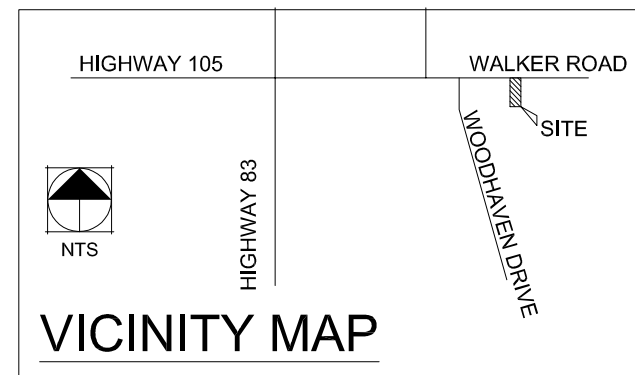


THE HIDEAWAY: RECREATION CAMP/RETREAT CENTER (AMENDED SPECIAL USE)



OWNER:
DOUGLAS BNB, LLC
3805 WALKER ROAD
COLORADO SPRINGS, CO 80908
719-488-2353

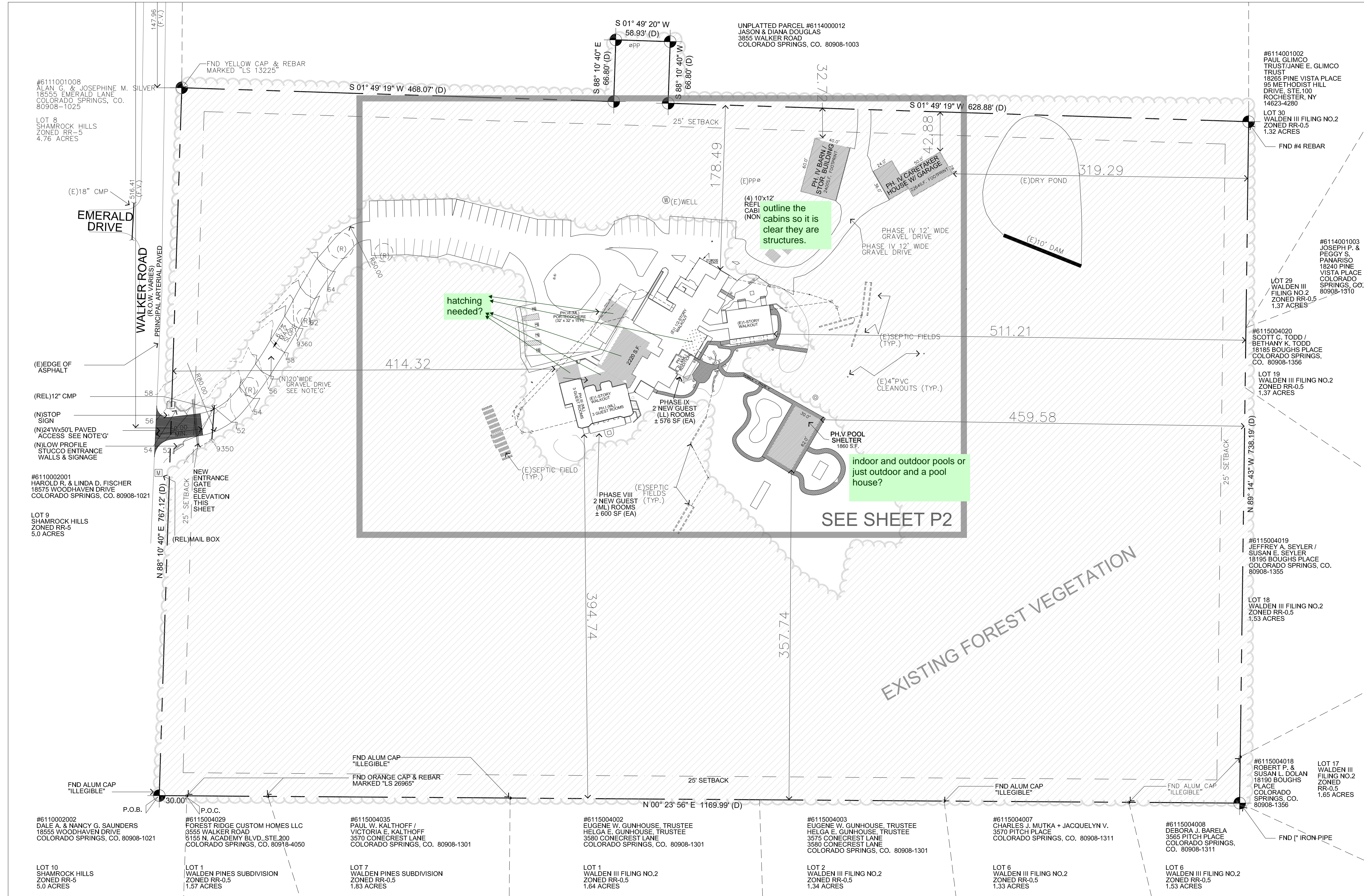
CONSULTANTS:
KIMLEY-HORN
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
719-453-0180

