



Approval of this Site Development Plan also includes approval of the following alternative proposals, as described in the applicant's letter of intent:
 - Approval of alternative landscaping pursuant to Land Development Code Sec. 6.2.2(A)(4);
 - Approval of alternative lighting pursuant to LDC Sec. 6.2.3(E); and
 - Approval of alternative parking pursuant to LDC Sec. 6.2.5(D)(1)(a)(vi).

Approved
 By: Craig Dossey, Executive Director
 Date: 02/12/2021
 El Paso County Planning & Community Development

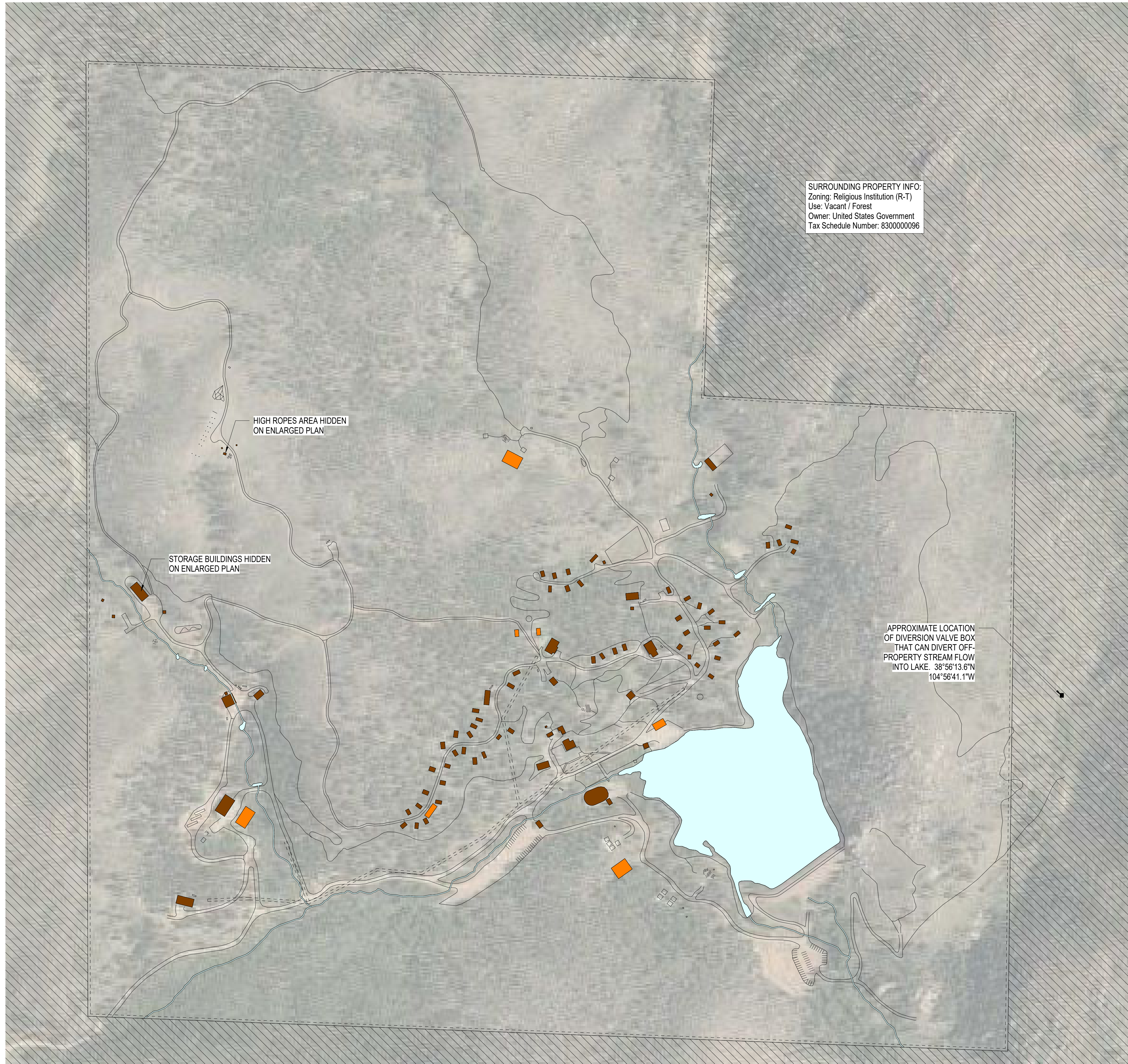
HB&A
 Architecture
 AND
 Planning
 102 E. Moreno Avenue
 Colorado Springs, CO 80903
 719.473.7063
 www.hbaa.com

