



Eagle Lake Camp Development Plan

Project File No: PP_R1953

INDEX TO DRAWINGS	SITE DATA	LEGAL DESCRIPTION	PROJECT TEAM	VICINITY MAP
GENERAL DRAWINGS A-000 Cover Sheet A-001 Overall Site Plan A-002 Enlarged Site Plan	Tax Schedule NO.: 8300000097 Address: 6935 Rampart Range Road Parcel Size: 320 acres Zoning: Residential-Topographic (R-T) Existing Use: Religious institution (summer camp) Proposed Use: Religious institution (summer camp) 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 Cumulative area of disturbance onsite since 2008: 6,360 SF	<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> Doesn't appear to be any floodplain on the property. Note Flood zone X. Any easements on the property should be noted.</p> <p>Easements: Floodplain: ADA:</p> <p>The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval: 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>navigators OWNER: Navigators of Colorado Eagle Lake Camps Mike Wenger, Director PO Box 6819 Colorado Springs, CO 80934</p>	

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associated with

project

seal

issue / revision date:

Development Plan OCT 02, 2020

issue / revision

job #

draw

chld

description

number

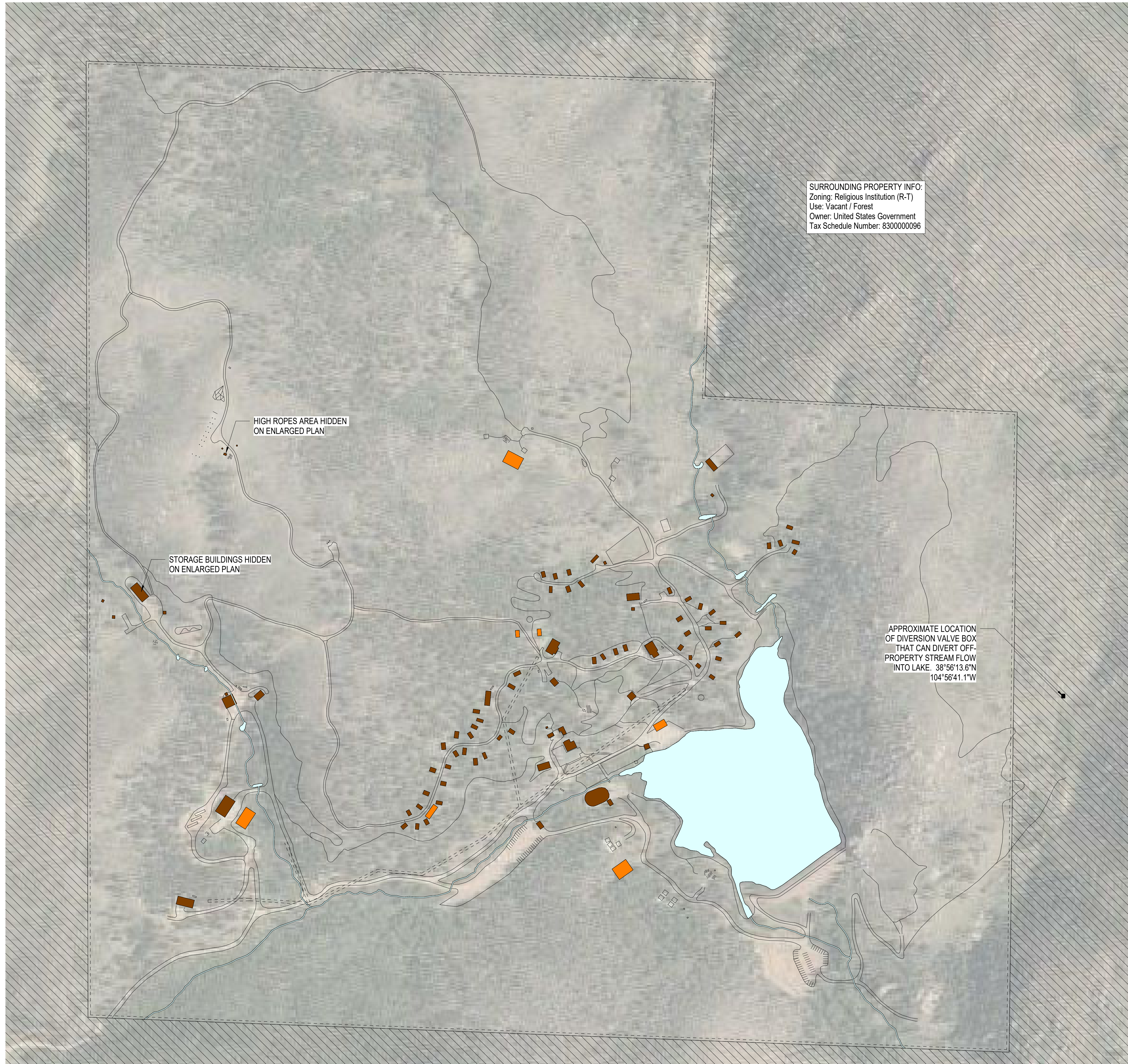
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LA

SP

Cover Sheet

A-000



SURROUNDING PROPERTY INFO:
Zoning: Religious Institution (R-T)
Use: Vacant / Forest
Owner: United States Government
Tax Schedule Number: 8300000096

STORAGE BUILDINGS HIDDEN
ON ENLARGED PLAN

HIGH ROPES AREA HIDDEN ON ENLARGED PLAN

APPROXIMATE LOCATION
OF DIVERSION VALVE BOX
THAT CAN DIVERT OFF-
PROPERTY STREAM FLOW
INTO LAKE. 38°56'13.6"N
104°56'41.1"W

NATURAL LANDSCAPE
— SURROUNDS, TYP.