LEGAL DESCRIPTION:

A TRACT OF LAND IN NE4 SECTION 15-11-66 DESCRIBES AS FOLLOWS:
BEGINNING AT NORTHEAST CORNER OF TRACT A WALDEN III IN FILING NO. 2, TH S 88°10'40" E 767.12 FEET, S 01°49'19" W 468.07 FEET, S 88°10'40" E 66.80 FEET, S 01°49'20" W 58.93 FEET, S 88°10'40" W 66.80 FEET, S 01°49'19" W 628.88 FEET TO POINT ON LINE OF LOT 30 OF SD WALDEN III FILING NO. 2, N 89°14'43" W ALG N LN OF LOTS 30, 29, 19, 18 & 17 OF SD SUB 738.19 FEET TO NE CORNER OS SD LOT 17 WALDEN III FILING NO. 2 TH N 00°23'56" E ALG E LN OF LOTS 7, 6, 2, 1 AND TRACT A 1169.99 FEET TO POB.
COUNTY OF EL PASO, STATE OF COLORADO.

SITE PLAN GENERAL NOTES

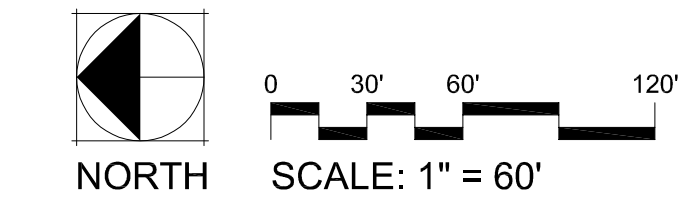
- SITE PLAN DIMENSIONS ARE TO EDGE OF GRAVEL DRIVE, CONCRETE WALKS OR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
- REFER TO SURVEY PROJECT: SITE PLAN FOR 3805 WALKER ROAD, COLORADO SPRINGS, COLORADO 80930, PREPARED BY PINNACLE LAND SURVEYING CO., INC., 925 W. CUCHARRAS STREET, COLORADO SPRINGS, CO. 80905, (719) 634-051, DATED JANUARY 5, 2010, JOB NO. 09008800, FILE NO. 09008800SP.DWG.
- THIS SITE IS COVERED WITH EXISTING NATIVE GRASSES, DECIDUOUS AND EVERGREEN TREES. THERE ARE NO SCRUB OAK OR OTHER SIGNIFICANT VEGETATION / ROCK OUTCROPPINGS WITHIN THE EXISTING BUILDING AREA EXCEPT AS OTHERWISE SHOWN.
- NATURAL VEGETATION AND POND WILL NOT BE DISTURBED EXCEPT AT NEW ACCESS ROAD (SPECIAL USE PHASE), PARKING, PHASES IV, V, VI & VIII.
- EXISTING CONTOURS WILL NOT BE DISTURBED EXCEPT AT NEW ACCESS ROAD (SPECIAL USE PHASE), ADDITIONAL PARKING, PHASES IV, V & VIII.
- PROVIDE AT ALL NEW PROPOSED (SPECIAL USE PHASE) AND EXISTING DRIVEWAYS AND ALTERNATIVE PARKING RATIO REQUIREMENTS THE FOLLOWING: EXCAVATE AND GRADE EXISTING SUBGRADE AND COMPACT AS REQUIRED TO RECEIVE A
- 4" DEEP CLASS 6 COMPACTED ROAD BASE WITH A 1" TO 1 1/2" DEPTH, 1/4" TO 3/8" SIZE COMPACTED CRUSHED GRAVEL SURFACE. PROVIDE A PAVED FINISH SURFACE WITH ROAD SUB BASE FOR A DISTANCE OF 50 FEET FROM THE PAVED COUNTY 'WALKER' ROAD AND AT THE HANDICAP PARKING IN FRONT OF THE BUILDING AS SHOWN BY PHASE VI.
- THE ORDER OF THE PROPOSED BUILDING PHASES INCLUDING TIME LINES AND THE EXACT LOCATION OF ALL NEW STRUCTURES SHALL BE DETERMINED AT THE TIME OF DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS ARE BEING PREPARED FOR THE SUBMITTAL PROCESS.
- THERE SHALL BE NO AMPLIFIED SOUND ASSOCIATED WITH ANY OUTDOOR ACTIVITIES.
- SEE 2020 AMENDED SPECIAL USE LETTER OF INTENT FOR MORE INFORMATION.