Eagle Lake Camp
 6935 Rampart Range Rd
 Cascade, CO 80905

Eagle Lake Camp Development Plan

Project File No: PP_R1953

INDEX TO DRAWINGS	SITE DATA	LEGAL DESCRIPTION	PROJECT TEAM	VICINITY MAP
<p>GENERAL DRAWINGS</p> <p>A-000 Cover Sheet A-001 Overall Site Plan A-002 Enlarged Site Plan</p>	<p>Tax Schedule NO.: 830000097 Address: 6935 Rampart Range Road Parcel Size: 320 acres Zoning: Residential-Topographic (R-T)</p> <p>Existing Use: Religious institution (summer camp) Proposed Use: Religious institution (summer camp)</p> <p>Development Schedule: Phase 1 : October 2020 Phase 2: 2022-2023 Phase 3: 2025-2029 Maximum Building Height: 30 ft Minimum Building Setbacks Front Setback: 25 ft Side Setback: 25 ft Rear Setback: 25 ft Parking NO. of Parking Spaces Required: N/A (1 space per 4 seats per Code Chapter 6, Table 6.2) NO. of Parking Spaces Provided: 24 spaces</p> <p>Cumulative area of disturbance onsite since 2008: 6,360 SF</p>	<p>THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER OF SECTION 12, ALL WITHIN TOWNSHIP 13 SOUTH, RANGE 68 WEST, COLORADO BASELINE, 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.</p> <p>NOTES</p> <p><u>PROJECT NOTES:</u> 1. All existing cabins are temporary structures and don't count toward site disturbance since they were not constructed on a permanent foundation. 2. All new development shall retain natural landscaping. Any disturbance will be seeded with US Forest Service approved native seed mix. 3. Existing Palmer Reservoir dam was constructed in 1906.</p> <p><u>GENERAL NOTES:</u> Easements: Easement/ROW granted to the City of Colorado Springs: Book 3481, Page 29; Book 6051, Page 45; Book 3486, Page 505; Book 6120, Page 1052; Book 5892, Page 976; Book 3471, Page 439; Easement/ROW granted to the City of Colorado Springs Utilities, instrument #098040874.</p> <p>Floodplain: This property is located within a designated FEMA Floodplain zone D as determined by the Flood Insurance Rate Map, Community Map Number 08041C0487G, effective date 12/7/2018. No structures are permitted within the designated Floodplain areas.</p> <p>ADA: The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.</p>	<p>HB&A ARCHITECTURE: HB&A, LLC Steve Powell spowell@hbaa.com 102 East Moreno Avenue Colorado Springs, CO 80903 Ph: 719-473-7063 Fax: 719-473-7092 www.hbaa.com</p> <p>OWNER: Navigators of Colorado Eagle Lake Camps Mike Wenger, Director PO Box 6819 Colorado Springs, CO 80934</p>	
				<p>issue / revision date:</p> <p>Development Plan OCT 02, 2020</p> <p>149-107</p> <p>LA</p> <p>SP</p> <p>Cover Sheet</p> <p>A-000</p>



SURROUNDING PROPERTY INFO:
 Zoning: Religious Institution (R-T)
 Use: Vacant / Forest
 Owner: United States Government
 Tax Schedule Number: 830000096

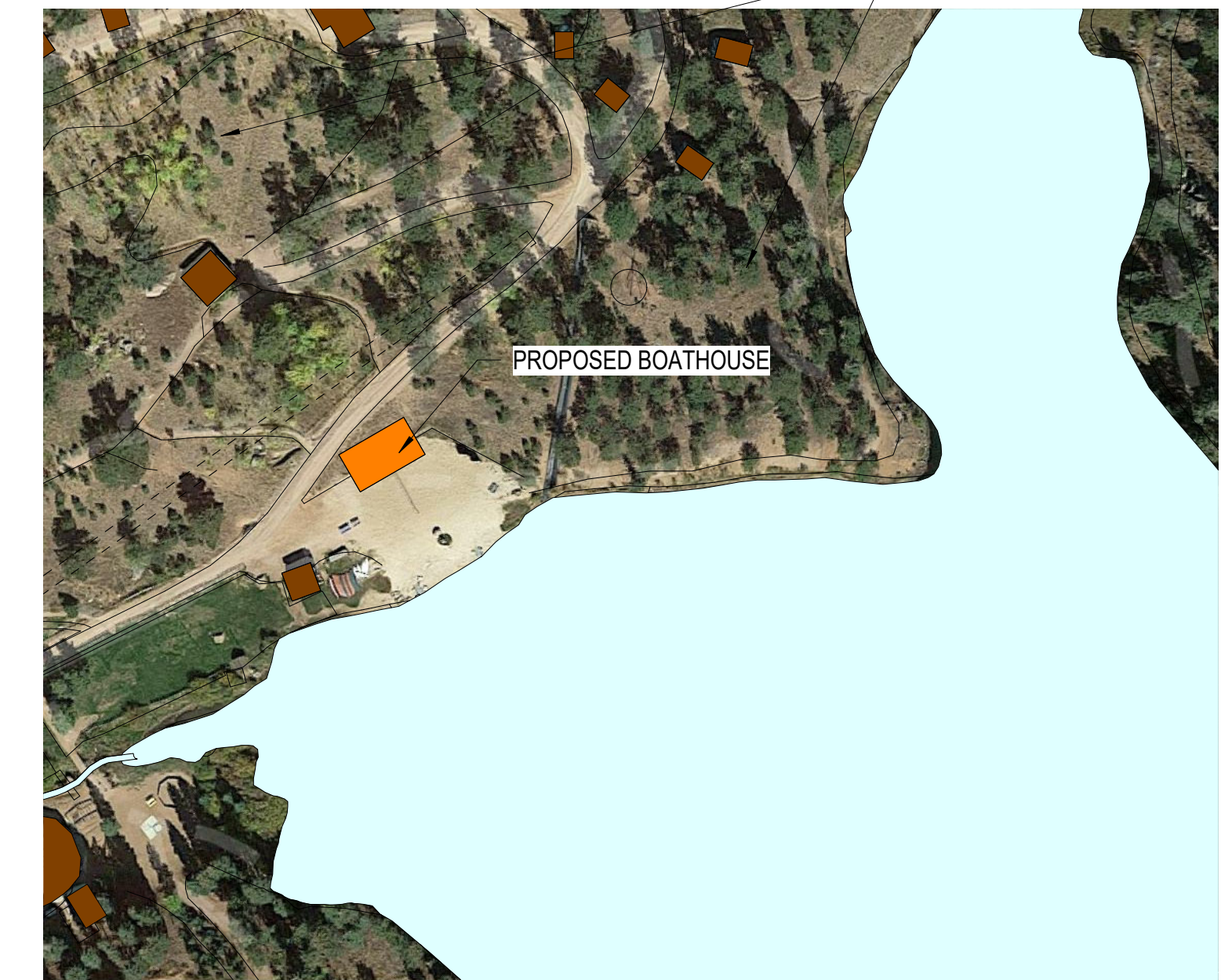
LANDSCAPING
 1. All new development shall retain natural land-scaping. Any disturbance will be seeded with US Forest Service approved native seed mix.
 2. Vegetated areas disturbed during excavation and construction to be seeded with US Forest Service approved seed mix.

