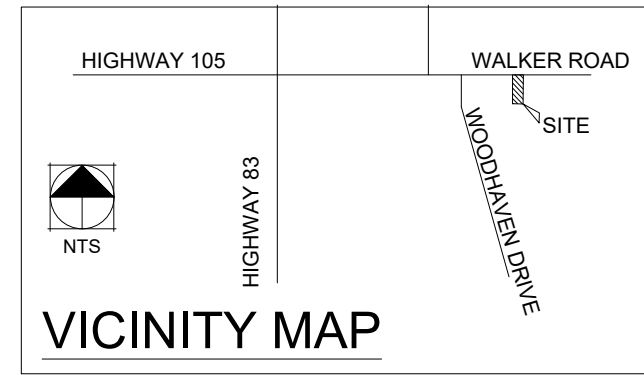


THE HIDEAWAY: RECREATION CAMP/RETREAT CENTER (SITE DEVELOPMENT PLAN)



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

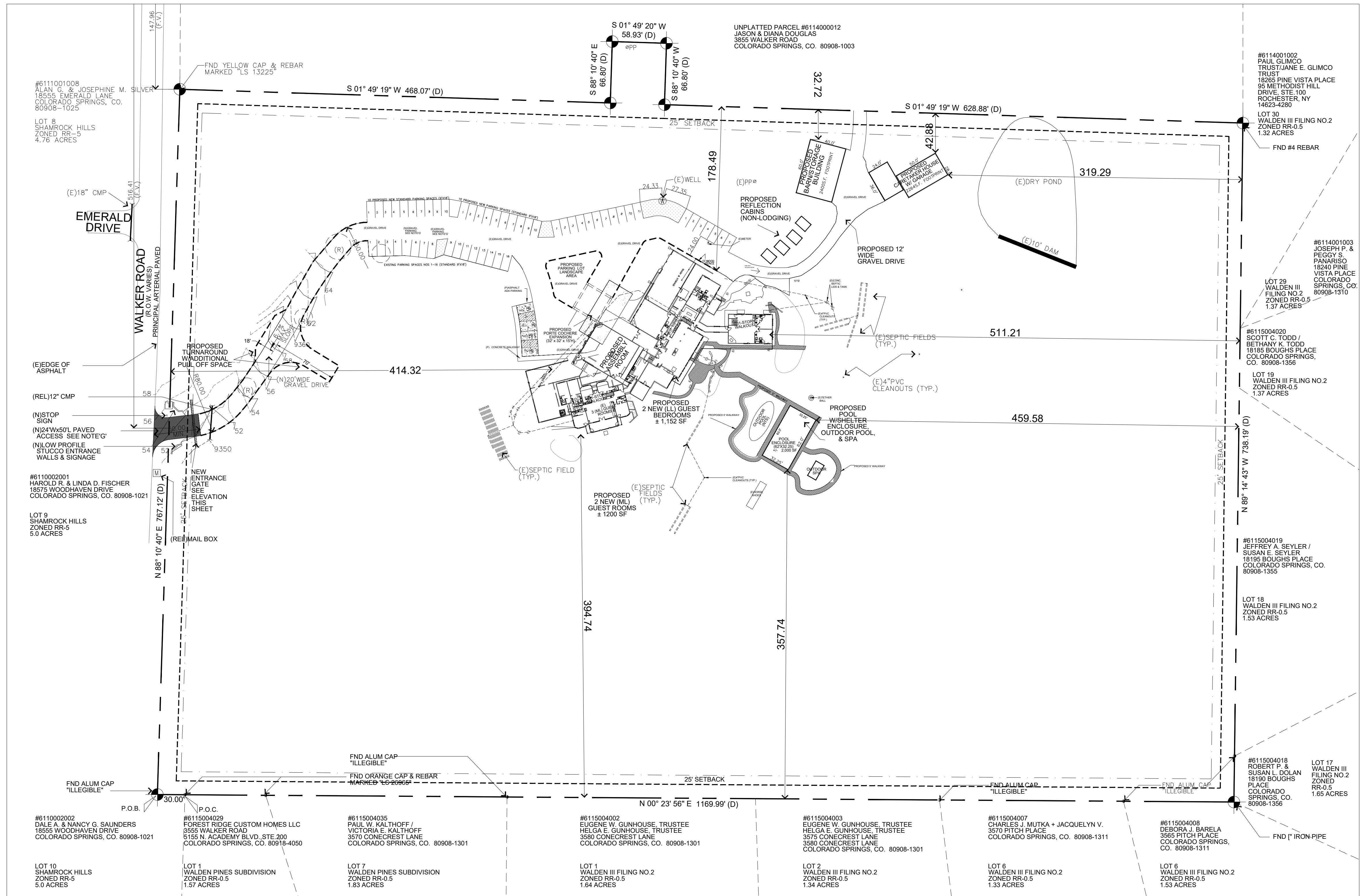
CONSULTANTS:
KIMLEY-HORN
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
719-453-0180

