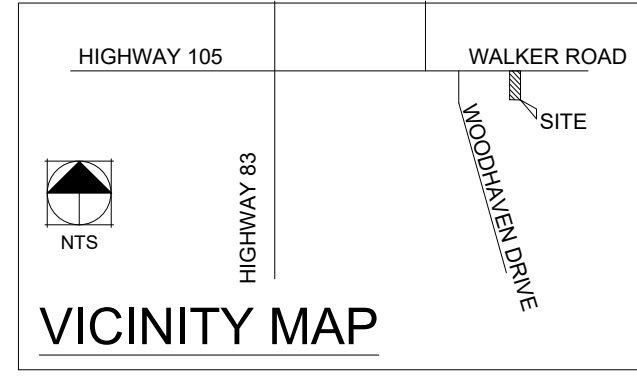


THE HIDEAWAY: RECREATION CAMP/RETREAT CENTER (AMENDED SPECIAL USE)



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

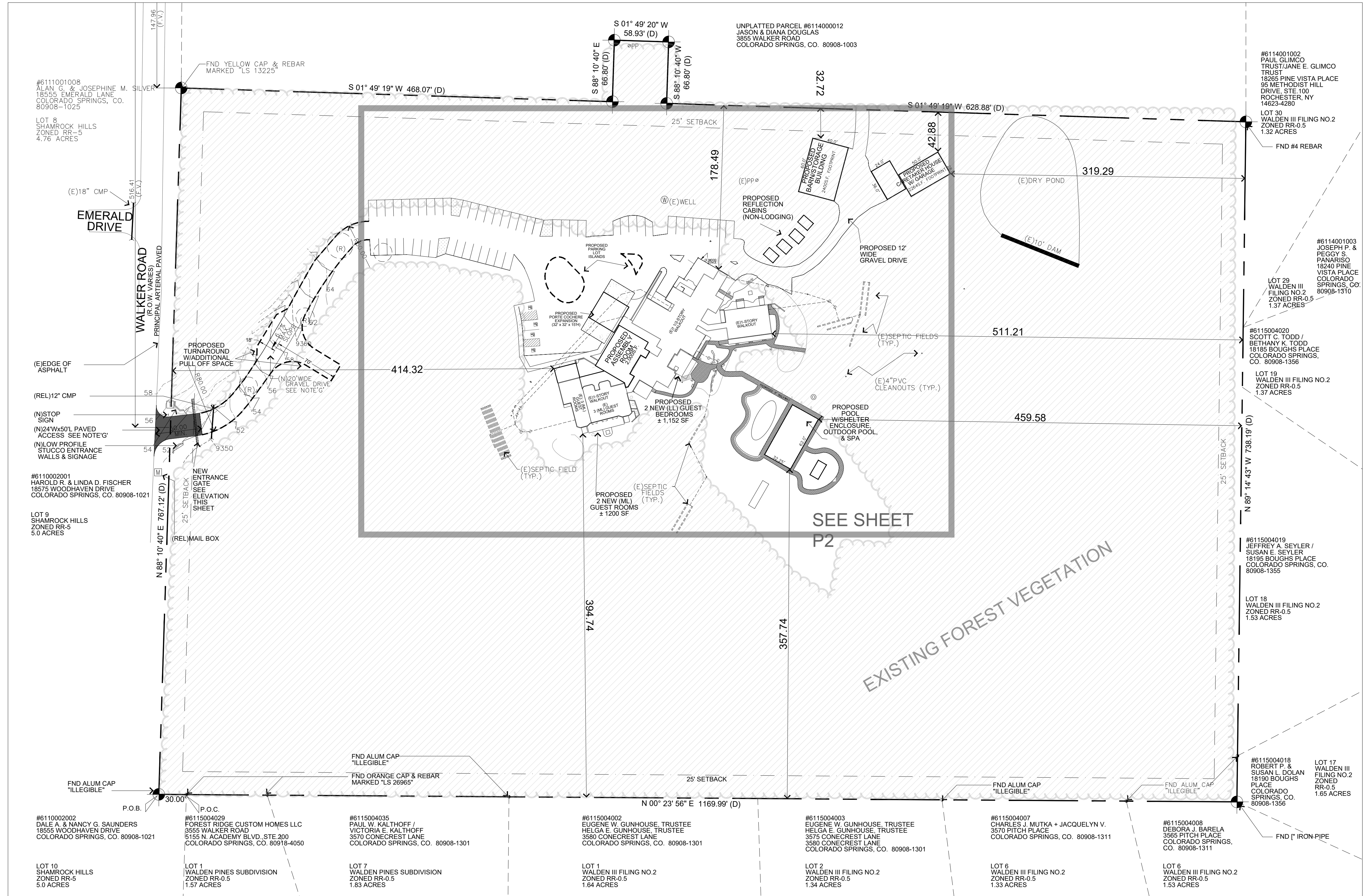
CONSULTANTS:
KIMLEY-HORN
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
719-453-0180