SITE/PROPERTY INFORMATION	
ADDRESS	3805 WALKER RD
PARCEL ID NO.	
ZONING	RR-5
SITE ACREAGE	20.18 AC
SITE SQUARE FOOTAGE	879,115 SF
EXISTING LOT COVERAGE	43,167
STRUCTURAL	1,904 SF
WALKS, PATIOS, DECKS	6,269
PARKING/DRIVEWAYS	25,994
PERCENT IMPERVIOUSNESS	4.91%

SPECIAL USE CONDITIONS OF APPROVAL (2009)

- APPROVAL IS LIMITED TO A RECREATION CAMP AS DESCRIBED IN THE LETTER OF INTENT AND SPECIAL USE MAP. THIS INCLUDES EIGHT (8) PHASES AS OUTLINED ON PAGE X OF THE LETTER OF INTENT. ANY EXPANSION NOT INCLUDED IN THE LETTER OF INTENT AND SPECIAL USE MAP SHALL BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.
- THE APPLICANT SHALL MEET THE REQUIREMENTS OF EL PASO COUNTY HEALTH AS IT PERTAINS TO THE SEPTIC SYSTEM (ISDS) PRIOR TO DSD AUTHORIZATION OF BUILDING PERMITS FOR OCCUPIED STRUCTURES.
- AN ON-SITE WATER SOURCE IS REQUIRED AT TIME OF EXPANSION. THIS MAY BE A CISTERN OR A PRESSURIZED SYSTEM FROM THE ADJACENT WALDEN CORPORATION WATER SYSTEM.
- APPLICANT SHALL REMOVE THE EXISTING DRIVEWAY ACCESS WITHIN THE COUNTY RIGHT-OF-WAY OF WALKER ROAD AND RE-SEED IT TO MATCH ADJACENT GROUND COVER. THE APPLICANT IS NOT REQUIRED TO REMOVE THE BALANCE OF THE OLD DRIVEWAY OUTSIDE OF THE RIGHT-OF-WAY. IF THE APPLICANT CHOOSES TO UTILIZE THE BALANCE OF THE OLD DRIVEWAY FOR ADDITIONAL PARKING, A REVISED SPECIAL USE PLAN SHALL BE PROVIDED TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT THAT MEETS THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.



SHEET INDEX:

COVER SHEET P1
SITE PLAN MAP P2

PCD FILE NO: AL-20-



THE HIDEAWAY: RECREATION CAMP/RETREAT CENTER
Colorado Springs, CO
SPECIAL USE SITE PLAN MAP

STAMP:

REV #	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

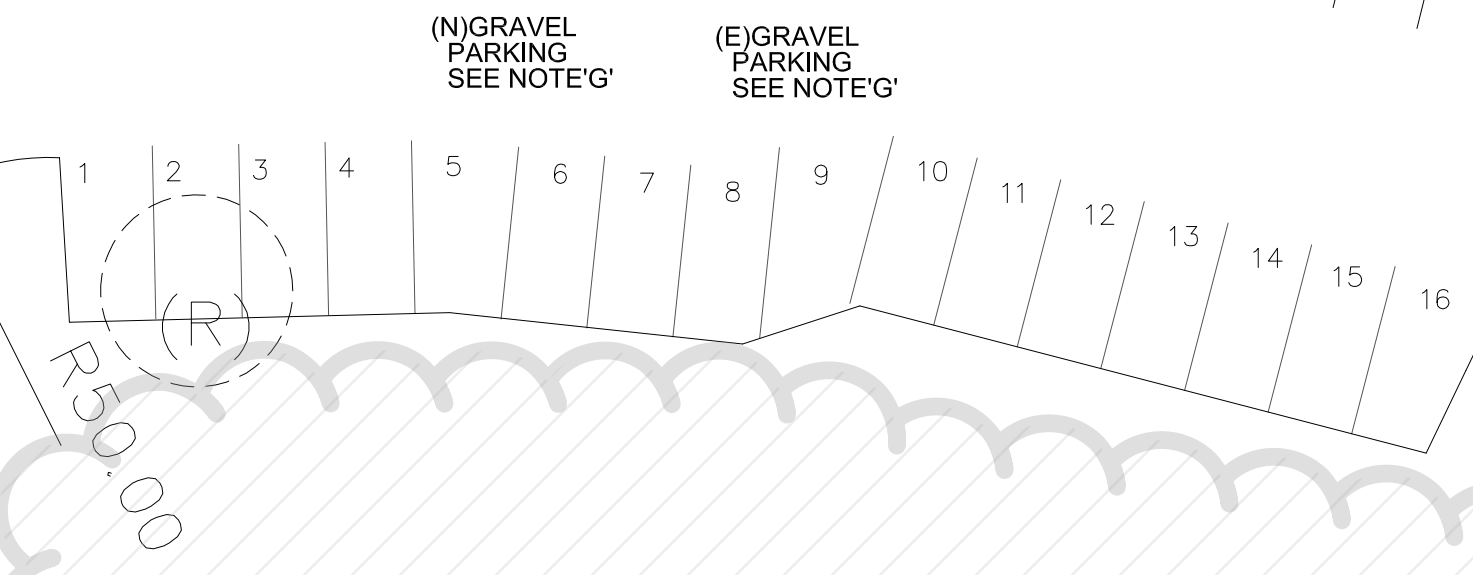
DESIGNED	RSF	DATE	CHECKED	JEH	DATE	PROJECT NUMBER	SCALE:
04.27.20			04.27.20			06995000.2	AS NOTED