PHASING
 Phase 1 (Planned November 2020)
 A. 1,500 SF Boathouse
 Phase 2 (Planned 2023-2025)
 B. Two 288 SF cabins (15 ft max height).
 C. 1,200 SF Showerhouse
 D. 3,500 SF Excursion Pavilion
 E. 10,000 SF Crew Lodge and Meeting Space
 G. 2,000 SF Future Caretaker Residence
 Phase 3 (Planned 2030)
 F. 2,304 SF Staff Housing

DISTURBANCE SINCE 2008
 6,360 SF

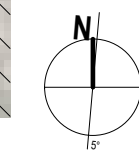
EXISTING BUILDING INVENTORY NOTES
 1. 50 primitive cabins on site, all the same size and considered temporary structures (cabins are on stilts, no permanent foundation)

NATURAL LANDSCAPE SURROUNDS, TYP.



2 Boathouse Aerial
 A-001 / 1" = 100'-0"

- LEGEND**
- PROPERTY LINE
 - EXISTING BUILDINGS
 - PROPOSED BUILDINGS
 - LAKE / STREAM
 - UNPAVED ROADWAYS
 - UNPAVED TRAILS
 - UTILITY EASEMENT



1 Overall Site Plan
 A-001 / 1" = 200'-0"

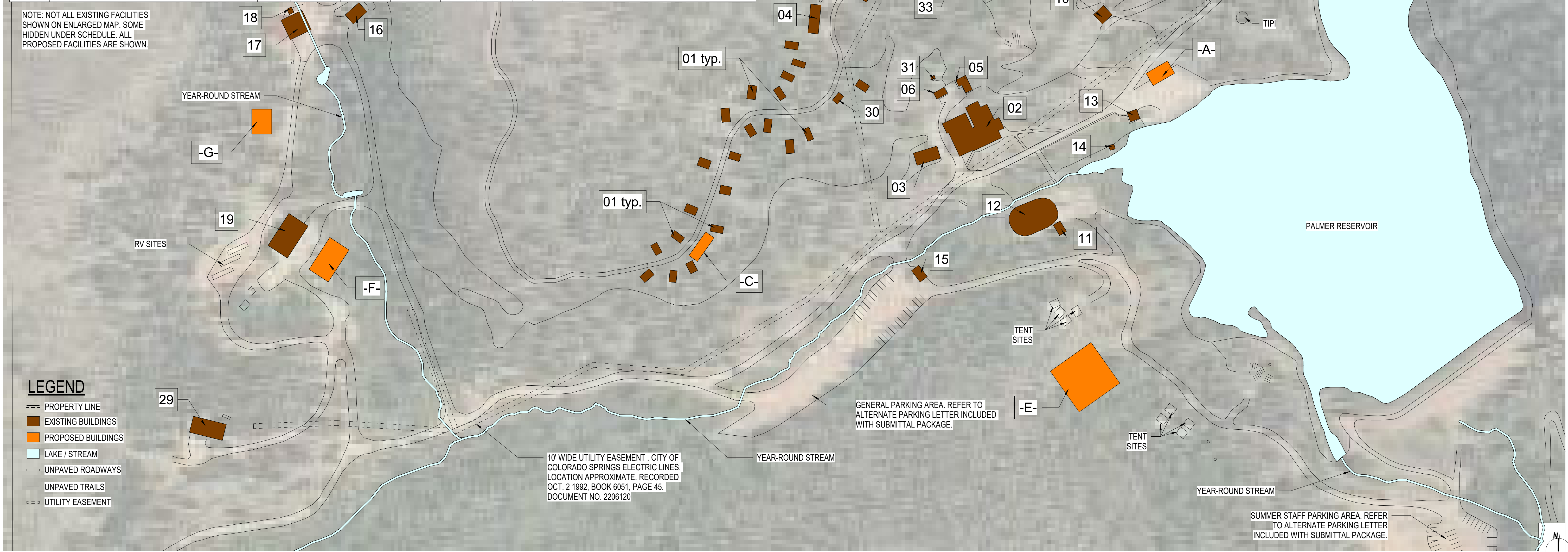
architect
 associated with
 project
 seal
 issue / revision
 job #
 drawn
 chd
 description
 number