PROPOSED BOATHOUSE

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)

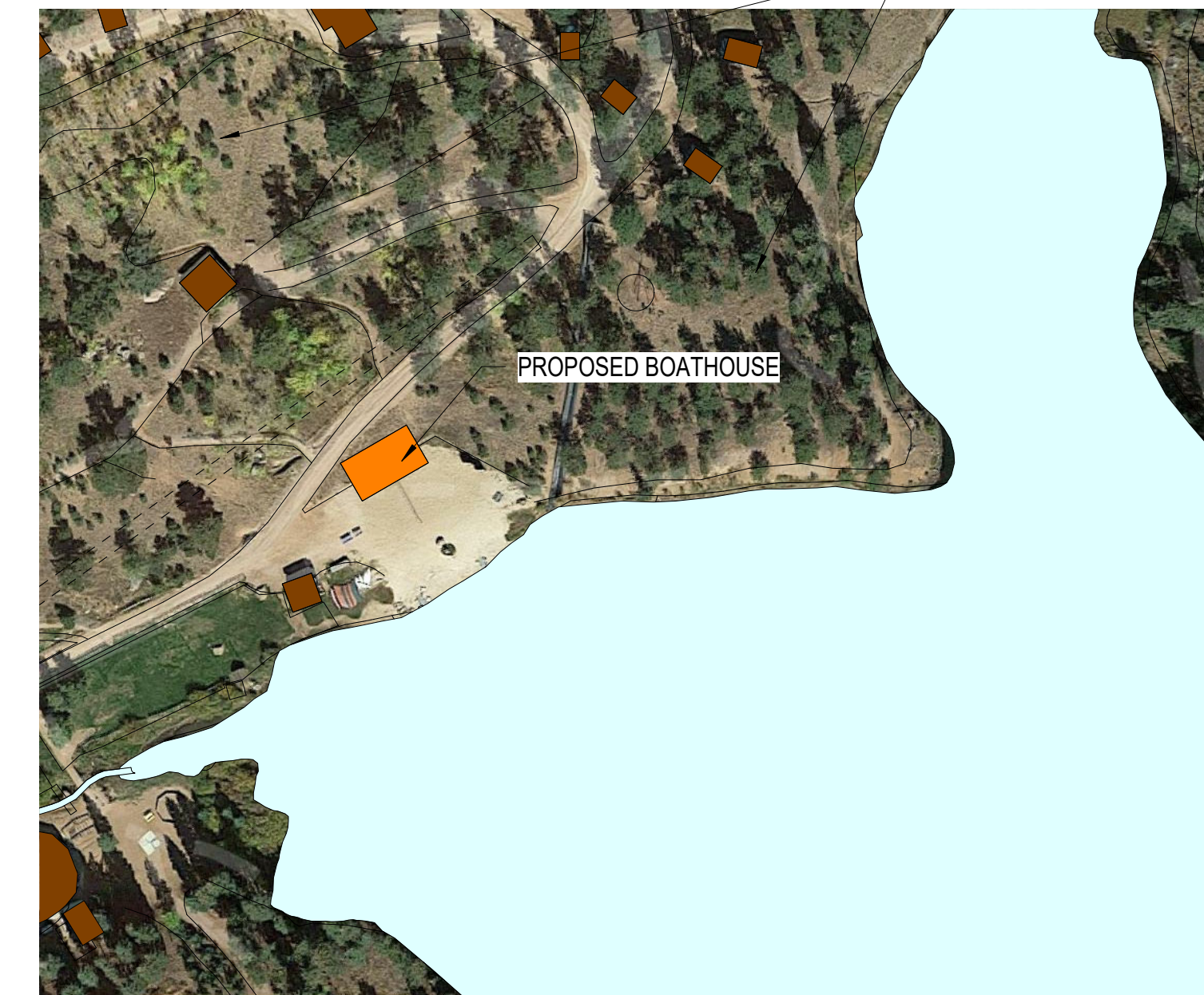
- B. Two 288 SF cabins (15 ft max height).
- C. 1,200 SF Showerhouse
- D. 3,500 SF Excursion Pavilion
- E. 10,000 SF Crew Lodge and Meeting Space
- G. 2,000 SF Future Caretaker Residence

Phase 3 (Planned 2030)

- F. 2,304 SF Staff Housing








DISTURBANCE SINCE 2008
6,360 SD (disturbance does not include square footage
of temporary structures)

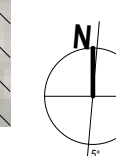
EXISTING BUILDING INVENTORY NOTES
1. 50 primitive cabins on site, all the same size and considered temporary structures (cabins are on stilts, no permanent foundation)



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

LEGEND

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



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Overall Site Plan

A-001

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	Infirmary 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
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