P1 OF 2

EXISTING & FUTURE PARKING

USE	STANDARD/RATIO	EX. QUANTITY	EX. REQ. SPACES	FUTURE QUANTITY	FUT. SPACES REQUIRED	FUT. SPACES PROVIDED
CARETAKER'S RESIDENCE	2 /UNIT + 1 GUEST SPC	1	3	1	3	3
GUEST ROOMS	1 PER 2 GUEST ROOMS	16	8	28	14	14
ASSEMBLY SPACES	1 PER 100 SF	2,188 SF	22	2,764 SF	28	35
EMPLOYEES	1 PER EMPLOYEE	4	4	8	8	8
REQ. SPACES (SUBTOTAL)			37		51	60
ADA REQUIREMENTS	1 PER 25 REQ. SPACES		2		3	4
TOTAL PARKING REQ.			39		53	64

10 PROPOSED NEW STANDARD PARKING SPACES (9'x18')
 10 PROPOSED NEW PARKING SPACES (STANDARD 9'x18')



EXISTING BUILDING/USE SQUARE FOOTAGE PER LEVEL

	MAIN	LOWER	UPPER	TOTAL
RECREATION CAMP	3083	3765	1915	8763
ATTACHED RESIDENCE	2803			2803
BUSINESS AREA(S)	3235	2264	360	5859
ASSEMBLY/MEETING ROOM(S)	1720	648		2368
DINING	468			468
TOTAL FACILITY SF PER LEVEL(S)	11309	6677	2275	20261

PHASE	PROPOSED EXPANSION	SF
PH. I (M)	3 ADDITIONAL GUEST ROOMS	1774
PH. I (M)	REDUCE/REMOVE EXISTING INTERNAL CARETAKER'S RESIDENCE	-1774
PH. I (E)	ATTACHED COVERED CARPORT ADDITION ((EX.) ENCLOSED COVERED DECK)	528
PH. II (M)	BUSINESS LOBBY EXPANSION	1029
	DECK REMOVAL AT BUSINESS LOBBY EXPANSION	432
	DECK EXPANSION	160
	MEETING ROOM	1224
PH. III (M)	3 ADDITIONAL GUEST ROOMS	1029
	REDUCE/REMOVE EXISTING INTERNAL CARETAKER'S RESIDENCE	-1029
PH. IV (E)	DETACHED CARETAKER'S RESIDENCE	4,664
	BARN/STORAGE FACILITY	2400
PH. V (E)	OUTDOOR POOL ENCLOSURE; NEW OUTDOOR POOL & SPA	1860
PH. VI (E)	PORTECOCHERE (32' X 32')	1024
PH. VIII (L)	2 ADDITIONAL GUEST ROOMS (REDUCES LOWER LEVEL COMMON AREA BY 1100 SF)	1100
PH. IX (M)	2 ADDITIONAL GUEST ROOMS/REDUCE MAIN LEVEL COMMON AREA BY 600 SF EA	1200
	TOTAL AMENDED SQUARE FOOTAGE	15,621 SF

Van accessible HC? Looks like all the access aisles are standard width.

This makes it look like you are adding 10 guest rooms.

PHASE VIII
2 NEW GUEST (ML) ROOMS
± 600 SF (EA)

PHASE IX
2 NEW GUEST (LL) ROOMS
± 576 SF (EA)

Indoor pool in shelter as well or only outdoor pool and spa now proposed?

specify use of the barn/storage area. Will events be held here?

outline cabins

(4) 10'x12' REFLECTION CABINS (NON-LODGING)

REV #	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

DESIGNED	RSF	04.27.20
DRAWN	RSF	04.27.20
CHECKED	JEH	05.20.20
PROJECT NUMBER:	069595000.2	
SCALE:	AS NOTED	