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.

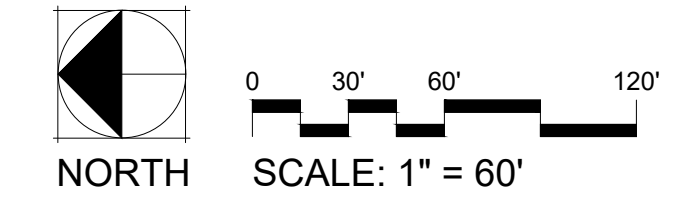
SITE PLAN GENERAL NOTES

- 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.
- IT IS UNDERSTOOD AND AGREED UPON THAT THERE WILL BE A BLANKETED, SHARED EMERGENCY ACCESS EASEMENT BETWEEN THE HIDEAWAY, RECREATIONAL CAMP/RETREAT CENTER AND ADJACENT OWNER(S) JASON AND DIANA DOUGLAS ASSOCIATED WITH PARCEL NO. 6114000012.



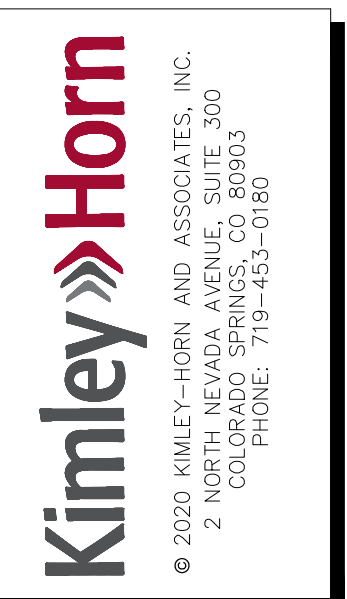
SITE/PROPERTY INFORMATION		PROPERTY UPGRADE CALCULATIONS			
ADDRESS	3805 WALKER RD	PROPOSED (NOT BUILT)*	SF±	NEW PROPOSED	
PARCEL ID NO.	6115000004	BARN STORAGE BUILDING*	2,400SF	ASSEMBLY ADDITION	2,338SF
ZONING	RR-5	CARETAKER HOUSE AND GARAGE*	2,264SF	EAST COVERED PATIO	1,551AF
SITE ACREAGE	20.18 AC	CABINS (4)*	2,240SF	COVERED CARPORT AND ENTRY	2,079SF
SITE SQUARE FOOTAGE	879,115 SF			WEST COVERED PATIO	2,634SF
EX. STRUCTURAL	11,309 SF	TOTAL STRUCTURAL COVERAGE (WITH EXISTING STRUCTURAL)	18,213SF		19,911SF
PARKING/DRIVEWAYS	25,994 SF	TOTAL LOT COVERAGE (WITH EXISTING STRUCTURAL)	50,071SF		51,769SF
TOTAL LOT COVERAGE	43,167SF	PERCENT IMPERVIOUSNESS	5.70%		5.89%
PERCENT IMPERVIOUSNESS	4.91%	PERCENT INCREASED	0.79%		0.98%

* THE PROPOSED (NOT BUILT) PORTION IS TO REFLECT THE CHANGES FROM THE PREVIOUSLY PROPOSED SITE.



