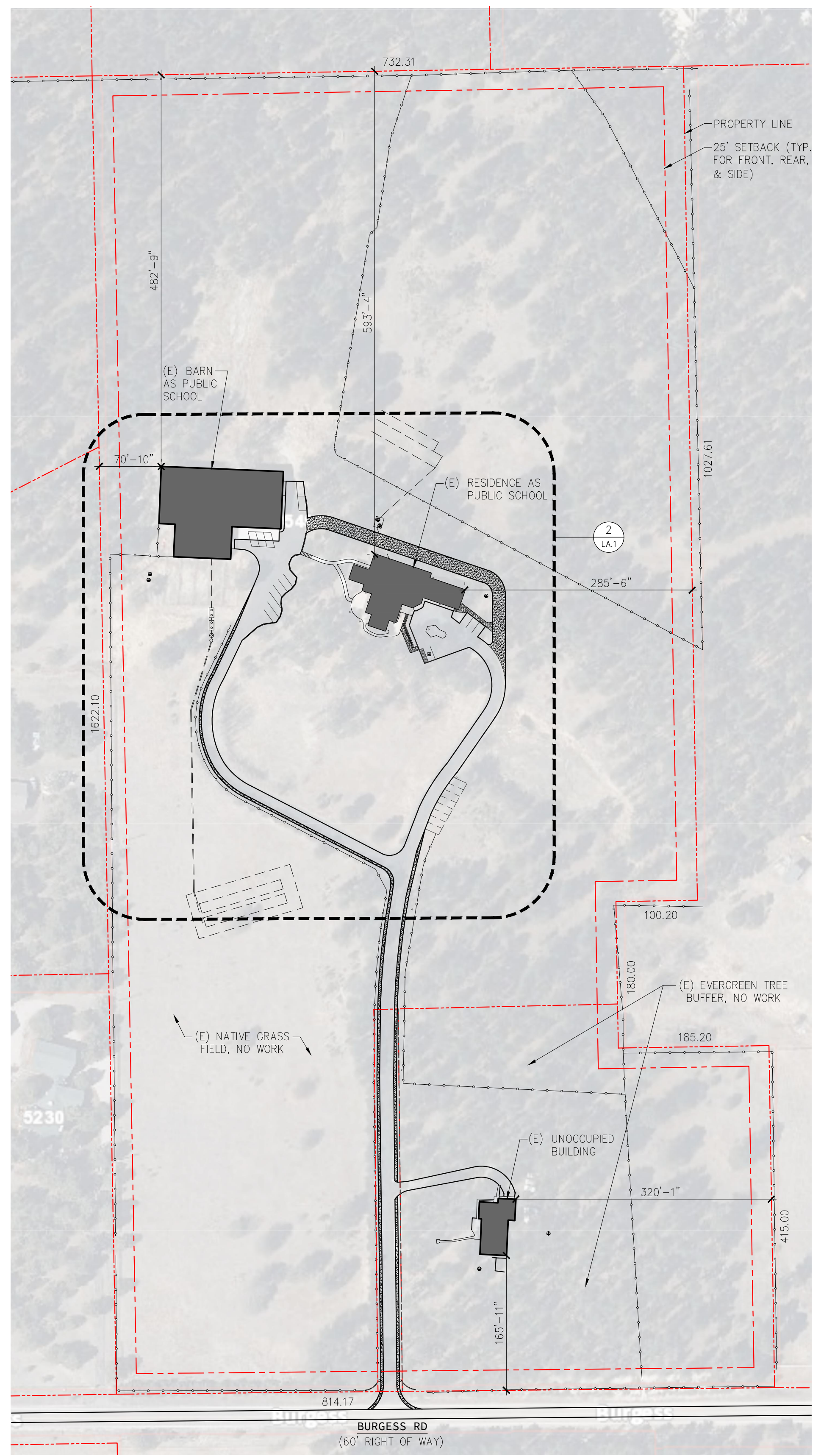


LANDSCAPE NOTES

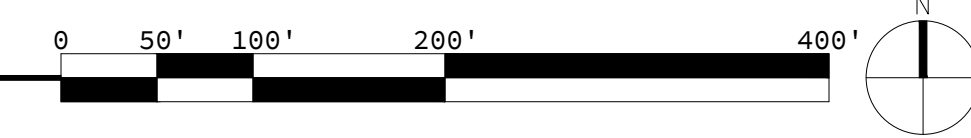
1. THE (E) RURAL SITE VEGETATION INCLUDES (E) NATIVE GRASS FIELDS AND (E) DENSE FORESTED AREAS CONSISTING PRIMARILY OF MATURE EVERGREENS WITH LIMITED DECIDUOUS TREES. THE SITE IMPROVEMENTS INCLUDE WIDENING PORTIONS OF THE (E) ASPHALT DRIVE AND PROVIDING A NEW ASPHALT DRIVE LOOP FOR FIRE ACCESS. NO OTHER SITE OR LANDSCAPING IMPROVEMENTS ARE INCLUDED. THE PROJECT SEEKS ALTERNATIVE DESIGN COMPLIANCE TO THE LOC 6.2.2 AS THE (E) NATIVE VEGETATION IS CONSISTENT WITH NEARBY RESIDENTIAL AND COMMERCIAL PROPERTIES, THE (E) FORESTED AREAS CREATE A NATURAL BUFFER BETWEEN THE ADJACENT PROPERTIES AND BURGESS ROAD, AND THE (E) NATIVE VEGETATION ENHANCES THE SCHOOL'S CURRICULUM FOR OUTDOOR LEARNING AND NATURE.

Please provide additional details regarding conformance with Section 6.2.2 Landscape Requirements (updated). Provide new landscape material types and locations, including table of type and quantities. Include method of maintenance (irrigation, drought tolerant species, etc.)

Please delete public school reference.



1 LANDSCAPE PLAN
1" = 100'-0"



SITE LEGEND

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

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

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CONTACT: EMILY HILL
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ARCHITECT/APPLICANT: ECHO ARCHITECTURE
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e. scott@echo-arch.com

LANDSCAPE PLAN



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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