



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. 5490 BURGESS ROAD

1025 FT, ANG R 90< W 100.2 FT, ANG L

PROJECT ADDRESS: COLORADO SPRINGS, CO 80908

6213000037

BEG AT SW COR OF SW4SE4 SEC LEGAL DESCRIPTION: 13-12-66, TH N ON W LN SW4SE4 1650 FT, ANG R 90< E 727.2 FT, ANG R 90< S

County not city. Please fix.

PROJECT TYPE:

SUBTOTAL

22

23

STÜDENTS

32

→PROPERTY LINE

→25' SETBACK (TYP.

FOR FRONT, RÈAR,

<u>TSN:</u>

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

RR-5

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. 13353 S.F. (E) BARN: 2464 S.F UNOCCUPIED BUILDING: 21930 S.F. (NO CHANGE) TOTAL: # 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%

19'-7 1/2" (NO CHANGE)

CONTACTS

ACTUAL BUILDING HEIGHT:

OWNER: THE HAVEN SCHOOL CONTACT: EMILY HILL ehill@havenschool.com

ARCHITECT/ APPLICANT: ECHO ARCHITECTURE 2752 WEST COLORADO AVE COLORADO SPRINGS, CO 80904

CONTACT: SCOTT SCHUSTER p. 719.387.7836 scott@echo-arch.com

& SIDE)  $\infty$  (E) BARN— ÀŚ PRIVATE/ SCHOOL (E) RESIDENCE AS PRIVATE SCHOOL (2) (G0.1) SDP and landscape plan denotes now landscape island. Note new landscape area and sq footage Contact phone number? (E) POINT OF INGRESS/EGRESS PROPOSED: SIGNAGE LOCATION

SITE PLAN

BURGESS RD

(60' RIGHT OF WAY)

TRAFFIC IMPACT NOTE

PARKING CALCULATION

ELEMENTARY

JUNIOR HIGH

SENIOR HIGH

THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

REQUIRED PER

COUNTY CODE

2 SPACES PER

CLASSROOM

1 SPACE PER 4

STUDENTS

732.31

TOTAL REQUIRED

TOTAL PROVIDED

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

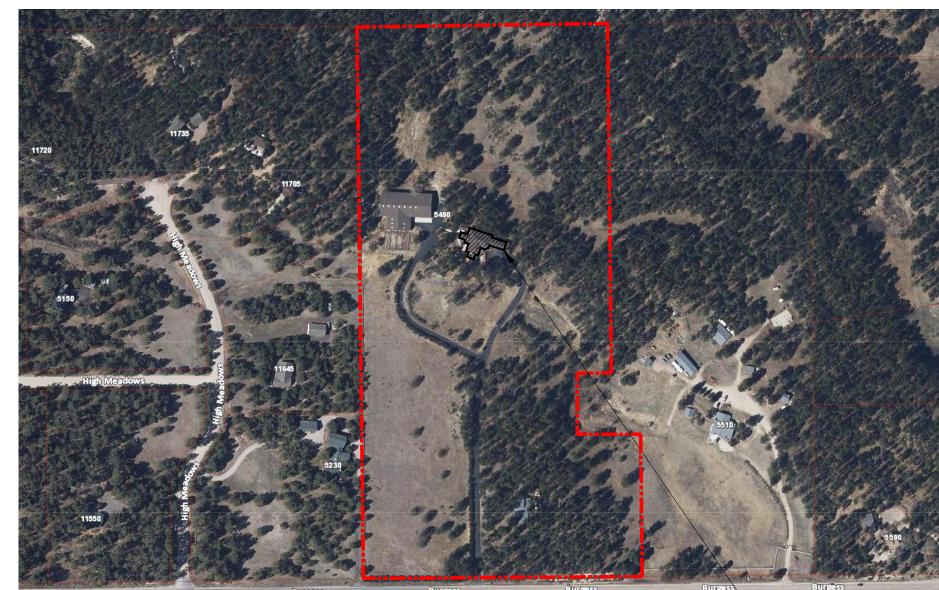
AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE

FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL

CLASSROOMS

SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND

COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY



VICINITY MAP

PLD FILE #: SITE PLAN

ECHO

PPR2423

date: 08.19.2024

2024-05-HAVEN 5490 BURGESS RD COLORADO SPRINGS,

phase: SITE DEV. PLAN

ENLARGED SITE PLAN

SITE LEGEND

EXISTING BUILDING FOOTPRINT

NEW 4" THICK CONCRETE SLAB

JÓINTS AS SHOWN, PROVIDE

NEW ASPHALT DRIVEWAY

BROOM FINISH

— -- SETBACK / EASEMENT LINE

------ PROPERTY LINE

-(E) WALL SCONCE, TYP.

- NEW OVERFLOW PARKING

(E) WOOD FENCE, TYP.

- NEW WIDENED ASPHALT DRIVEWAY,

(E) LIGHT POST, TYP.

Min two way entrance width for a minor

arterial is 35ft max

40ft per ECM 2.4.1.E

—— TO BURGESS RD

TWO-WAY TRAFFIC TO BURGESS RD

APPROX. LOCATION -

OF (E) LEACH FIELD

(E) WOOD RETAINING

(E) SIDEWALK

(E) PATIO—

-(E) SEPTIC

RESIDENCE .

6,370 S.F.

(E) SITE WALL -

MAX 5% SLOPE

ACCESSIBLE WALKWAY,

ACCESSIBLE PARKING

SPACE WITH LOADING ZONE

NEW LANDSCAPE ISLAND —

—(E) PARKING

—(E) PARKING

(E) WOOD RETAINING

(E) BARN AS PRIVATE SCHOOL 13,353 S.F.

(E) SEPTIC

NEW SEPTIC TANKS—

NEW WIDENED ---

ASPHALT DRIVEWAY,

ONE WAY TRAFFIC

—PROPERTY LINE

—25' SETBACK

GRÀVEL\

(E) ASPHALT DRIVEWAY

NEW SEPTIC LEACH FIELD-

W/ 4x4 WWF PROVIDE CONTROL

Please provide parking dimension

1. Location of all garbage receptacles

2. Any additional information required

pursuant to any associated conditions

of approval from Special Use AL2322

Please provide location and detail of any signage

identify the existing width of the drivewa Refer to ECM 2.4.1.I for min. and max width of two way

driveways and revise

as necessary.

with a graphical depiction of the

screening mechanism.

NEW ASPHALT DRIVEWAY,

- NEW CONCRETE SIDEWALK

STUDENT DROP-OFF

—(E) ASPHALT DRIVEWAY,

ONE-WAY TRAFFIC

ONE-WAY TRAFFIC

-(E) WATER WELL

(E) PARKING

proposed.

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