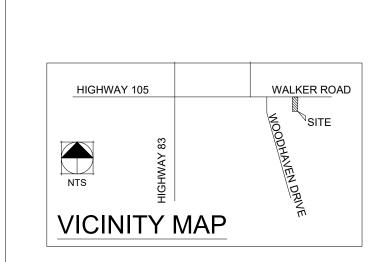
THE HIDEAWAY: RECREATION CAMP/RETREAT CENTER (SITE DEVELOPMENT PLAN)



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

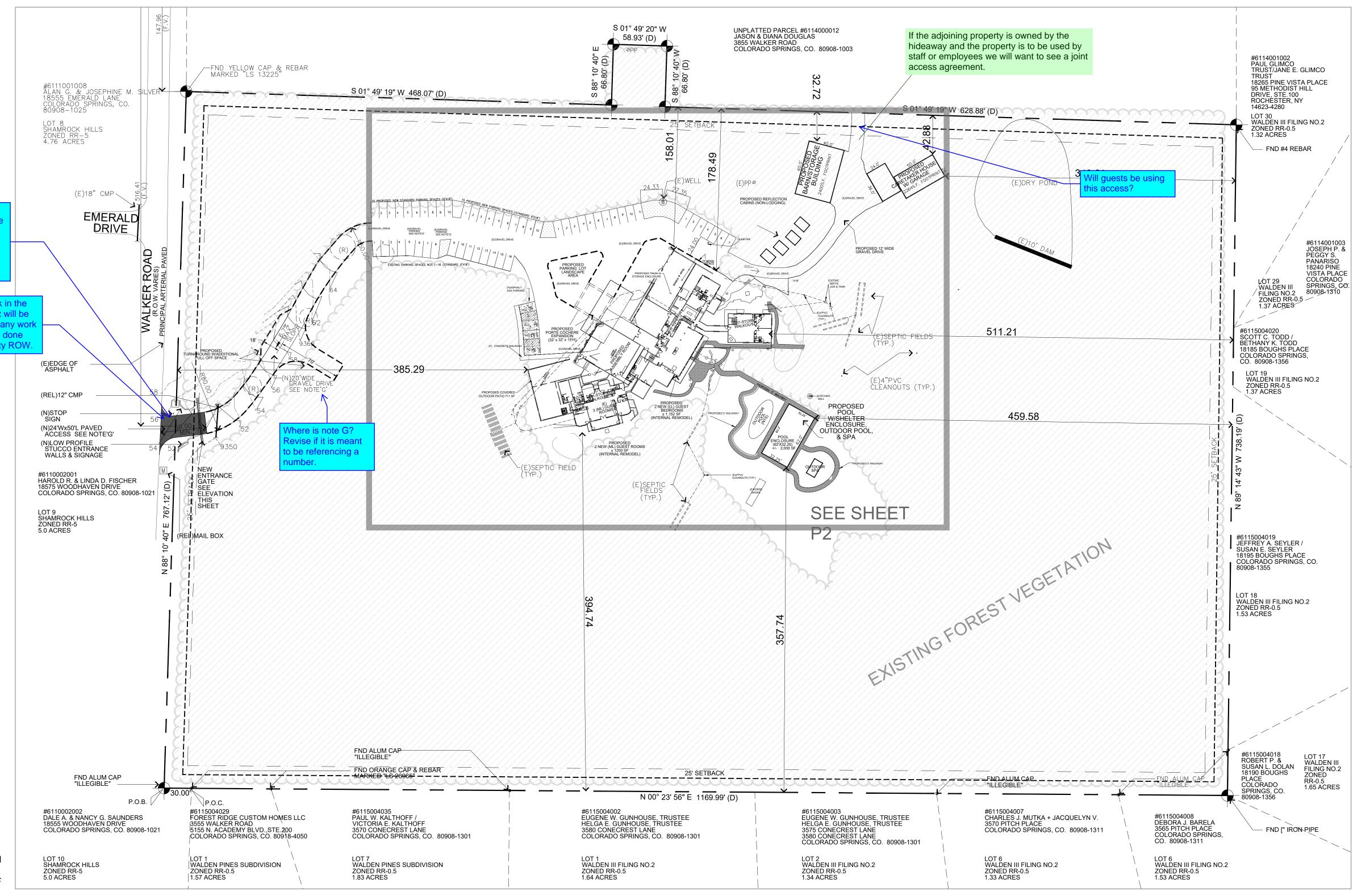
LEGAL DESCRIPTION:

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 OCRNER 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.

