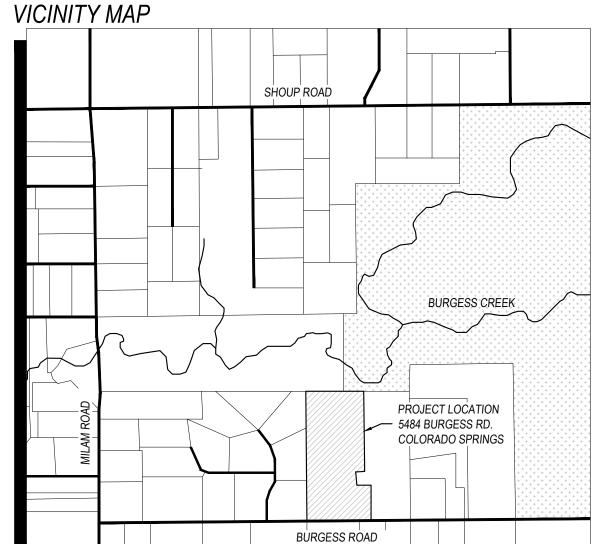


2 ENLARGED SITE PLAN



# N 89°24'57" E 732.31 POINT OF BEGINNING — (E) RESIDENCE 2 S 88°39'50" W 100.20 S 89°02'52" E E) POINT OF INGRESS/EGRESS PROPOSED SIGNAGE LOCATION -

## ARCHITECTURAL SITE PLAN LEGEND

PROPERTY LINE (E) WIRE FENCE TO REMAIN (E) BARBED WIRE FENCE TO REMAIN (E) WOOD FENCE TO REMAIN (E) OLD FENCE REMNANTS TO REMAIN

PROJECT DATA

PROPOSED USE

ZONING

OWNER: HAVEN CHARTER SCHOOL CONTACT: EMILY HILL PHONE: XXX.XXX.XXX EMAIL: emilyhill@havenclassical.com 4CREEKS ARCHITECT: KARL-ANDERS LUNDEEN CONTACT: PHONE: 805.423.0655 EMAIL: karll@4-creeks.com 5484 BURGESS RD. PROPERTY ADDRESS COLORADO SPRINGS, CO 80908 621-300-0037 LOT SIZE: 27.6 ACRES LOT AREA COVERAGE: 1.8% EXISTING USE RESIDENTIAL

2465 SQ FT RESIDENCE 1 AREA: RESIDENCE 2 AREA: 6113 SQ FT 13,353 SQ FT BARN AREA: GROSS BLDG. SQ. FT.: 21,931 SQ FT OPEN SPACE: 88.8%

LANDSCAPING: 6.3% IMPERMEABLE SURFACE: 4.9%

2 UNITS / 26.7 ACRES OR 0.07 UNITS/ACRE NUMBER OF DWELLING UNITS:

**EDUCATION** 

RR-5

#### PARKING CALCULATIONS

	REQUIRED PER COUNTY CODE	# OF CLASSROOMS	# OF HIGH SCHOOL STUDENTS	SUBTOTAL REQ'D
ELEMENTARY OR JUNIOR HIGH	2 SPACES PER CLASSROOM	7		14
SENIOR HIGH	1 SPACE PER 4 STUDENTS		32	8
		TOTAL REQUIRED		22
		TOTAL PROVIDED		22

#### LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF THE SOUTH 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13 AND RUN THENCE NORTH ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 A DISTANCE OF 1650 FEET TO THE NORTHEAST CORNER OF THE SOUTH 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE WEST ON THE NORTH LINE OF SAID 10 ACRE TRACT A DISTANCE OF 592.8 FT TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY:

THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 A DISTANCE OF 1025 FEET; THENCE ANGLE RIGHT 90° WESTERLY A DISTANCE OF 100.2 FEET; THENCE ANGLE LEFT 90° SOUTHERLY A DISTANCE OF 180 FT: THENCE ANGLE LEFT 90° EASTERLY 185.2 FT: THENCE ANGLE RIGHT 90° SOUTHERLY AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 A DISTANCE OF 445 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 13; THENCE WESTERLY ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE NORTHERLY ON THE WESTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 TO INTERSECT THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THE SAID SOUTH 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13; THENCE EASTERLY ON SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 30 FEET THEREOF; COUNTY OF EL PASO, STATE OF COLORADO.

### PROJECT DESCRIPTION

THE PROJECT PROPOSES THE CONVERSION OF A 6,000± SF RESIDENCE TO A PRIVATE SCHOOL, COMPRISING CLASSROOMS, MEETING SPACES, AN OFFICE, AND SUPPORT SPACES, AND THE CONVERSION OF A 13,350± SF HORSE BARN INTO CLASSROOMS, MEETING SPACES, LIBRARY, KITCHEN, WORKSHOP, AN OFFICE, AND SUPPORT SPACES.

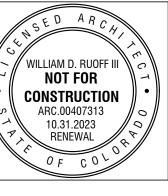
1 KEY SITE PLAN

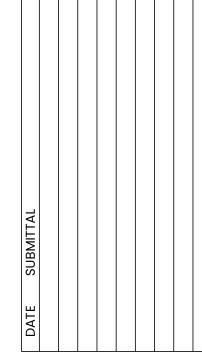
SCALE: 1" = 200'



324 S SANTA FE WEB: 4-Creeks.com TEL: 559.802.3052 VISALIA, CA 93292 FAX: 559.802.3215







APPROVED BY:

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PLOT DATE: 7/12/2023 JOB NO.: 22470

DEVELOPMENT



3 GREENHOUSE EXAMPLE (SHOWN FOR REFERENCE ONLY)



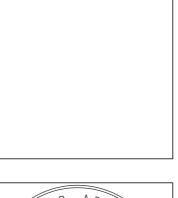
2 SCHOOL HOUSE FLOOR PLAN

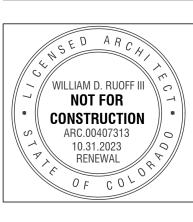
SCHOOL BARN FLOOR PLAN

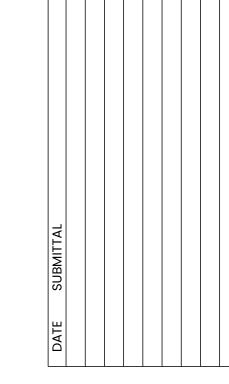




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HAVEN SCHOOL
5484 BURGESS RD.
COLORADO SPRINGS, CO 80908

PLOT DATE: 7/12/2023

JOB NO.: 22470

FLOOR PLANS

A2.0