SHEET INDEX:
COVER SHEET P1
SITE PLAN MAP P2

PCD FILE NO: COM-22-2212



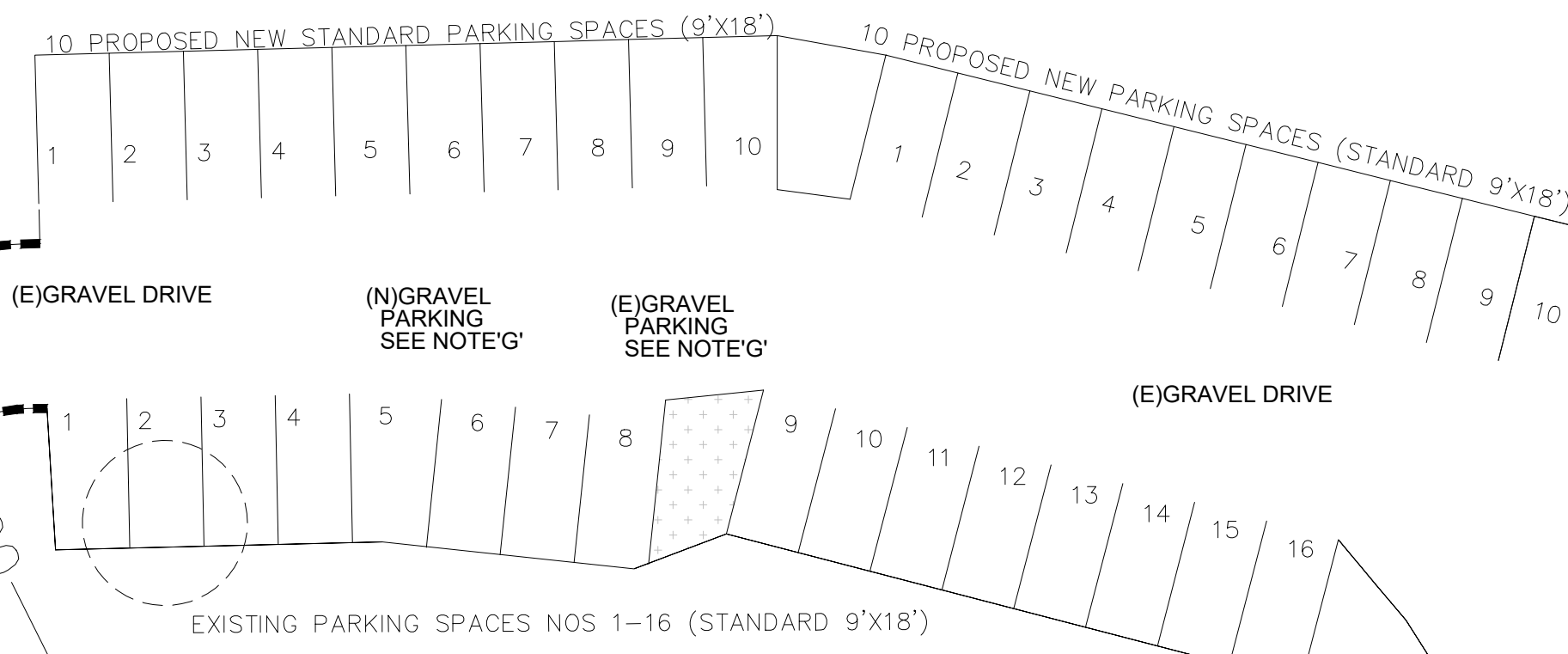
THE HIDEAWAY: RECREATION CAMP/RETREAT CENTER
Colorado Springs, CO
SPECIAL USE SITE PLAN MAP

