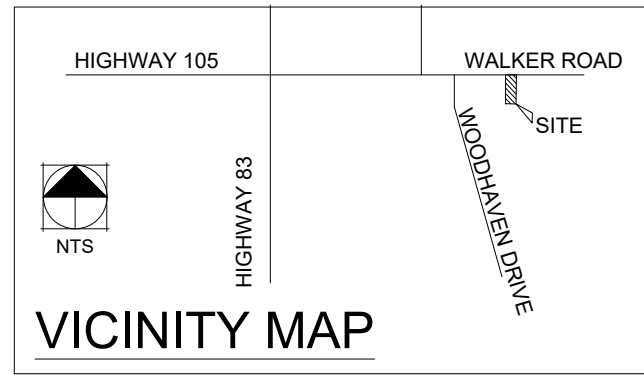


Condition of Approval:  
Applicant must pay road impact fees upon getting the building permit.



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

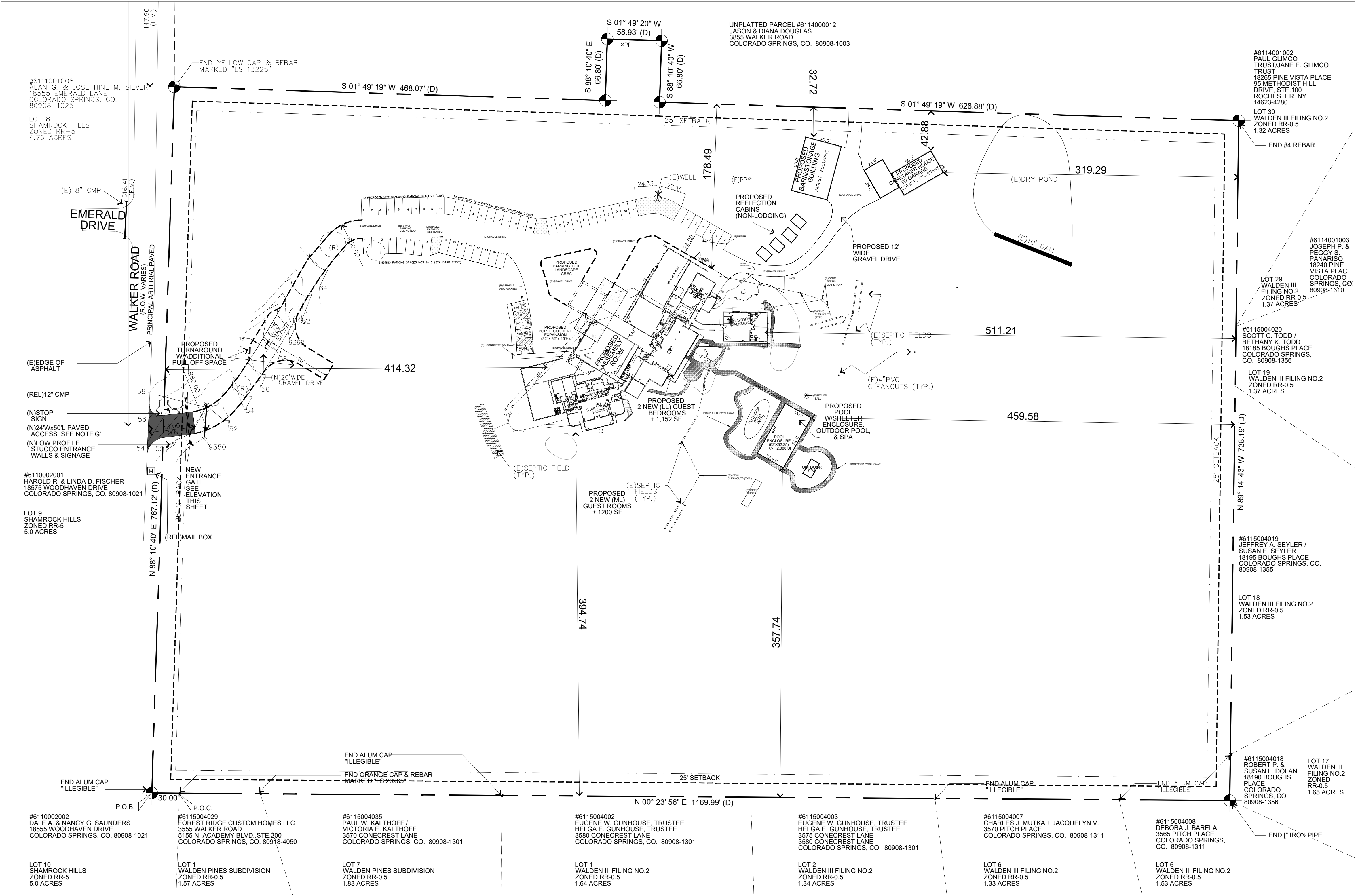
**CONSULTANTS:**  
KIMLEY-HORN  
2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, CO 80903  
719-453-0180

### LEGAL DESCRIPTION:

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  
169.99 FEET TO POB.  
COUNTY OF EL PASO, STATE OF COLORADO.

