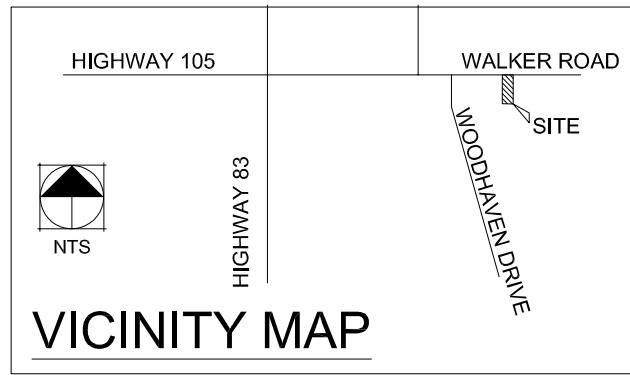


THE HIDEAWAY: RECREATION CAMP/RETREAT CENTER (AMENDED SPECIAL USE)



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

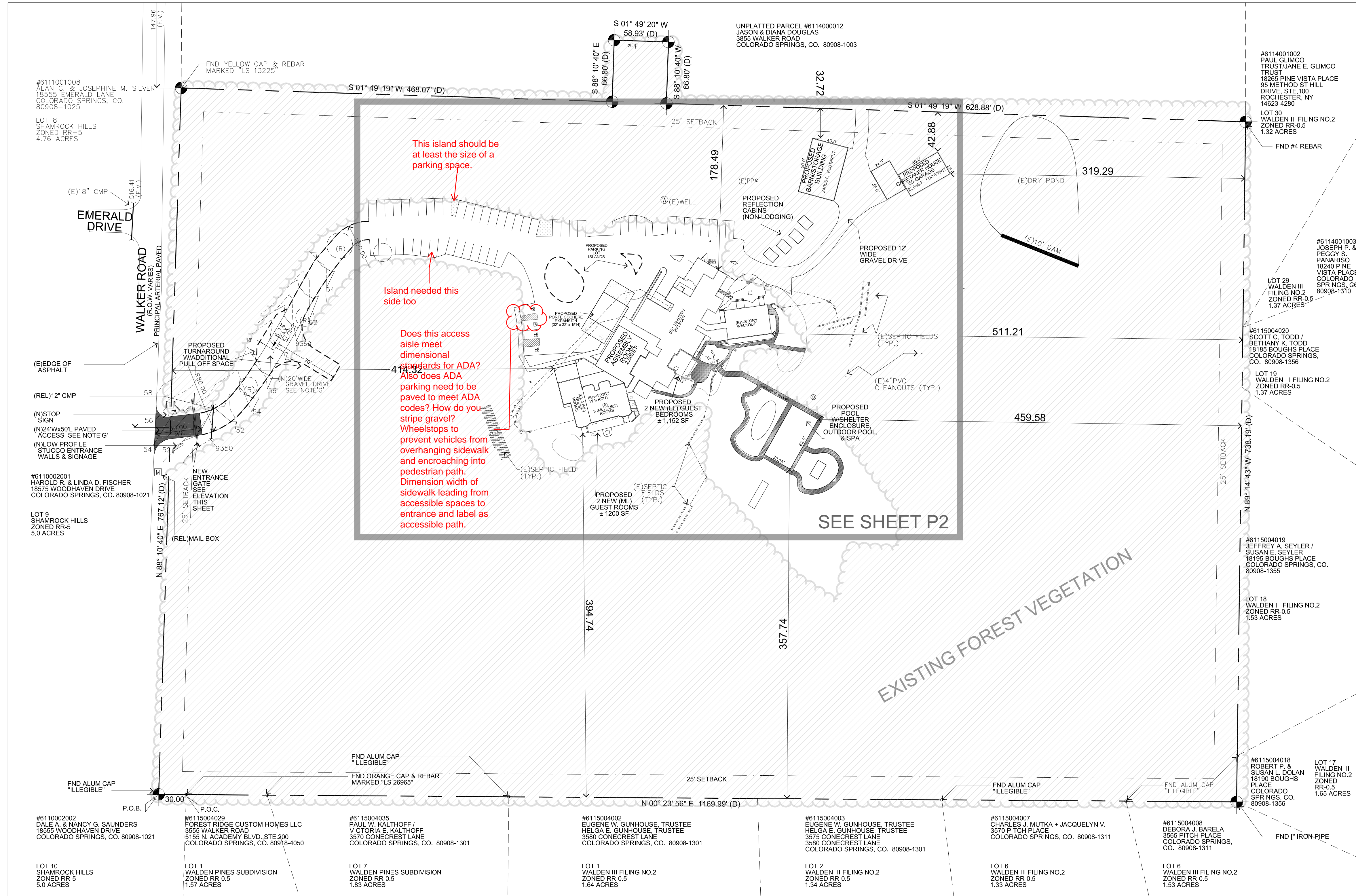
CONSULTANTS:
KIMLEY-HORN
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
719-453-0180

