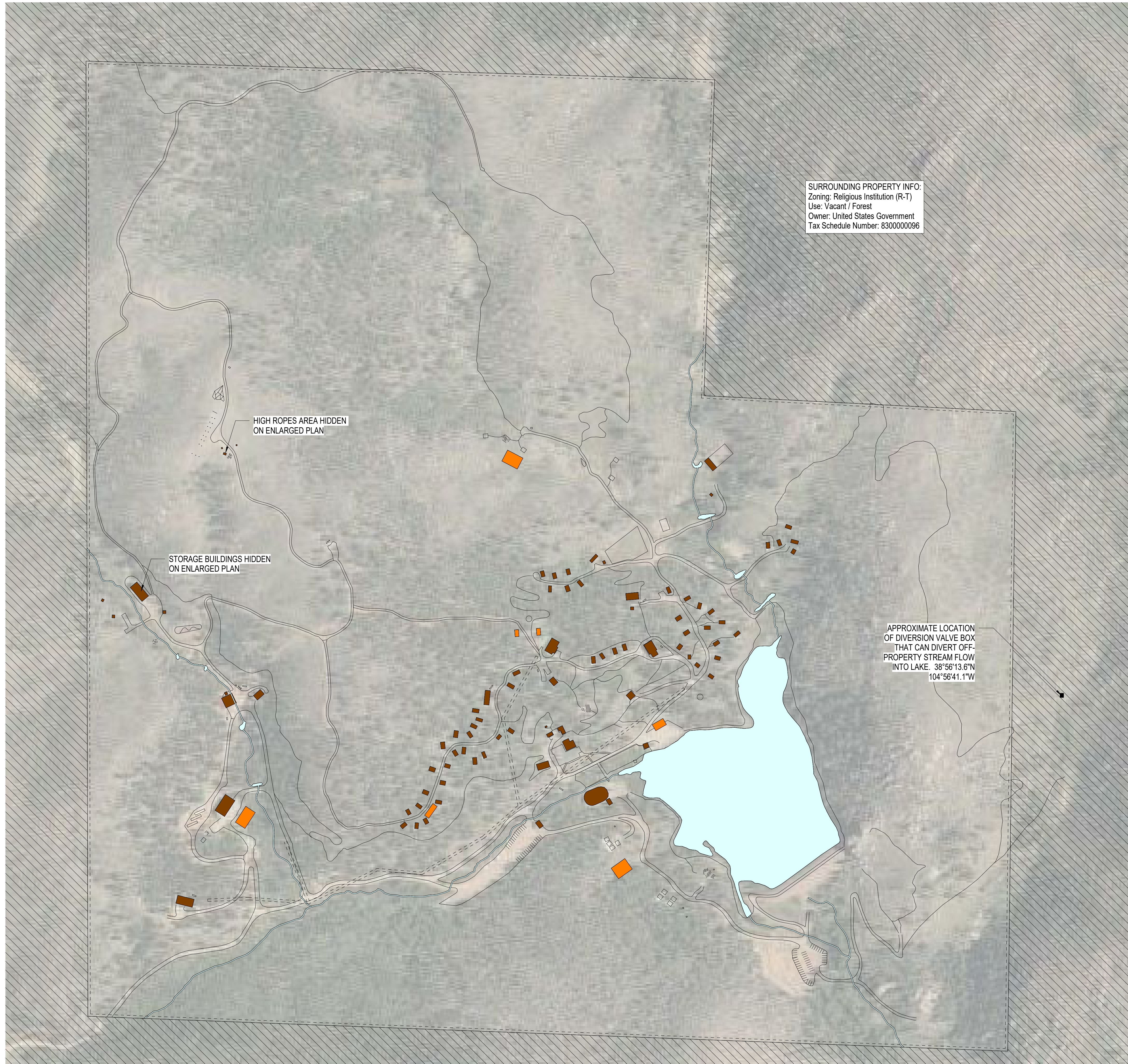




Eagle Lake Camp Development Plan

Project File No: PP_R1953

| INDEX TO DRAWINGS | SITE DATA | LEGAL DESCRIPTION | PROJECT TEAM | VICINITY MAP | issue / revision date: |
|--|---|--|---|--------------|---|
| <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</p> <p>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>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

