RR-5PROJECT TYPE: EDUCATION BUILDINGS. UNOCCUPIED BUILDING NOT IN SCOPE. AL2322 BUILDING/SITE DATA TOTAL SITE AREA: RESIDEN HAL EDUCATIONAL, PRIVATE 88.3% N/A (E) NATIVE VEGETATION TO REMAIN 4.9% 19'-7 1/2" (NO CHANGE) \vdash THE HAVEN SCHOOL CONTACT: EMILY HILL ehill@havenschool.com ECHO ARCHITECTURE 2752 WEST COLORADO AVE COLORADO SPRINGS, CO 80904

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

<u>TSN:</u> 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 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

<u>CITY ZONING:</u>

SUBTOTAL

22

23

STÜDENTS

32

PLD FILE #:

<u>iotal site area:</u>	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: <u>OPEN SPACE:</u>

<u>LANDSCAPING</u>

IMPERMEABLE SURFACE:

ACTUAL BUILDING HEIGHT:

CONTACTS

OWNER:

ARCHITECT/ APPLICANT:

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

PROPERTY LINE 25' SETBACK (TYP. FOR FRONT, REAR, & SIDE) ∞ (E) BARN— * ÀS PRIVATE/ SCHOOL (E) RESIDENCE AS PRIVATE SCHOOL (E) POINT OF INGRESS/EGRESS SIGNAGE LOCATION 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

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

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

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

SITE LEGEND

EXISTING BUILDING FOOTPRINT

NEW 4" THICK CONCRETE SLAB

JÓINTS AS SHOWN, PROVIDE

NEW ASPHALT DRIVEWAY

BROOM FINISH

— - - — SETBACK / EASEMENT LINE

----- PROPERTY LINE

/NEW ASPHALT DRIVEWAY, ~~

- NEW CONCRETE SIDEWALK

ONE-WAY TRAFFIC

-(E) WATER WELL

-(E) PARKING

──── FENCE LINE

-(E) WALL SCONCE, TYP.

W/ 4x4 WWF PROVIDE CONTROL





VICINITY MAP

SITE PLAN

PLD FILE #:

ECHO

AL2322

SPECIAL USE

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

Echo Architecture, PLLC 2752 W Colorado Ave Colorado Springs, CO 80904 www.echo-arch.com t 719.387.7836

-STUDENT DROP-OFF (E) PATIO— (E) WOOD RETAINING (E) SITE WALL ACCESSIBLE WALKWAY, MAX 5% SLOPE NEW WIDENED -ASPHALT DRIVEWAY,
ONE WAY TRAFFIC ACCESSIBLE PARKING — SPACE WITH LOADING ZONE NEW LANDSCAPE ISLAND -—(E) ASPHALT DRIVEWAY, (E) ASPHALT DRIVEWAY ONE-WAY TRAFFIC —PROPERTY LINE ,—25'SETBACK - NEW OVERFLOW PARKING (E) WOOD FENCE, TYP. NEW SEPTIC LEACH FIELD-— NEW WIDENED ASPHALT DRIVEWAY, TWO-WAY TRAFFIC TO BURGESS RD ___(E) LIGHT POST, TYP. —— TO BURGESS RD

—(E) PARKING

APPROX. LOCATION —

OF (E) LEACH FIELD

(E) WOOD RETAINING

(E) SIDEWALK

E) RESIDENCE AS PRIVATE SCHOOL 6,370 S.F.

—(E) PARKING

(E) SEPTIC

ENLARGED SITE PLAN

NEW SEPTIC TANKS—