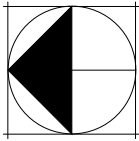
## SITE PLAN GENERAL NOTES

1. SITE PLAN DIMENSIONS ARE TO EDGE OF GRAVEL DRIVE, CONCRETE WALKS OR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. 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 3 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.
10. IT IS UNDERSTOOD AND AGREED UPON THAT THERE WILL BE A BLANKETED, SHARED EGRESSWAY 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	43,167SF	TOTAL LOT COVERAGE (WITH EXISTING STRUCTURAL)	50,071SF		51,769SF
PERCENT IMPERVIOUSNESS	4.91%	PERCENT IMPERVIOUSNESS	5.70%		5.89%
		PERCENT INCREASED	0.79%		0.98%
* THE PROPOSED (NOT BUILT) PORTION IS TO REFLECT THE CHANGES FROM THE PREVIOUSLY PROPOSED SITE.					

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



NORTH      SCALE: 1" = 60'

SHEET INDEX:

COVER SHEET	P1
SITE PLAN MAP	P2

PCD FILE NO: COM-22-2212

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

DESIGNED	RSF	04.27.20
DRAWN	RSF	04.27.20
CHECKED	XX	00.00.00
PROJECT NUMBER: 096995000.2		
SCALE:		AS NOTED

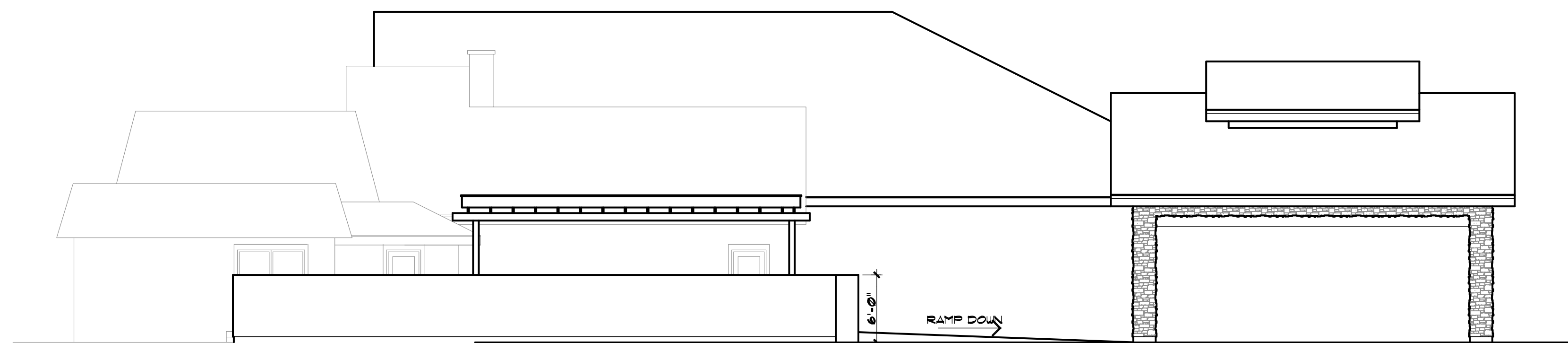




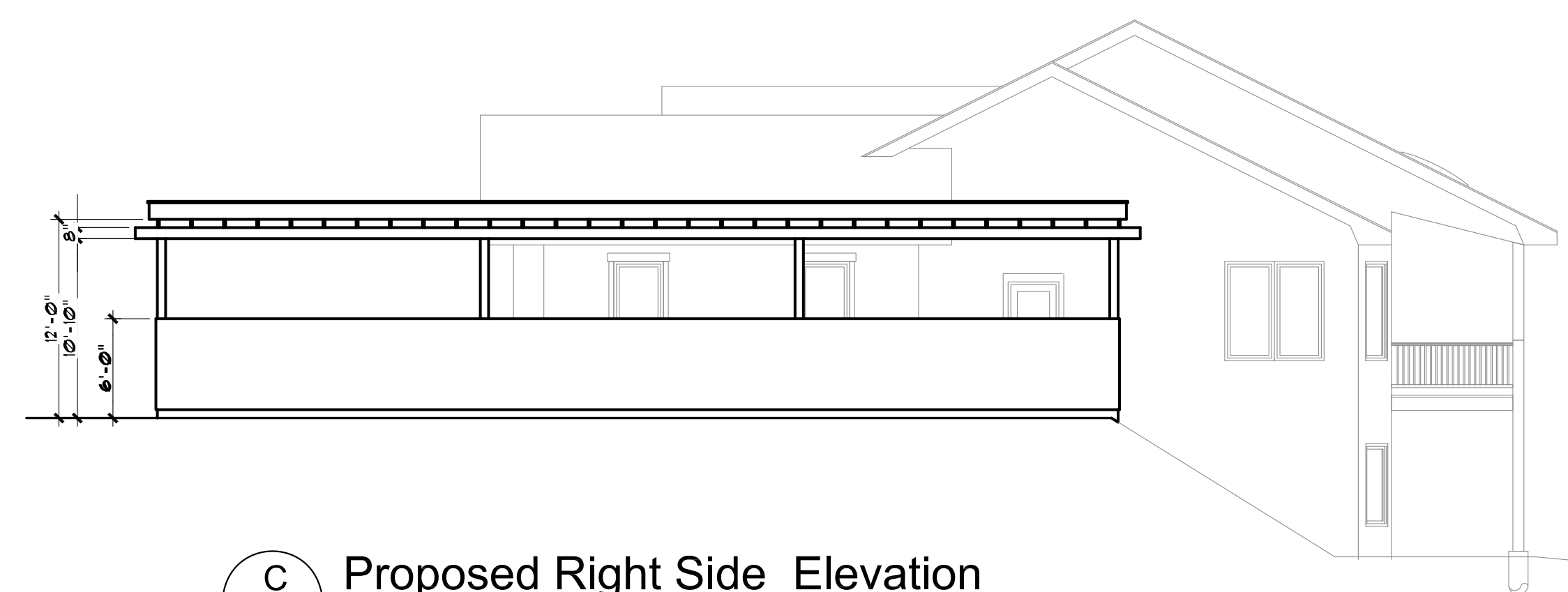




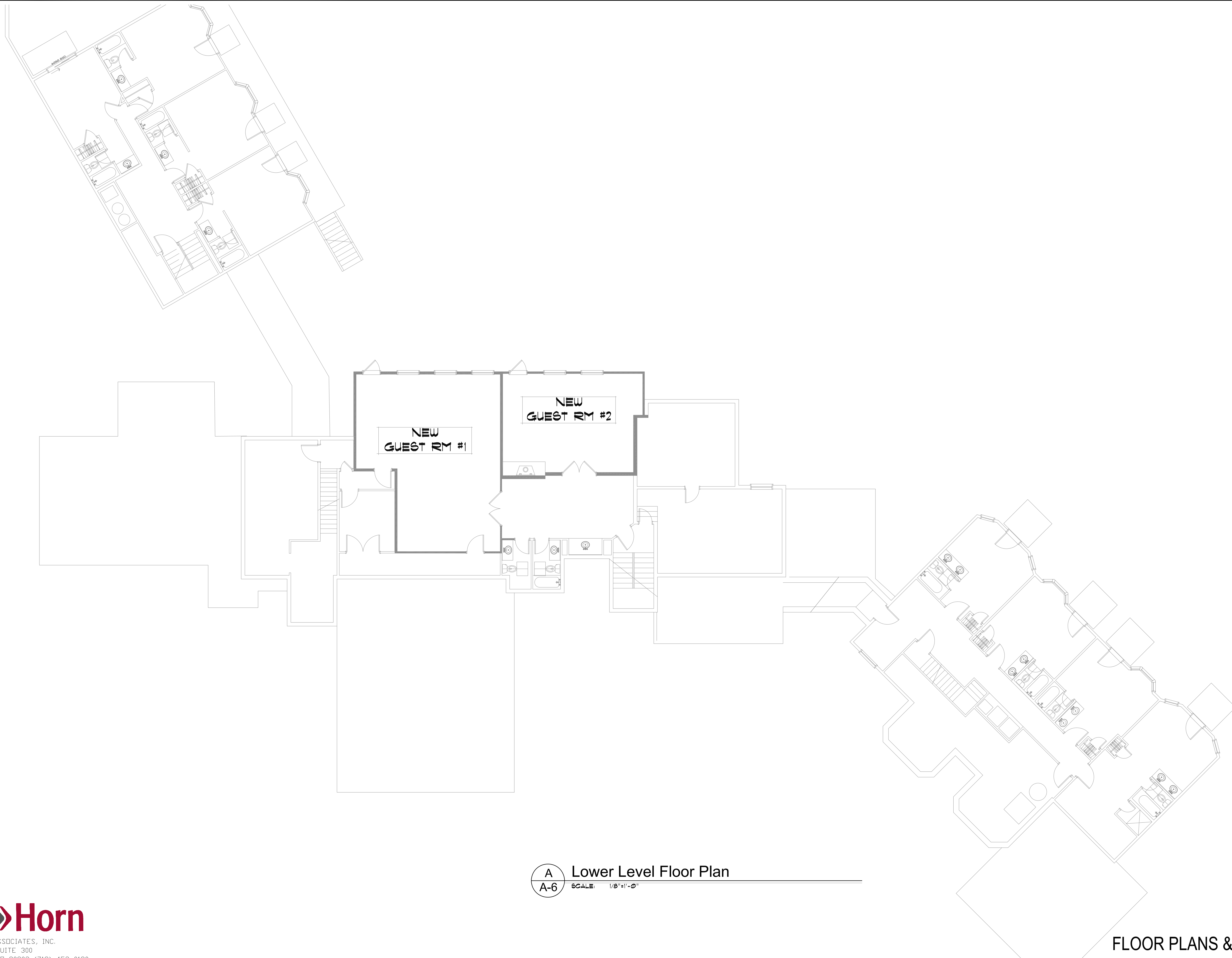
**A** Proposed Front Elevation  
A-9 SCALE: 1/8"=1'-0"



**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"