issue / revision	date:
Development Plan	OCT 02, 2020

149-107
 LA
 SP

Building Index										
Bldg No.	Use	Height (Ft)	Building Footprint	Structure Type	Built After 02/2008	Width	Depth	Existing / Proposed	New Const Phase	Comments
1	Cabins	15' - 0"	288 SF	Temporary	No			Existing		Typical building. Unmarked.
2	Dining Hall & Main Office	16' - 6"	6518 SF	Permanent	No			Existing		
3	Meeting Space	17' - 0"	1200 SF	Permanent	No			Existing		
4	Girl's Showerhouse	10' - 0"	1120 SF	Permanent	No			Existing		
5	Wash House and Gear Storage	9' - 9"	658 SF	Permanent	No			Existing		
6	Program Coach Office	9' - 9"	259 SF	Permanent	No			Existing		
7	Infirmiry and Meeting Space	19' - 6"	1836 SF	Permanent	No			Existing		
8	Boys Showerhouse	10' - 3"	1017 SF	Permanent	No			Existing		
9	Summer Leadership Housing (A-Frame)	15' - 0"	1476 SF	Permanent	No			Existing		
10	Camp Store	11' - 0"	613 SF	Permanent	No			Existing		
11	Camp Store	12' - 6"	320 SF	Permanent	Yes			Existing		
12	Gym and Meeting Space (Thunderdome)	16' - 0"	5226 SF	Permanent	No			Existing		
13	Existing Waterfront Storage Shed (To be removed)	10' - 9"	400 SF	Permanent	No			Existing		
14	Aerator and Waterslide Pump House	7' - 3"	72 SF	Permanent	No			Existing		
15	Luggage Barn	17' - 0"	488 SF	Permanent	No			Existing		
16	Maintenance Shop and Office	13' - 0"	864 SF	Permanent	No			Existing		
17	3-Bay Maintenance Shop	15' - 9"	1600 SF	Permanent	No			Existing		
18	Storage Shed	9' - 3"	64 SF	Permanent	No			Existing		
19	Staff Housing	18' - 0"	2304 SF	Permanent	Yes			Existing		
20	Staff Gear Storage	10' - 3"	96 SF	Permanent	No			Existing		
21	Valley Bathroom Boys / Girls	11' - 3"	135 SF	Permanent	No			Existing		
22	Sports Gear Storage Shed	9' - 9"	120 SF	Permanent	No			Existing		
23	Cove Bathroom	11' - 3"	374 SF	Permanent	No			Existing		
24	Riflery Deck and Shed (Waldo Canyon Rebuild)	13' - 9"	800 SF	Permanent	Yes			Existing		
25	Archery Gear Shed	8' - 9"	110 SF	Permanent	No			Existing		
26	Bike and Storage Barn (Old Horse Barn)	14' - 6"	2340 SF	Permanent	No			Existing		
27	Storage Shelter	8' - 9"	80 SF	Permanent	No			Existing		
28	Staff Storage Shed	7' - 3"	96 SF	Permanent	No			Existing		
29	Caretaker Residence	17' - 6"	1895 SF	Permanent	No			Existing		
30	Girls Ridge Restroom	11' - 0"	166 SF	Permanent	No			Existing		
31	High Ropes Outhouse	8' - 6"	56 SF	Permanent	No			Existing		
32	High Ropes Gear Shed	8' - 3"	36 SF	Permanent	Yes			Existing		
33	Staff Housing (Stone Manor)	16' - 3"	756 SF	Permanent	No			Existing		
A	Boathouse	24' - 0"	1500 SF	Permanent				Proposed	1	
B	Cabin	15' - 0"	288 SF	Temporary				Proposed	2	
C	Showerhouse	16' - 0"	1200 SF	Permanent				Proposed	2	
D	Excursion Pavilion	30' - 0"	3500 SF	Permanent				Proposed	2	
E	Crew Lodge and Meeting Space	30' - 0"	10000 SF	Permanent				Proposed	2	
F	Staff Housing	18' - 0"	2304 SF	Permanent				Proposed	3	
G	Future Caretaker Residence	17' - 6"	2000 SF	Permanent				Proposed	2	

NOTE: NOT ALL EXISTING FACILITIES SHOWN ON ENLARGED MAP. SOME HIDDEN UNDER SCHEDULE. ALL PROPOSED FACILITIES ARE SHOWN.



