

HAVEN SCHOOL

5490 BURGESS ROAD

COLORADO SPRINGS, CO

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

COUNTY ZONING: RR-5

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

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%

IMPERMEABLE SURFACE: 4.9%

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

CONTACTS

OWNER: THE HAVEN SCHOOL
 CONTACT: EMILY HILL
 p. 719.930.0961
 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

CIVIL: JPS ENGINEERING INC
 19 E WILLAMETTE AVE
 COLORADO SPRINGS, CO 80903
 CONTACT: JOHN SCHWAB
 p. 719.477.9429
 e. john@jpsengr.com

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CIVIL (GEC PLANS)

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 BURGESS ROAD INTERSECTION DETAIL

PCD FILE #: PPR2423

SITE PLAN

ECHO

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

date: 05.13.2026
 phase: SITE DEVELOPMENT
 drawn by: ANG
A1.0

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				62

SITE PLAN NOTES

- SIGNAGE IS NOT APPROVED WITH THIS CONCEPT/DEVELOPMENT PLAN. SIGNAGE DESIGN IS TBD AND WILL BE SUBMITTED IN FUTURE SEPARATE SUBMITTAL.
- FLOOD LIGHTING IS PROHIBITED.
- ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAYS AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS ON SITE. ALL LIGHTING FIXTURES SHALL BE FULL SHIELD CUT-OFF.

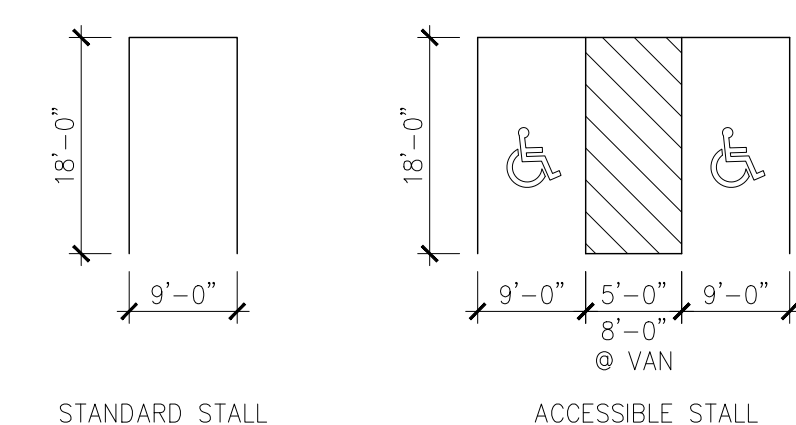
TRAFFIC IMPACT NOTE

- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 24-377), 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.

SITE LEGEND

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

TYP. PARKING DIMENSIONS



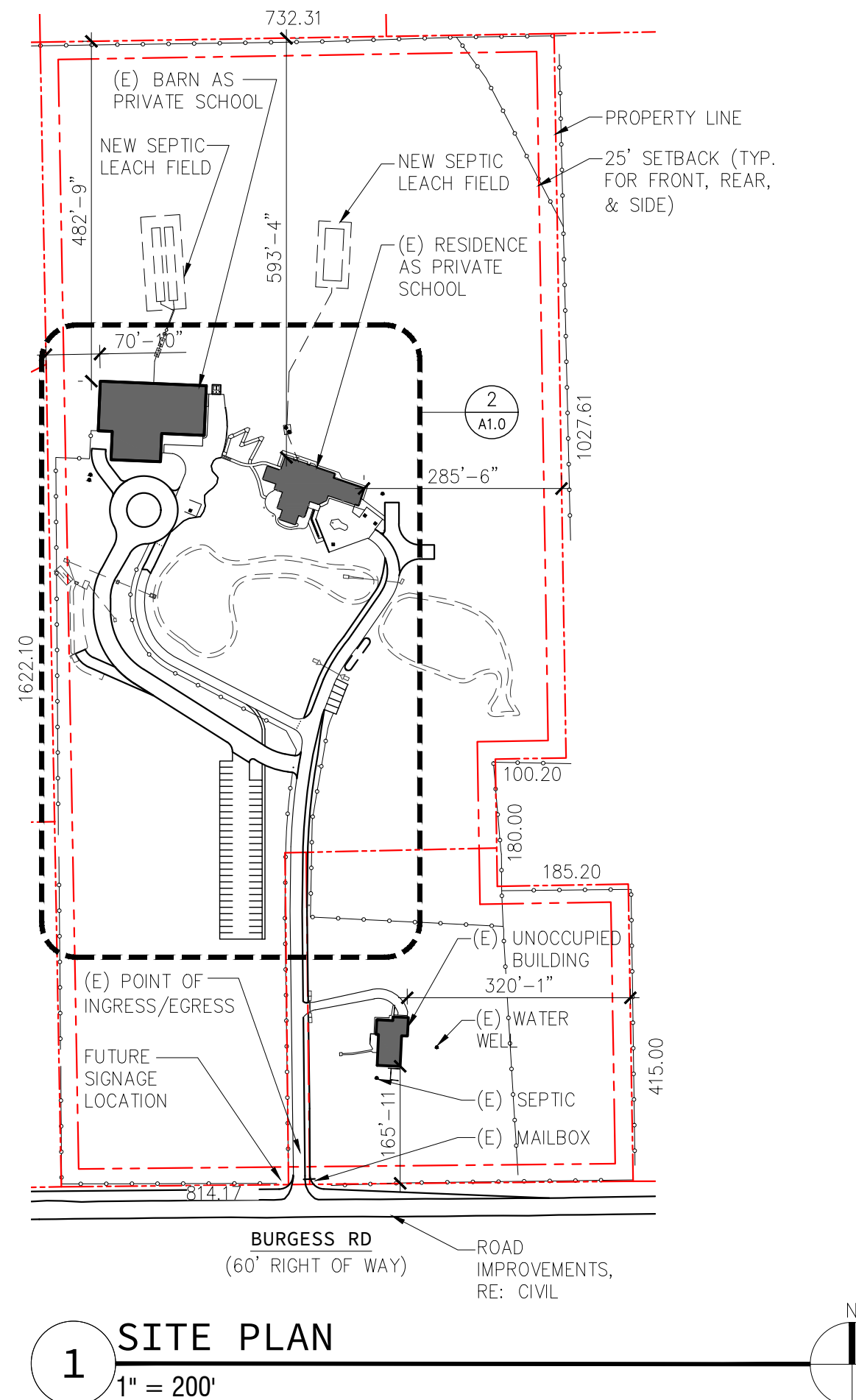
FIRE PROTECTION NOTES

- THE PROJECT SITE IS LOCATED IN A HIGH FIRE INTENSITY AREA REQUIRING A HARDENED STRUCTURE OF IGNITION RESISTANT SIDING, A CLASS A ROOF, AND DEFENSIBLE SPACE UP TO 100'.
- A 30,000 GALLON UNDERGROUND FIRE WATER SUPPLY CISTERN IS PROVIDED PER NFPA 1142 (4.2.1):

$$WS_{min} = \frac{VS_{tot} (CC)}{OHC}$$

$$= \frac{81,560 \text{ ft}^3}{7} \times (1.5 \text{ (Type V)})$$

$$= 17,478 \text{ gallons (30,000 GALLON MIN. PROVIDED)}$$



VICINITY MAP