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

DESIGNED	RSF	DATE	SCALE
XXX	XXX	00.00.00	AS NOTED

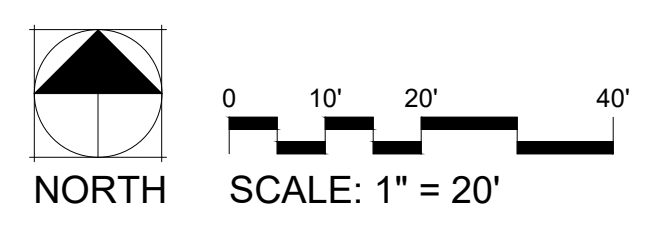
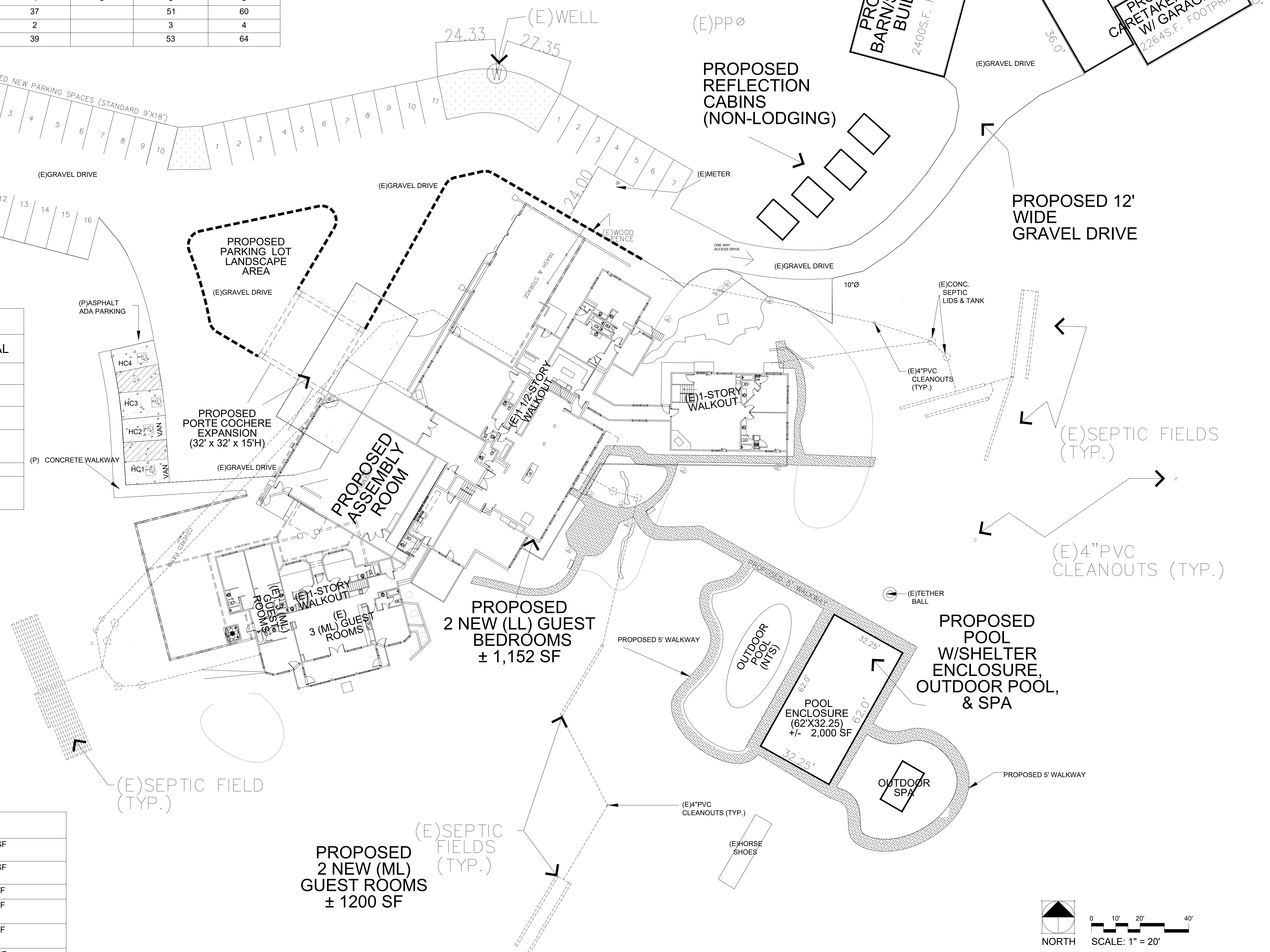
EXISTING & FUTURE PARKING