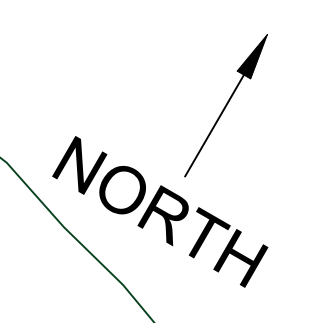
- LEGEND**
- PROPERTY LINE
 - EXISTING BUILDINGS
 - ▨ PROPOSED BUILDINGS
 - LAKE / STREAM
 - UNPAVED ROADWAYS
 - UNPAVED TRAILS
 - - - UTILITY EASEMENT

10' WIDE UTILITY EASEMENT . CITY OF COLORADO SPRINGS ELECTRIC LINES. LOCATION APPROXIMATE. RECORDED OCT. 2 1992, BOOK 6051, PAGE 45. DOCUMENT NO. 2206120

GENERAL PARKING AREA. REFER TO ALTERNATE PARKING LETTER INCLUDED WITH SUBMITTAL PACKAGE.

SUMMER STAFF PARKING AREA. REFER TO ALTERNATE PARKING LETTER INCLUDED WITH SUBMITTAL PACKAGE.

REVISED:
15 DEC 2020
DRAWN BY:
MDW
CHECKED BY:
DATE:
2 DEC 2019

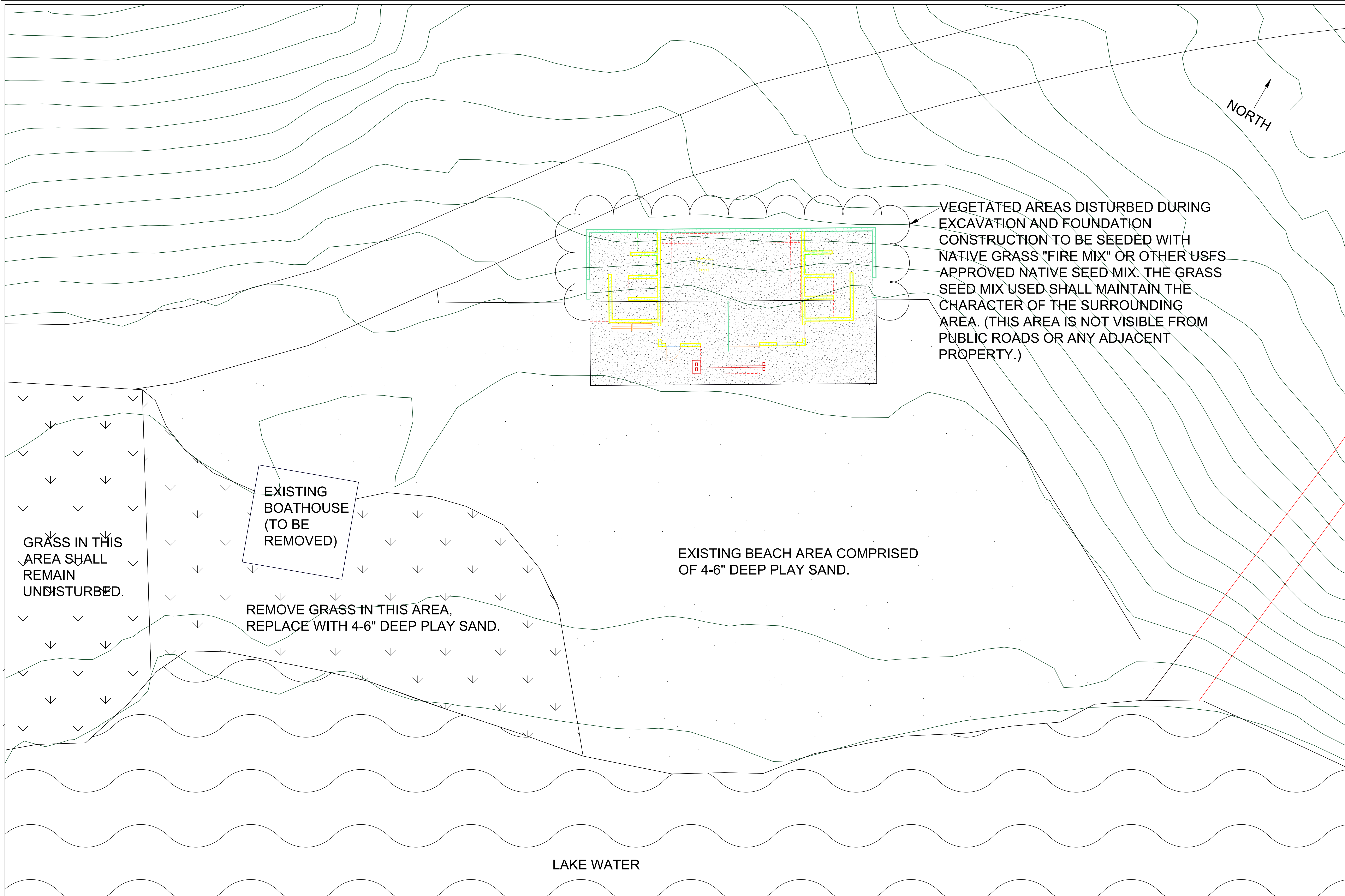