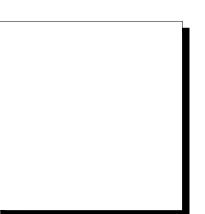
SITE PLAN GENERAL NOTES

- 1. 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.
- 3. 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.
- 4. NATURAL VEGETATION AND POND WILL NOT BE DISTURBED EXCEPT AT NEW ACCESS ROAD (SPECIAL USE PHASE), PARKING, PHASES IV, V, V1 & VIII.
- 5. EXISTING CONTOURS WILL NOT BE DISTURBED EXCEPT AT NEW ACCESS ROAD (SPECIAL USE PHASE), ADDITIONAL PARKING, PHASES IV, V & VIII.
- 6. 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
- 7. 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.
- 8. THERE SHALL BE NO AMPLIFIED SOUND ASSOCIATED WITH ANY OUTDOOR ACTIVITIES.
- 9. SEE 2020 AMENDED SPECIAL USE LETTER OF INTENT FOR MORE INFORMATION.

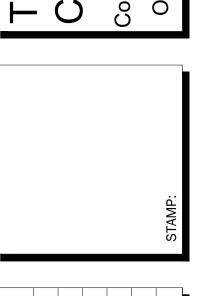


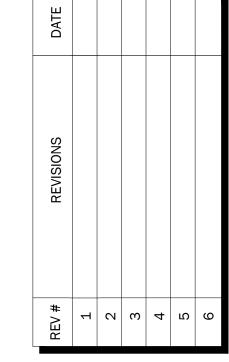
SITE/PROPERTY INFORMATION			0 30'	60' 120'
ADDRESS	3805 WALKER RD		NORTH SCALE: 1	1" = 60'
PARCEL ID NO.	6115000004		NOICHT OU/LE.	-
ZONING	RR-5		Please provide a legend.	
SITE ACREAGE	20.18 AC			
SITE SQUARE FOOTAGE	879,115 SF			
EXISTING LOT COVERAGE	43,167		SHEET INDEX:	
STRUCTURAL	1,904 SF		COVER SHEET	P1
WALKS, PATIOS, DECKS	6,269	Revise to COM-2212	SITE PLAN MAP	P2
PARKING/DRIVEWAYS	25,994		ELEVATIONS	P3
PERCENT IMPERVIOUSNESS	4.91%	Add proposed land disturbance to table.	FLOOR PLANS	P4-P6
		disturbance to table.	PCD FILE NO: CO	M-21-XXX