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

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



Kimley-Horn
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 2 NORTH NEVADA AVENUE, SUITE 300
 COLORADO SPRINGS, CO 80903
 PHONE: 719-443-0160

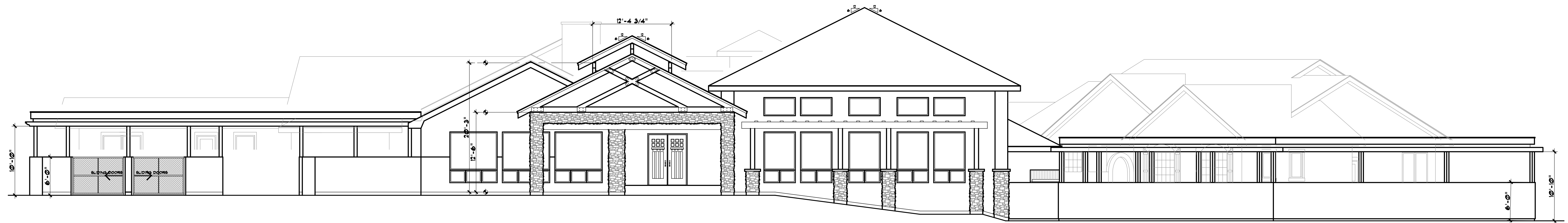
**THE HIDEAWAY: RECREATION
 CAMP/RETREAT CENTER**
 Colorado Springs, CO
 SPECIAL USE SITE PLAN MAP

STAMP:

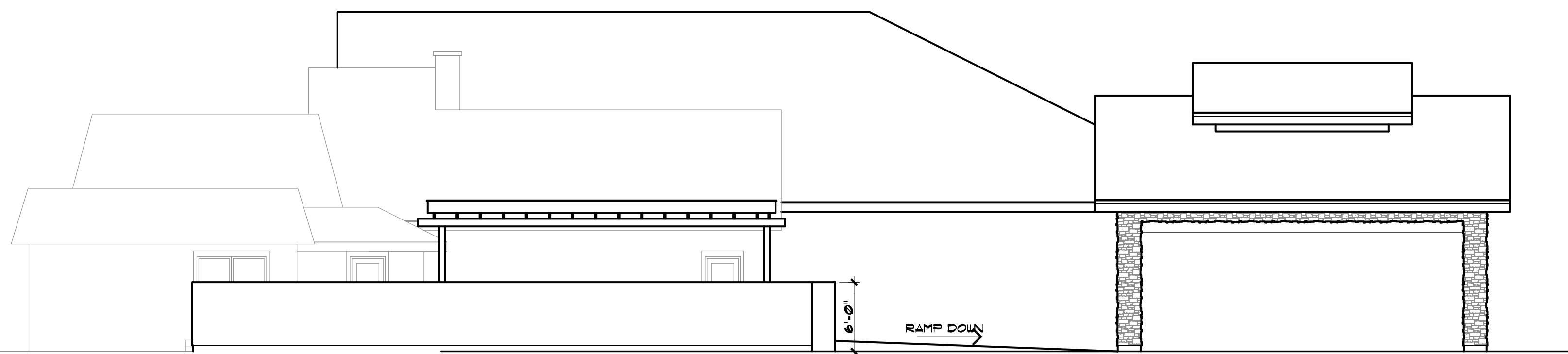
REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE	9/3/2020
2		
3		
4		
5		
6		