SHEET TITLE:
LANDSCAPE PLAN

PROJECT : EAGLE LAKE BOATHOUSE
6935 RAMPART RANGE ROAD
CASCADE, CO 80809

EAGLE LAKE CAMPS
3820 NORTH 30TH STREET
COLORADO SPRINGS, CO 80904

SHEET
L-1



VEGETATED AREAS DISTURBED DURING EXCAVATION AND FOUNDATION CONSTRUCTION TO BE SEEDED WITH NATIVE GRASS "FIRE MIX" OR OTHER USES APPROVED NATIVE SEED MIX. THE GRASS SEED MIX USED SHALL MAINTAIN THE CHARACTER OF THE SURROUNDING AREA. (THIS AREA IS NOT VISIBLE FROM PUBLIC ROADS OR ANY ADJACENT PROPERTY.)

EXISTING BOATHOUSE (TO BE REMOVED)

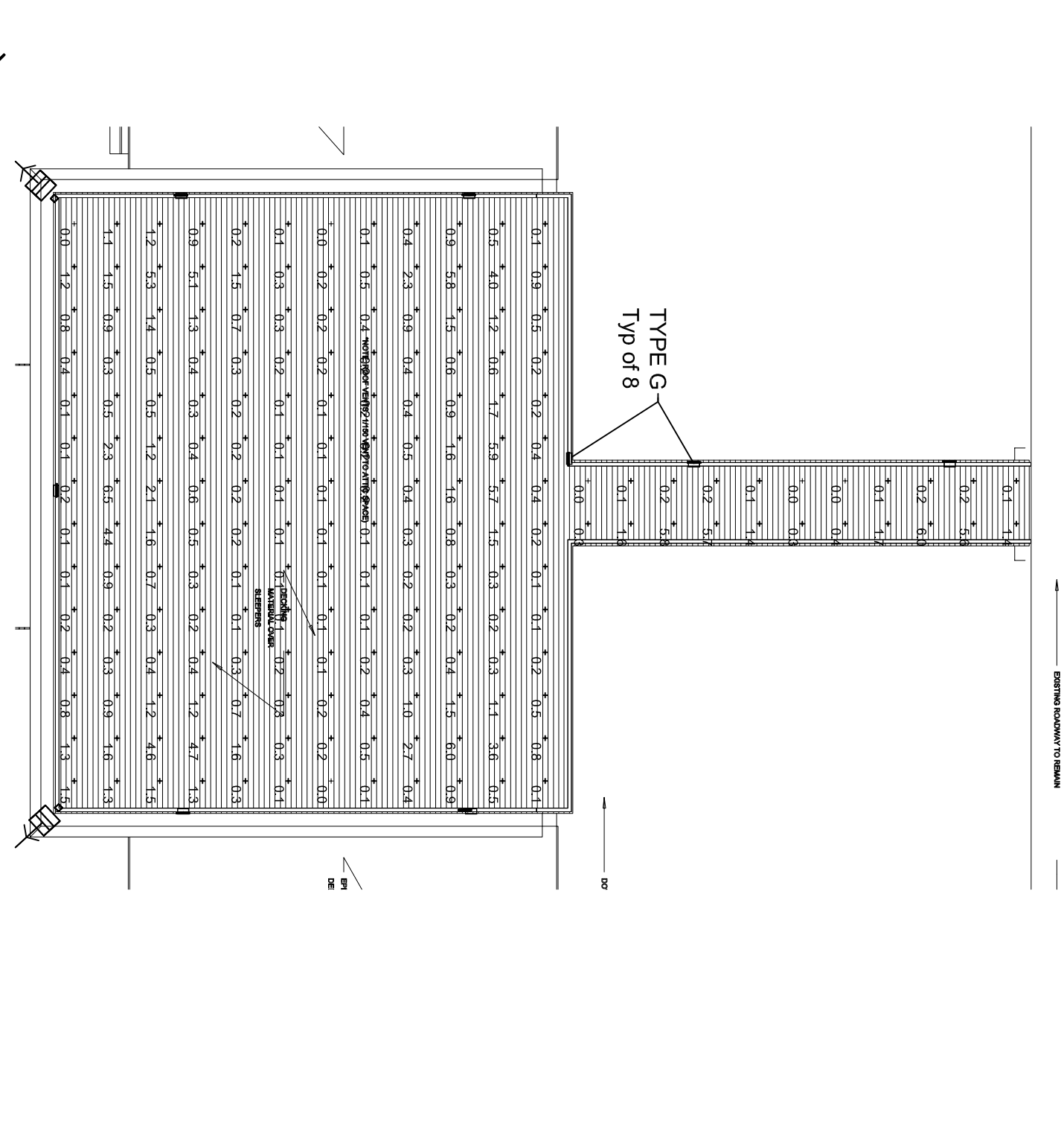
GRASS IN THIS AREA SHALL REMAIN UNDISTURBED.