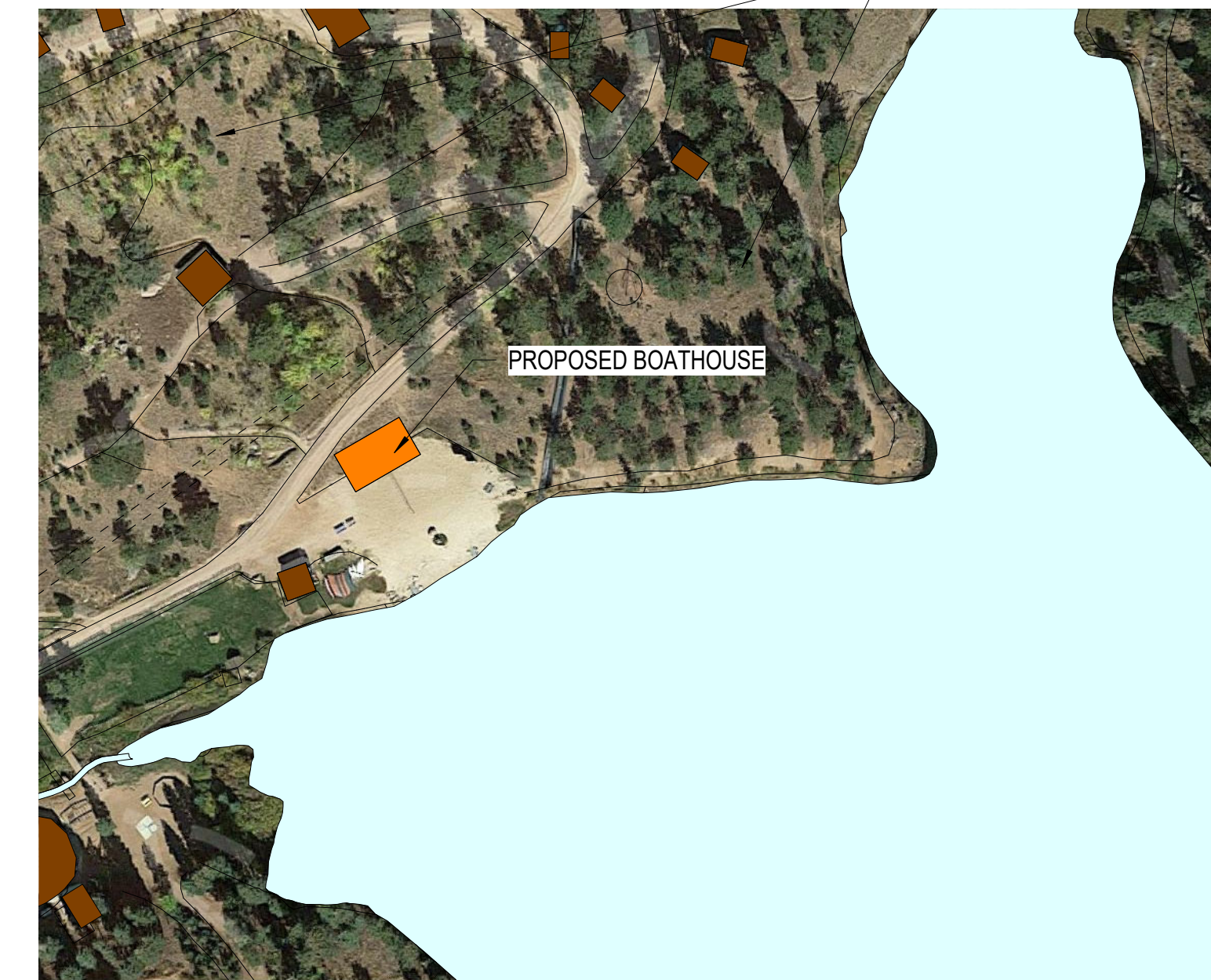
LANDSCAPING
 1. All new development shall retain natural land-scaping. Any disturbance will be seeded with US Forest Service approved native seed mix.
 2. Vegetated areas disturbed during excavation and construction to be seeded with US Forest Service approved seed mix.