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

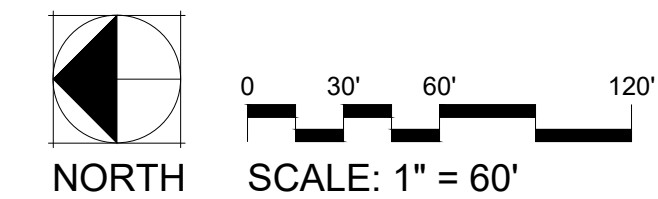
- SITE PLAN DIMENSIONS ARE TO EDGE OF GRAVEL DRIVE, CONCRETE WALKS OR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
- REFER TO SURVEY PROJECT: SITE PLAN FOR 3805 WALKER ROAD, COLORADO SPRINGS, COLORADO 80930, PREPARED BY PINNACLE LAND SURVEYING CO., INC., 925 W. CUCHARRAS STREET, COLORADO SPRINGS,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



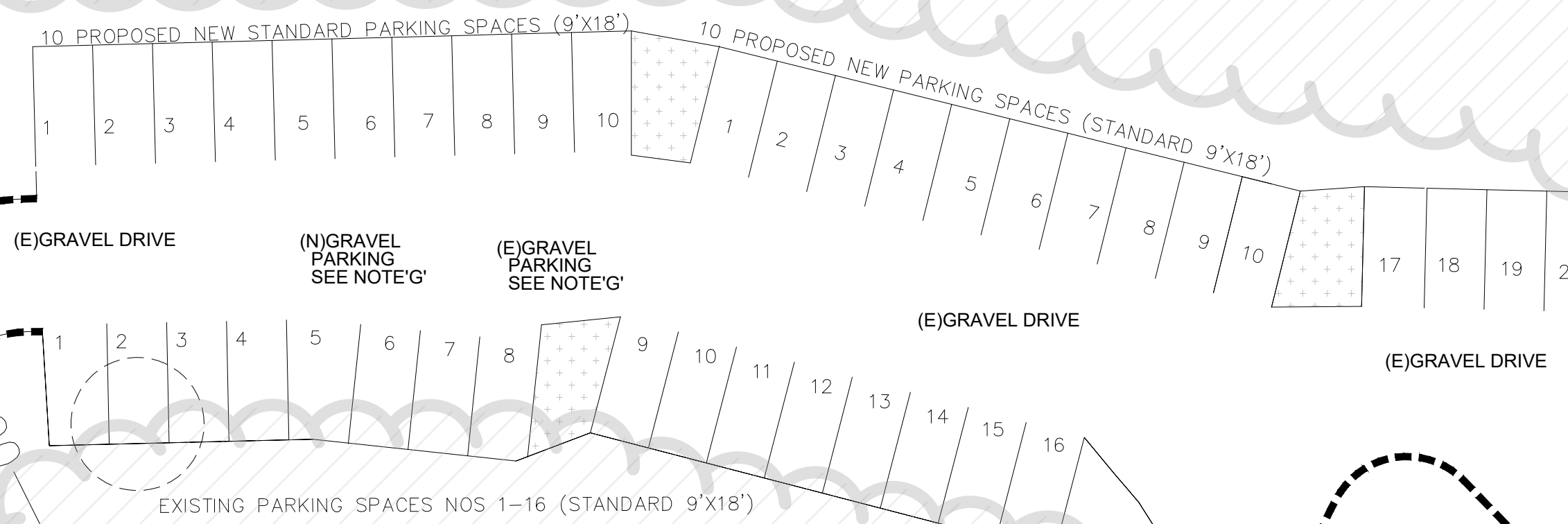
THE HIDEAWAY: RECREATION CAMP/RETREAT CENTER
Colorado Springs, CO
SPECIAL USE SITE PLAN MAP

REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE REVISION	9/3/2020
2	2ND COMMENT RESPONSE REVISION	9/23/20
3	3RD COMMENT RESPONSE REVISION	11/21/20
4	4TH COMMENT RESPONSE REVISION	3/9/21
5		
6		