REMOVE GRASS IN THIS AREA, REPLACE WITH 4-6" DEEP PLAY SAND.

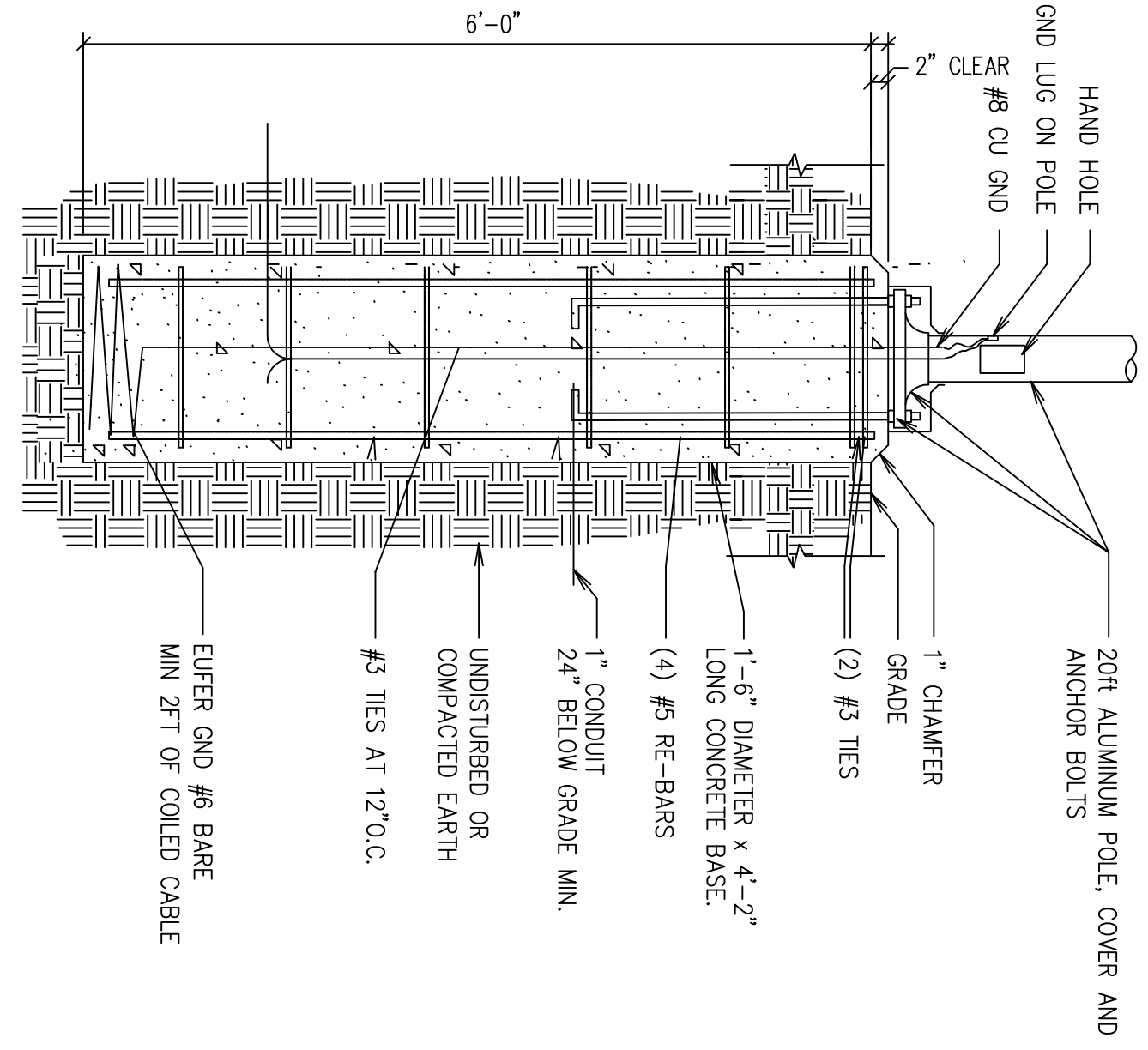
EXISTING BEACH AREA COMPRISED OF 4-6" DEEP PLAY SAND.

LAKE WATER

SCALE: 1"=8' (APPROX.)