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, N 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

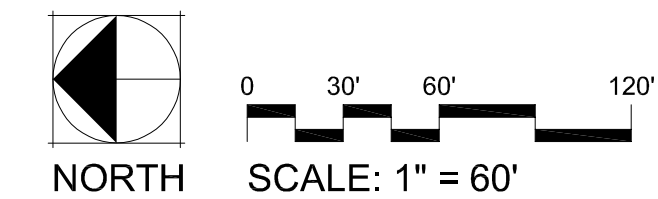
- SITE PLAN DIMENSIONS ARE TO EDGE OF GRAVEL DRIVE, CONCRETE WALKS OR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
- REFER TO SURVEY PROJECT: SITE PLAN FOR 3805 WALKER ROAD, COLORADO SPRINGS, COLORADO 80930, PREPARED BY PINNACLE LAND SURVEYING CO., INC., 925 W. CUCHARRAS STREET, COLORADO SPRINGS, 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, V1 & 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.
- 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%

2009 SPECIAL USE CONDITIONS OF APPROVAL (AL-09-002)

- 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-20-013



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

REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE REVISION	9/3/2020
2	3RD COMMENT RESPONSE REVISION	11/23/2020
3		
4		
5		
6		

DESIGNED	RSF	DATE
		04-27-20
DRAWN	RSF	DATE
CHECKED	XXX	00.00.00
PROJECT NUMBER: 0969595000.2		
SCALE: AS NOTED		

P1 OF 2

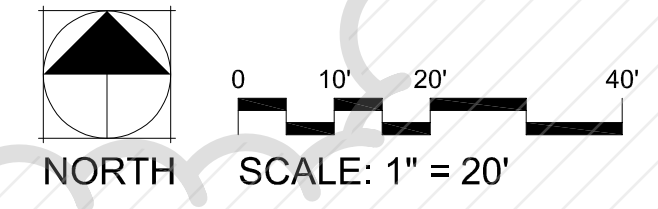
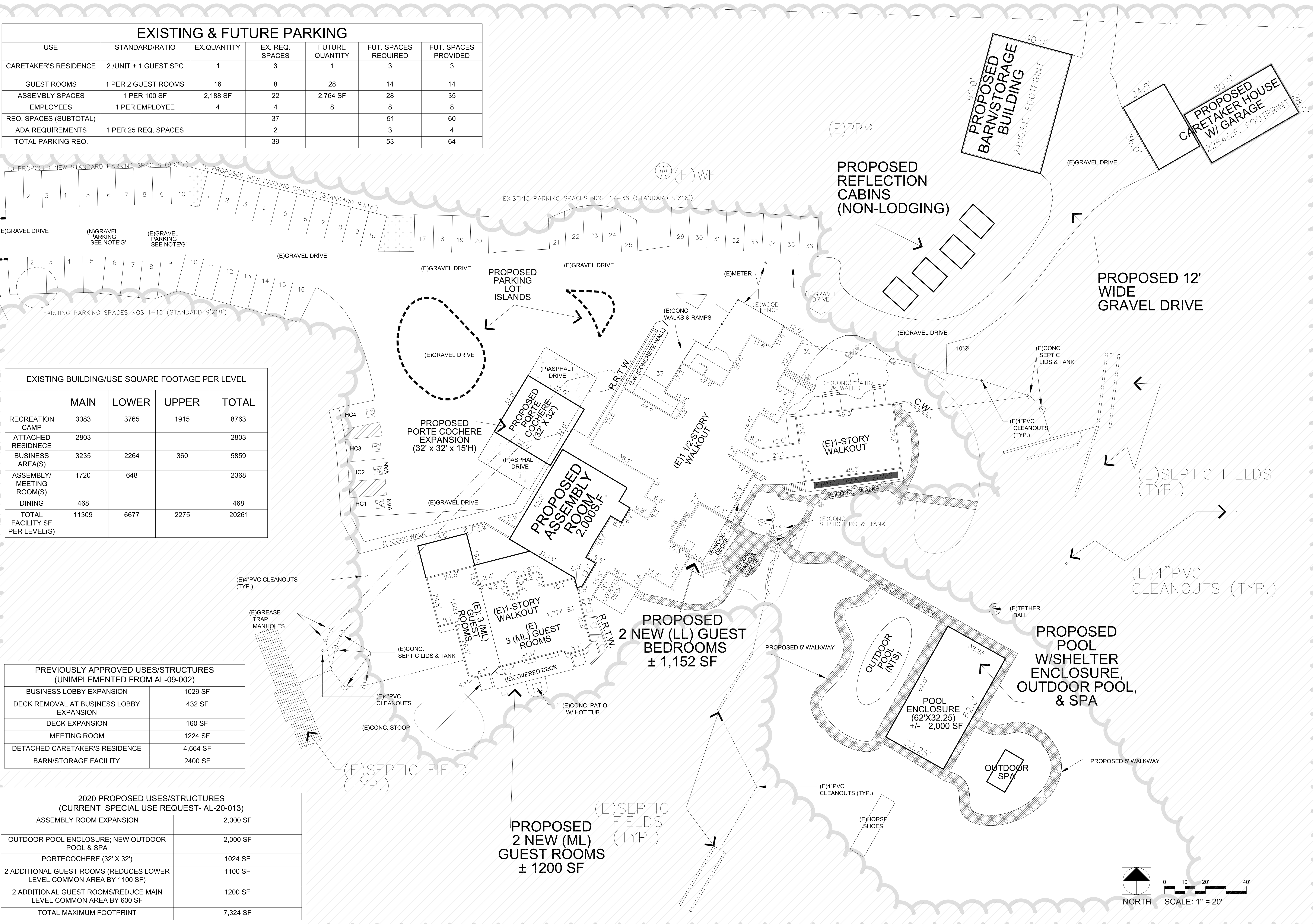
REV #	DATE	REVISIONS
1	04/27/20	1ST COMMENT RESPONSE REVISION
2	04/27/20	3RD COMMENT RESPONSE REVISION
3	04/27/20	
4	04/27/20	
5	04/27/20	
6	04/27/20	

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

	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

BUSINESS LOBBY EXPANSION	1029 SF
DECK REMOVAL AT BUSINESS LOBBY EXPANSION	432 SF
DECK EXPANSION	160 SF
MEETING ROOM	1224 SF
DETACHED CARETAKER'S RESIDENCE	4,664 SF
BARN/STORAGE FACILITY	2400 SF

ASSEMBLY ROOM EXPANSION	2,000 SF
OUTDOOR POOL ENCLOSURE; NEW OUTDOOR POOL & SPA	2,000 SF
PORTECOCHERE (32' X 32')	1024 SF
2 ADDITIONAL GUEST ROOMS (REDUCES LOWER LEVEL COMMON AREA BY 1100 SF)	1100 SF
2 ADDITIONAL GUEST ROOMS/REDUCE MAIN LEVEL COMMON AREA BY 600 SF	1200 SF
TOTAL MAXIMUM FOOTPRINT	7,324 SF



STAMP: