

# CLARK'S RETREAT

## Master Plan

Prepared by  
LAND 4900 Capstone Studio  
UGA College of Environment + Design  
July 31, 2018



College of  
Environment + Design  
UNIVERSITY OF GEORGIA



Camp Dream<sup>SM</sup>  
Where Disabilities .. Disappear

# ACKNOWLEDGEMENTS

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## **UNIVERSITY OF GEORGIA COLLEGE OF ENVIRONMENT + DESIGN**

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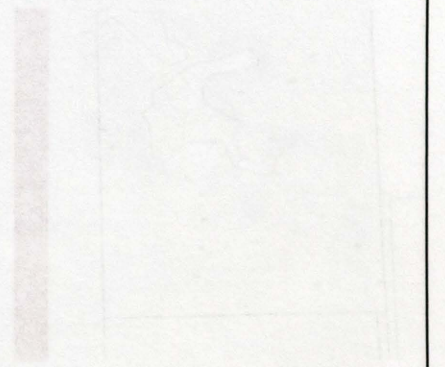
*Scott Little, Vice President*

## **GREAT SOUTHERN RECREATION**

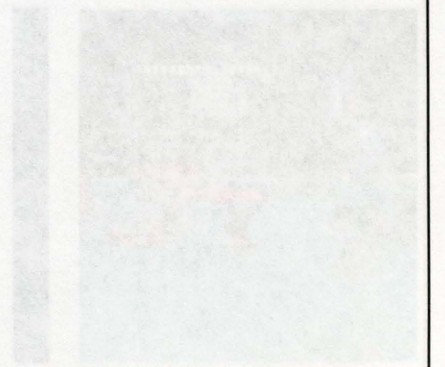
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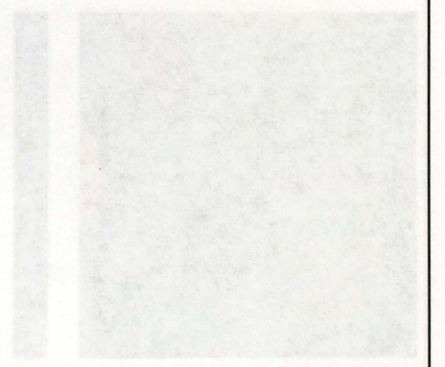
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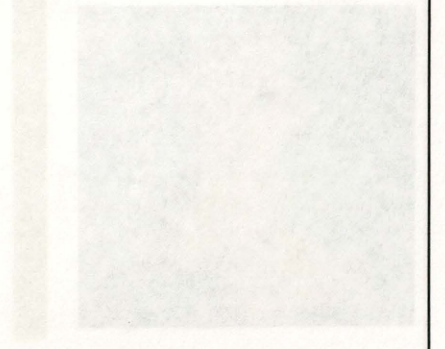
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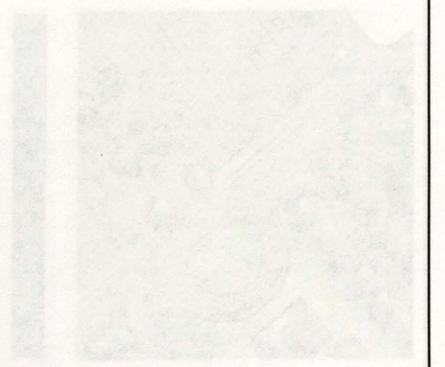
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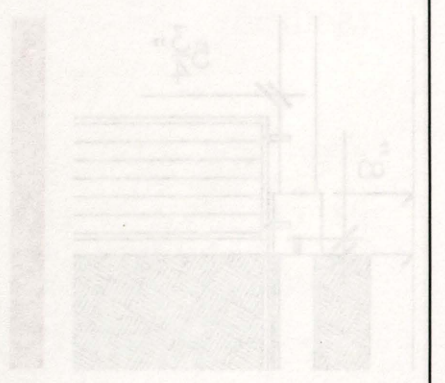
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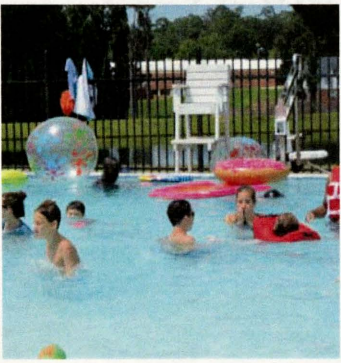
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# 1.

INTRODUCTION



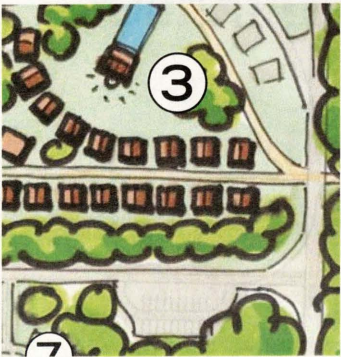
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# 3.