UPPER DECK PLAN - LIGHTING POINT-CALCS
NO SCALE



TYPE F1 & F2 - POLE BASE DETAIL
NO SCALE



TYPE D
PRESCOLITE LC6SL, 1000 LM, 4000K
LED, FULL CUT-OFF, 8-INCH DOWN LIGHT
RECESSED, WET-LOCATION



TYPE F1
LITHONIA RSKXF1 LED WIDE FLOOD
CUT-OFF VISOR TO LIMIT SPILL LIGHT
10,600 LUMENS, 4000K
POLE MTD TO ILLUMINATE BEACH AREA



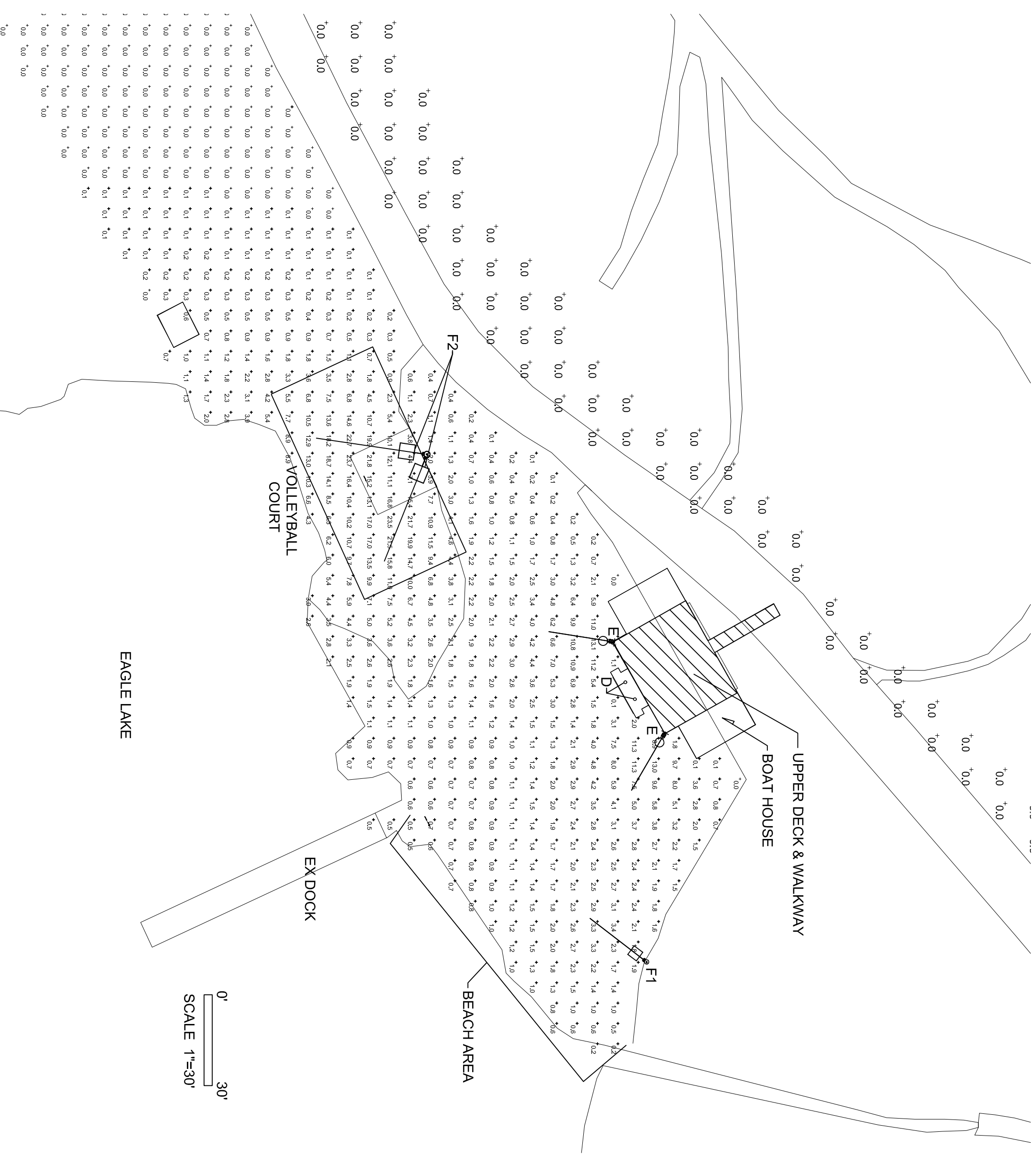
TYPE E
LITHONIA DSCF2 - LED
SMALL LED FLOOD LIGHT, 6800 LUMENS, 4000K
SURFACE MTD TO POSTS ON UPPER DECK



TYPE G
LITESTEP SLEED2 LED STEP LIGHT
FULL CUT-OFF, 130 LUMENS, 4000K
SURFACE MTD ON UPPER DECK



TYPE F2
LITHONIA RSKXF2 LED FLOOD
CUT-OFF VISOR TO LIMIT SPILL LIGHT
24,900 LUMENS, 4000K
POLE MTD LIGHT FOR VOLLEY BALL COURT



PLAN - SITE LIGHTING POINT-CALCULATIONS
SCALE 1\"/>