DESIGNED	RSF	DATE
DRAWN	RSF	04.27.20
CHECKED	RSF	09.09.00
PROJECT NUMBER: 09695000.2		

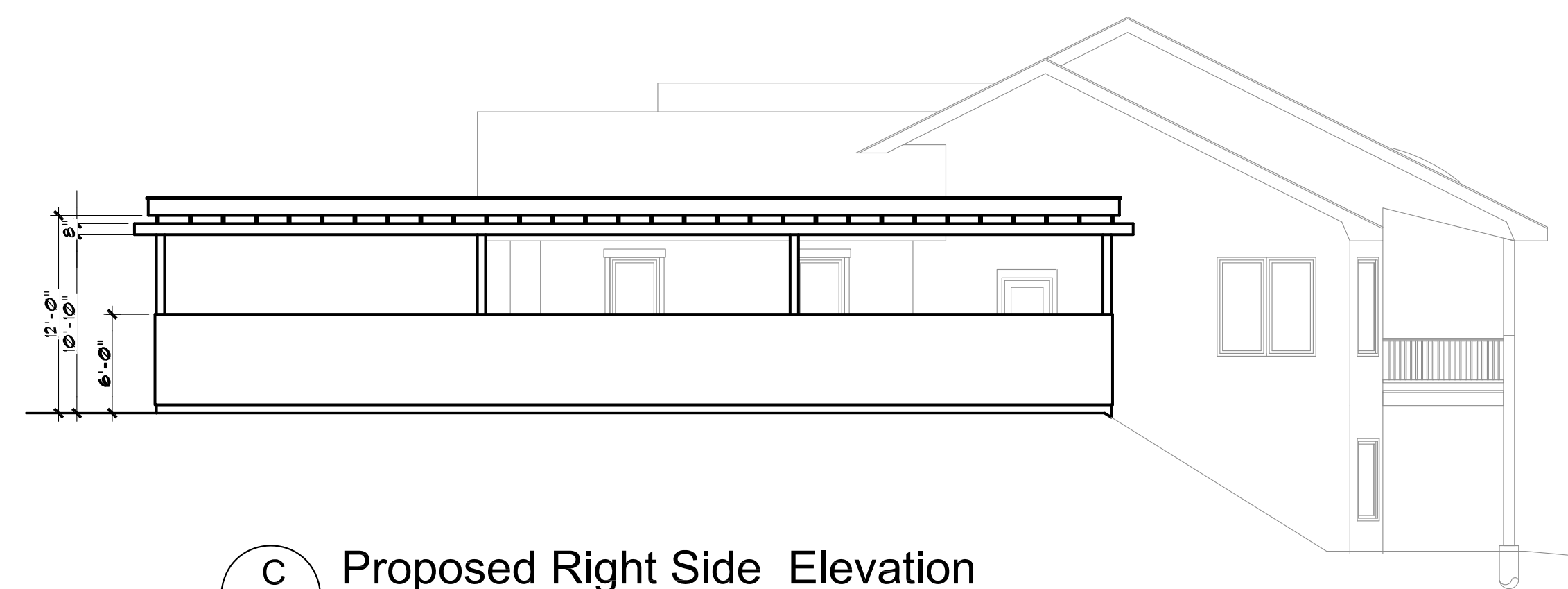
**SITE PLAN
 P2 OF 2**



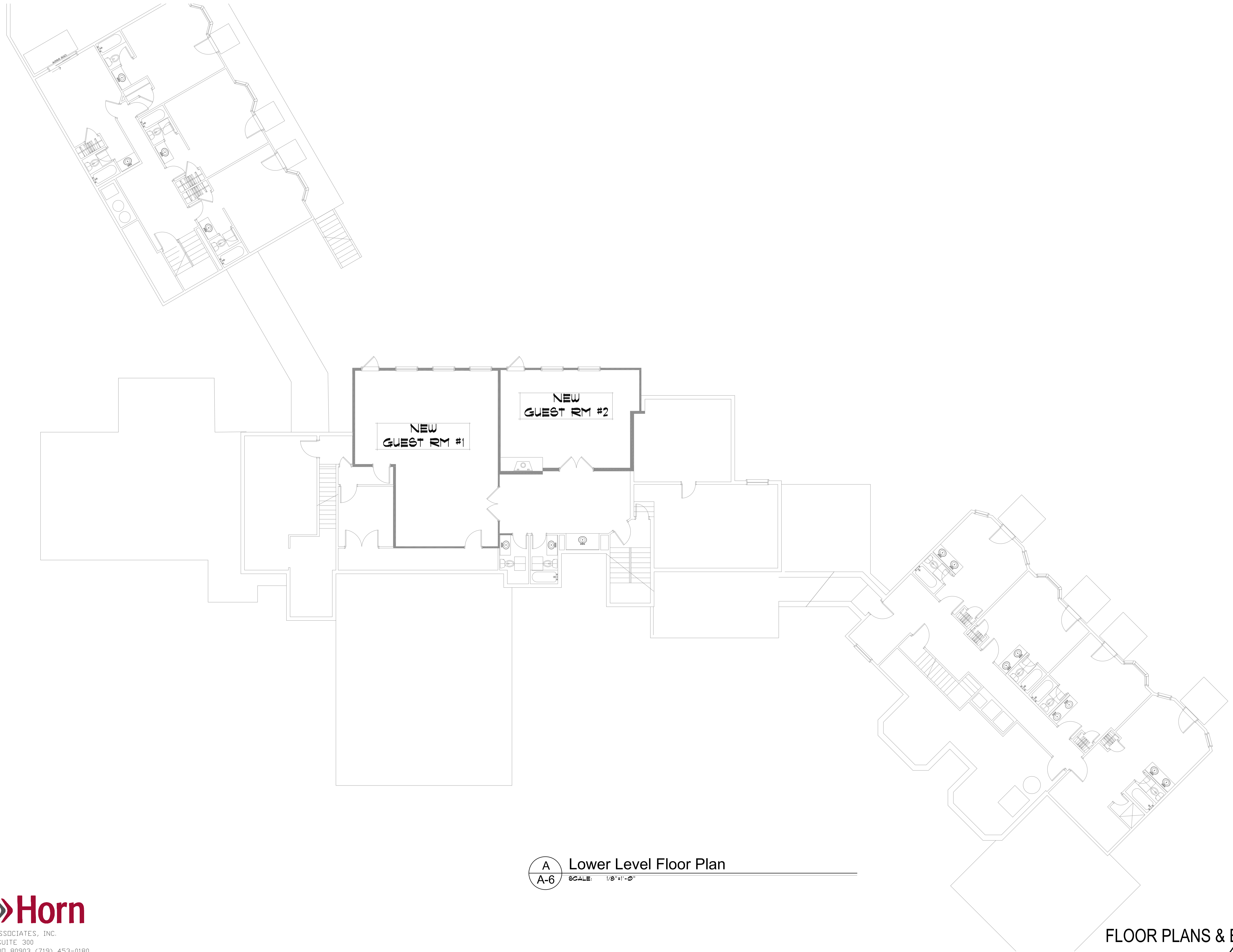
A Proposed Front Elevation
A-9 SCALE: 1/8"=1'-0"



B Proposed Left Side Elevation
A-9 SCALE: 1/8"=1'-0"



C Proposed Right Side Elevation
A-9 SCALE: 1/8"=1'-0"



A Lower Level Floor Plan
A-6 SCALE: 1/8"=1'-0"