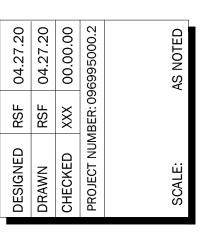




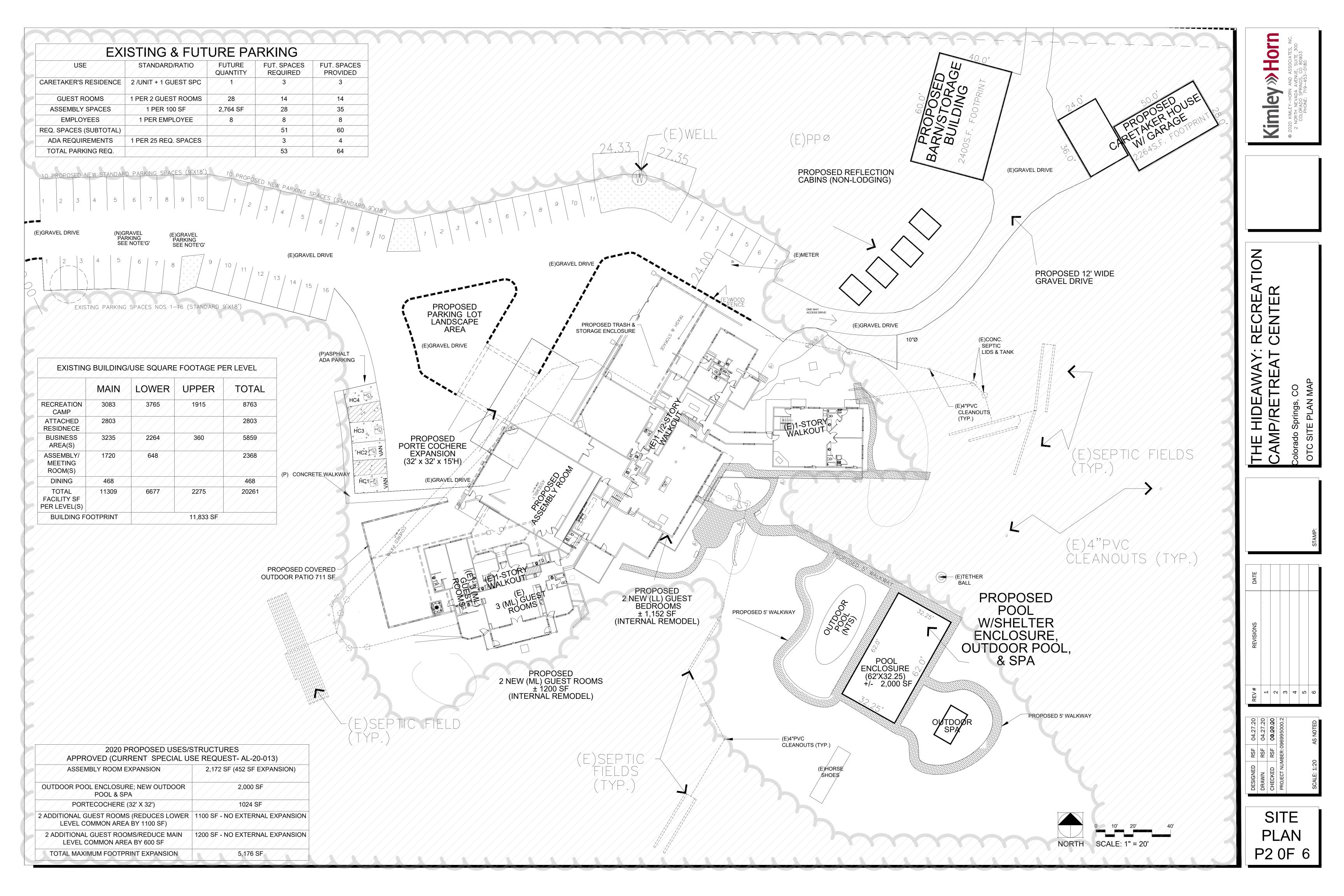
AWAY: RECREATIC TREAT CENTER

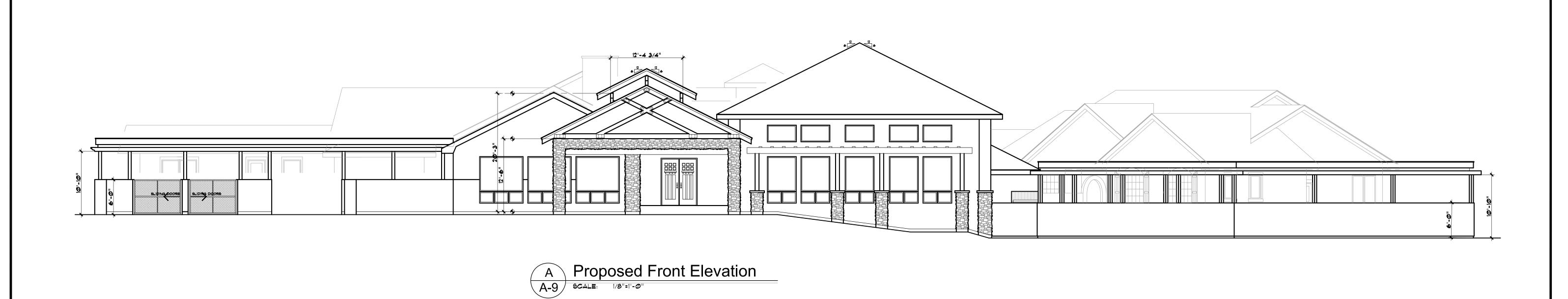


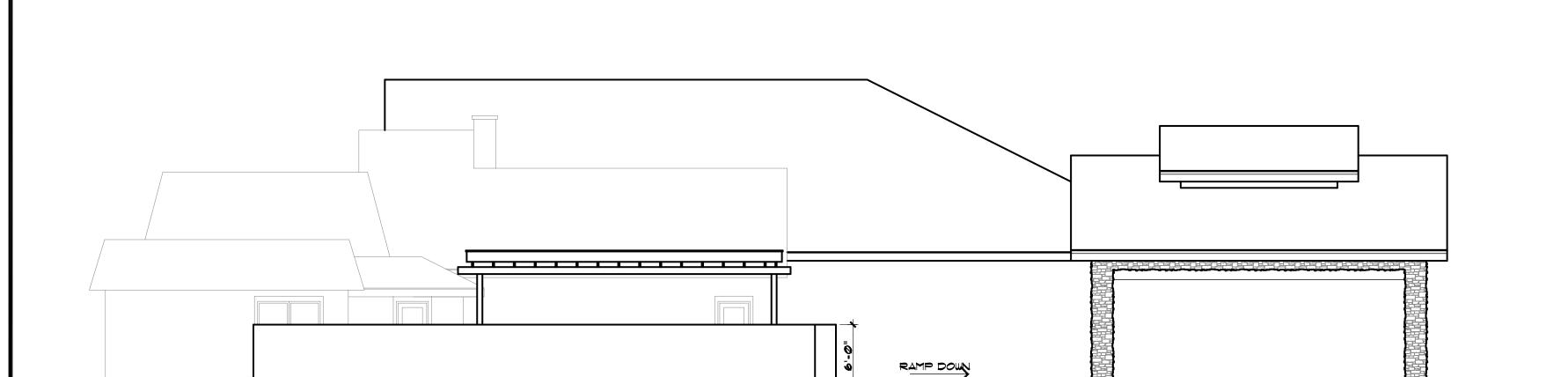




P1 OF 6

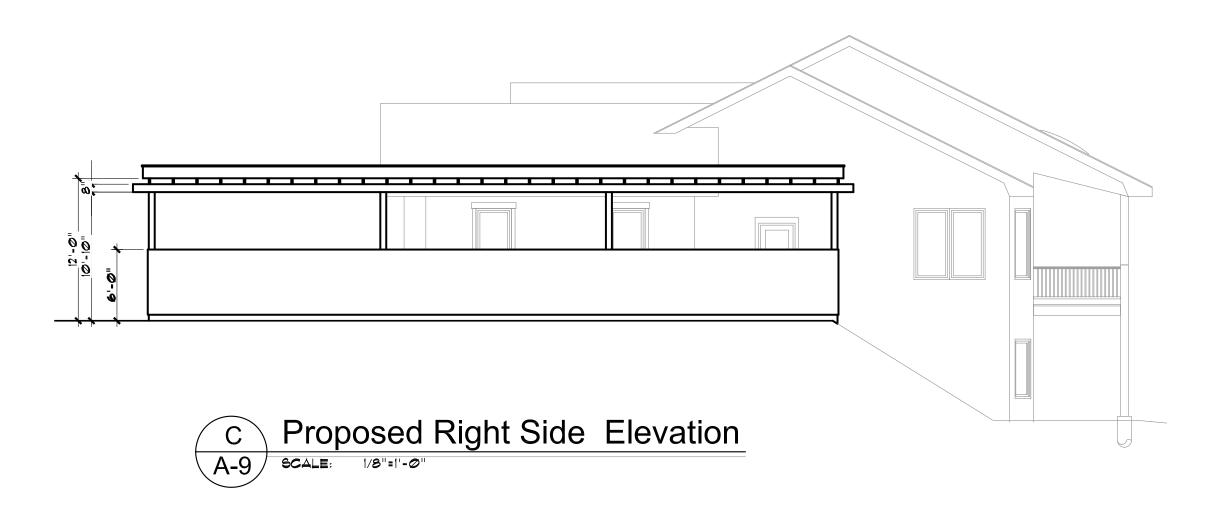




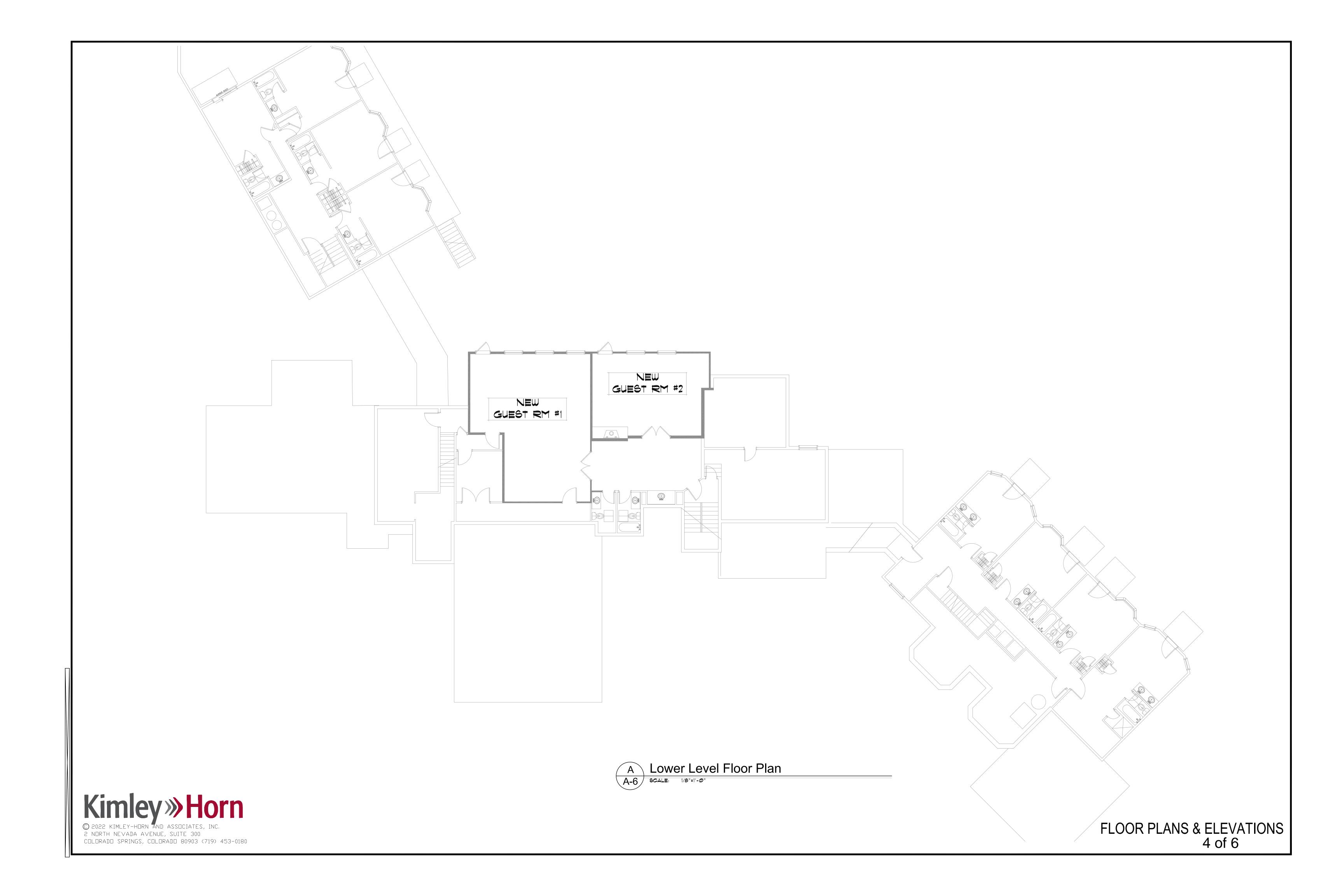


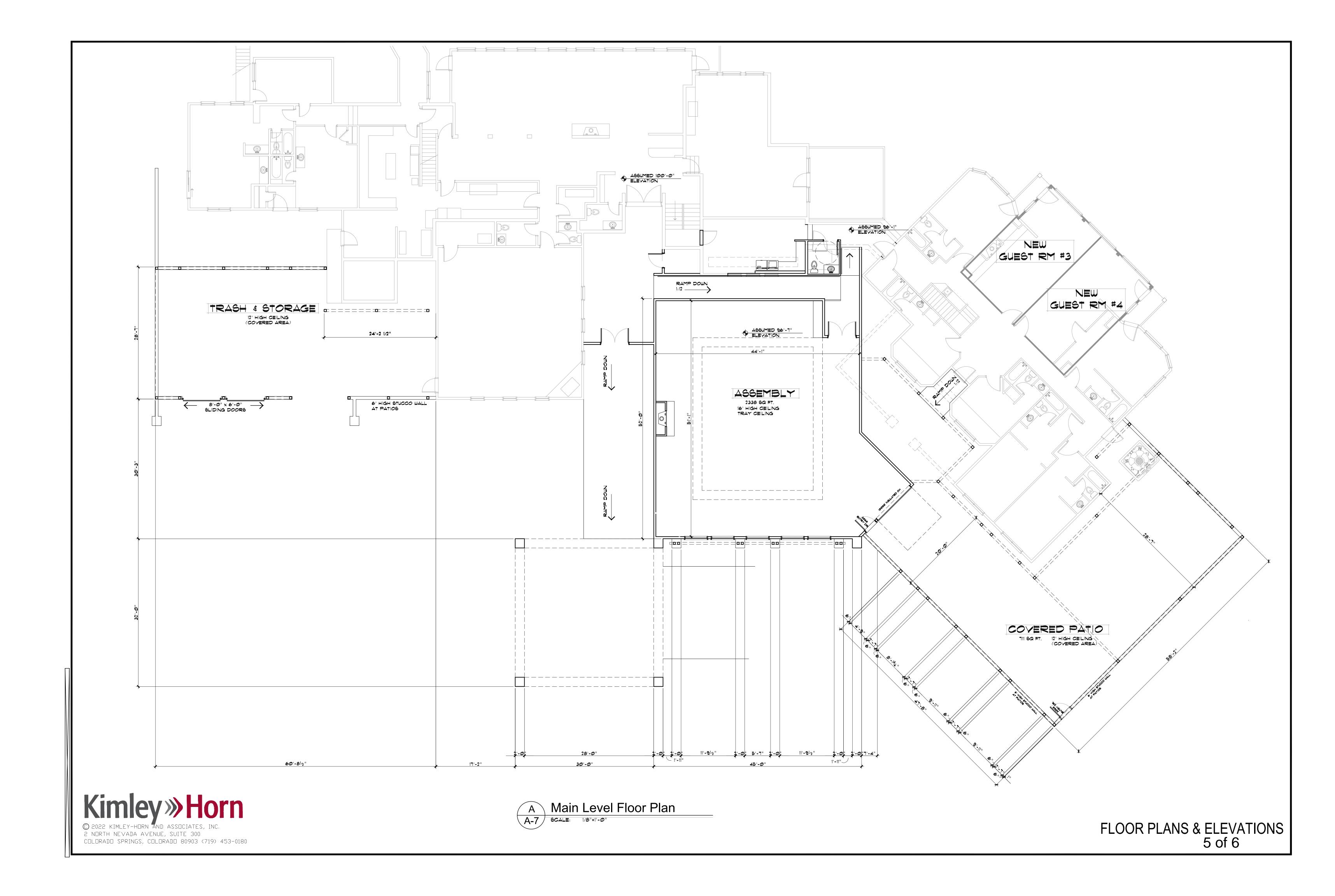
B Proposed Left Side Elevation