DESIGNED	DATE
RSF	04.27.20
RSF	04.27.20
CHECKED	XXX
PROJECT NUMBER:	0969595000.2

P1 OF 2

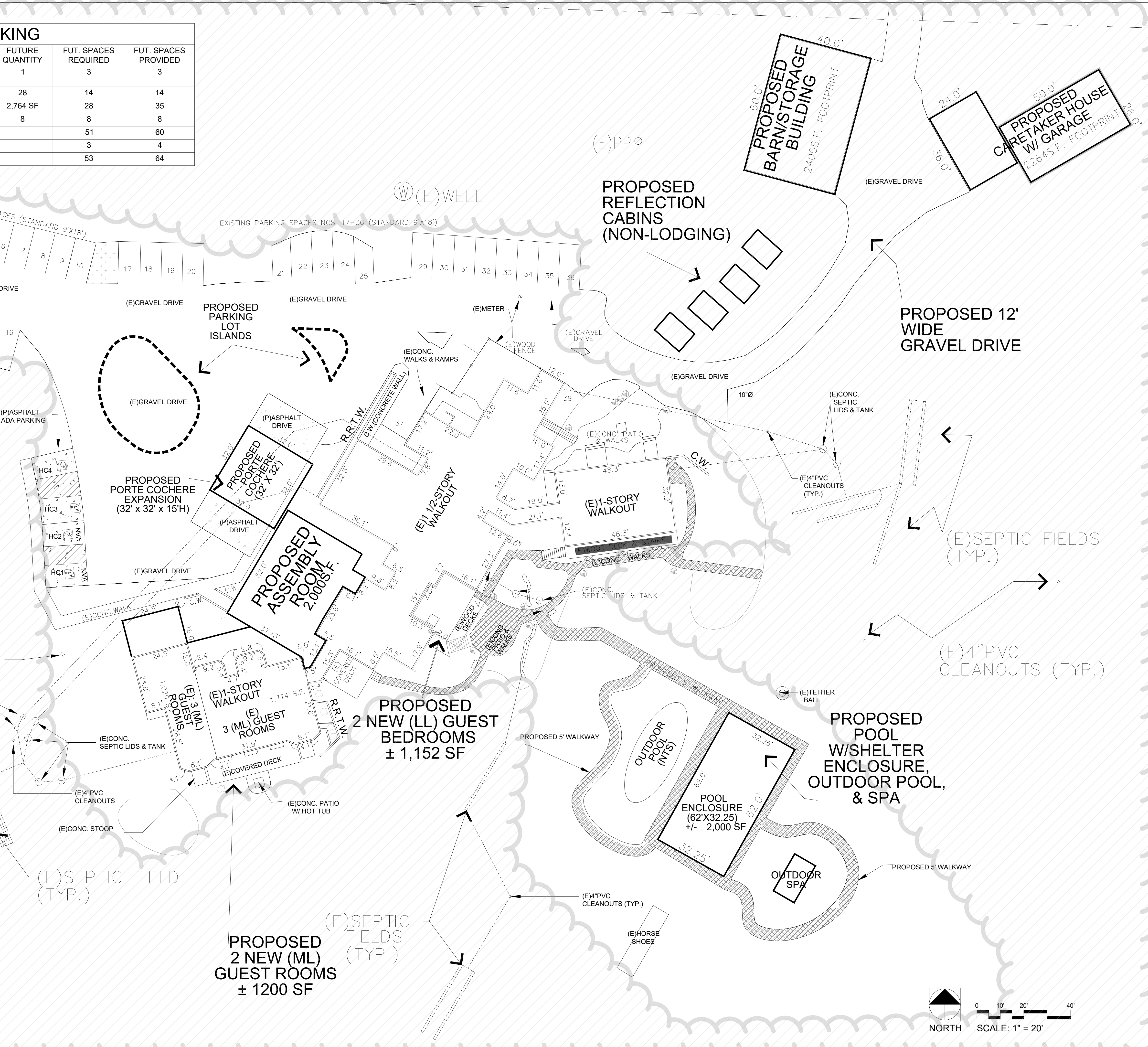
EXISTING & FUTURE PARKING						
USE	STANDARD/RATIO	EX. QUANTITY	EX. REQ. SPACES	FUTURE QUANTITY	FUT. SPACES REQUIRED	FUT. SPACES PROVIDED
CARETAKER'S RESIDENCE	2 /UNIT + 1 GUEST SPC	1	3	1	3	3
GUEST ROOMS	1 PER 2 GUEST ROOMS	16	8	28	14	14
ASSEMBLY SPACES	1 PER 100 SF	2,188 SF	22	2,764 SF	28	35
EMPLOYEES	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



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

PREVIOUSLY APPROVED USES/STRUCTURES (UNIMPLEMENTED FROM AL-09-002)	
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

2020 PROPOSED USES/STRUCTURES (CURRENT SPECIAL USE REQUEST- AL-20-013)	
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



REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE REVISION	9/3/2020
2	2ND COMMENT RESPONSE REVISIONS	9/23/20
3	3RD COMMENT RESPONSE REVISIONS	11/21/20
4	4TH COMMENT RESPONSE REVISIONS	3/9/21
5		
6		

DESIGNED	RSF	DATE	AS NOTED
DRAWN	RSF	04.27.20	
CHECKED	RSF	04.27.20	
PROJECT NUMBER	09695000.2		