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)

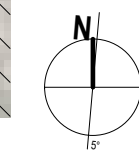
NATURAL LANDSCAPE SURROUNDS, TYP.



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: |
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| Development Plan | OCT 02, 2020 |
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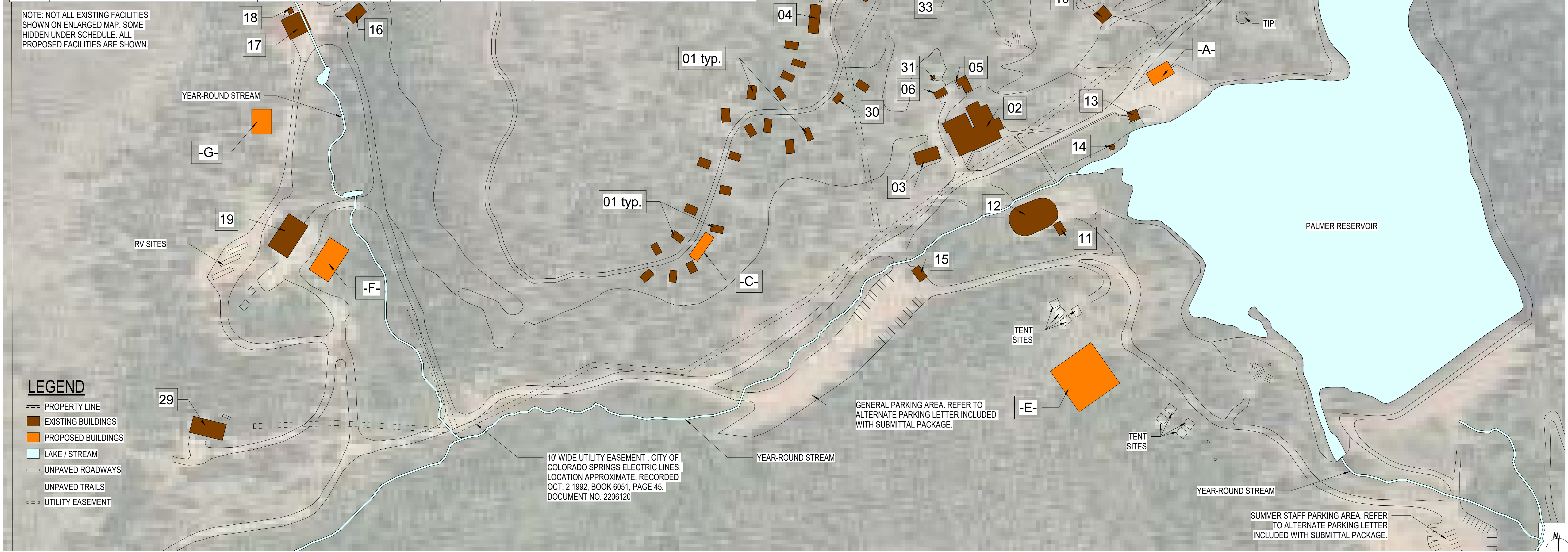
149-107

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.

architect
 associated with
 project
 seal
 issue / revision date:
 Development Plan OCT 02, 2020
 job #
 149-107
 drawn
 LA
 checked
 SP
 description
 number