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















Site Development Plan_v1.pdf Markup Summary

lpackman (7)



Author: lpackman

Date: 5/10/2022 3:12:09 PM



Author: lpackman

Date: 5/10/2022 3:12:59 PM

SHEET INDEX:



Author: lpackman

Date: 5/10/2022 3:13:40 PM



Author: lpackman

Date: 5/10/2022 4:27:45 PM



Author: lpackman

Date: 5/10/2022 4:44:00 PM



Author: lpackman

Date: 5/10/2022 4:44:36 PM



Author: lpackman

Date: 5/11/2022 4:50:28 PM

Raimere.Fitzpatrick (1)



Author: Raimere.Fitzpatrick Date: 1/19/2022 9:44:37 AM

Site Development Plan_v1.pdf Markup Summary

dsdmathy2 (2)



Author: dsdmathy2 Date: 5/12/2022 3:29:27 PM

:VELOPMENT PL Author: dsdmathy2

Date: 5/12/2022 3:31:37 PM

Ipackman (7)



Author: lpackman

Date: 5/10/2022 3:12:09 PM



Author: lpackman

Date: 5/10/2022 3:12:59 PM

SHEET INDEX:



Author: lpackman

Date: 5/10/2022 3:13:40 PM



Author: lpackman

Date: 5/10/2022 4:27:45 PM



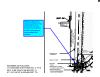
Author: lpackman

Date: 5/10/2022 4:44:00 PM



Author: lpackman

Date: 5/10/2022 4:44:36 PM



Author: lpackman

Date: 5/11/2022 4:50:28 PM

Raimere.Fitzpatrick (1)



Author: Raimere.Fitzpatrick Date: 1/19/2022 9:44:37 AM