SITE ANALYSIS



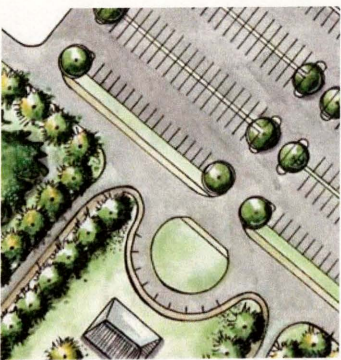
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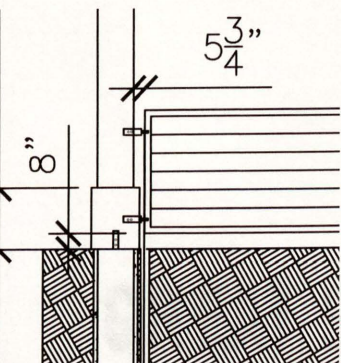
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SITE VISIT



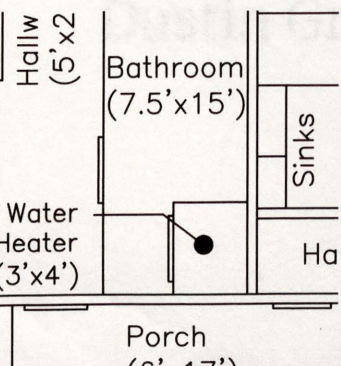
# 6.

FINAL MASTER PLAN



# 7.

ENTRY SIGN DETAILS

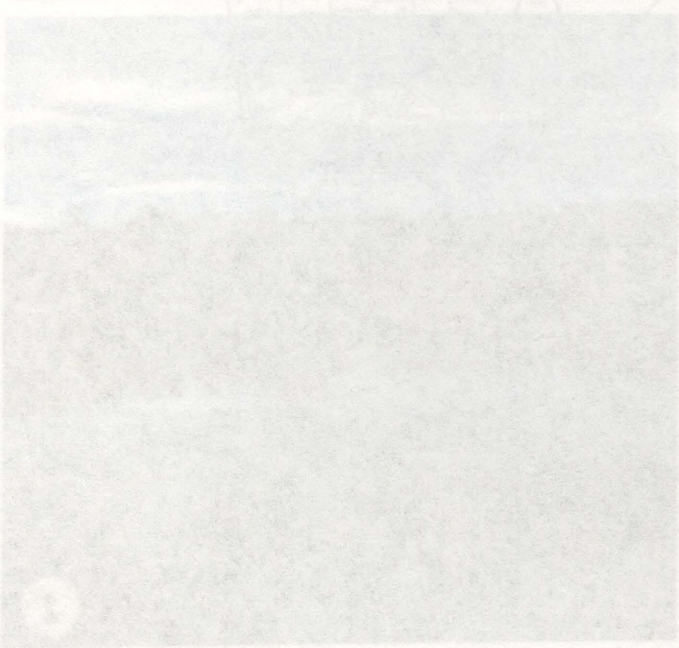
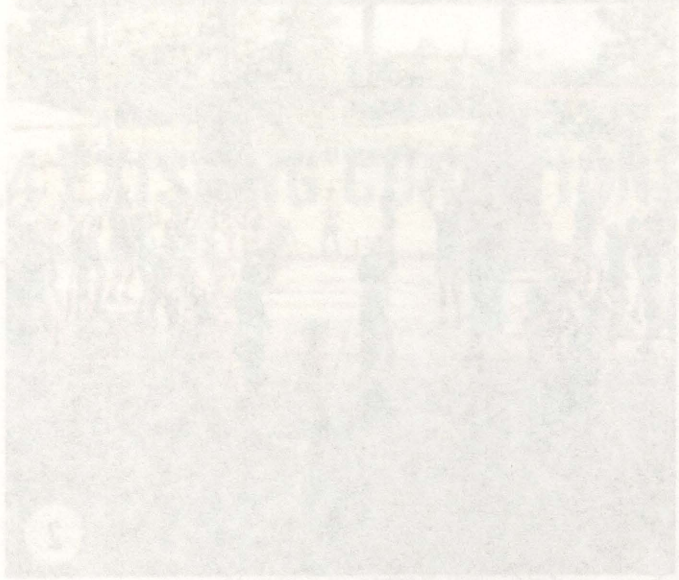


# 8.

APPENDIX

# 1.

## INTRODUCTION



with varying physical and developmental disabilities, in a barrier-free environment will not turn a camper away due to the severity of their disability or financial ability. The Clark's Retreat master plan was conceived to help the new facility in Randolph County, Georgia, to provide a new home for the program.

This new home provides a place for campers to interact with nature, participate in activities, and make their disabilities disappear. University of Georgia's Center for Environmental and Estuarine Science (CEES) presents this master plan as a means to inspire both levels of development and interaction with nature to alleviate the long-term vision of Camp Dream while providing a safe and healthy environment for young adults with disabilities to have a positive social interaction.

The master plan for Clark's Retreat was developed in order to meet the needs of expanding the camp and its programs. It also attempts to meet the expectations of stakeholders, parents and volunteers.

Overall, this plan is meant to find a balance with new facilities, existing landscape, and structures with new facilities.

### Location

From a planning point of view the master plan will help Clark's Retreat is located in creating a timeline allowing Clark's Retreat to achieve successful growth in development over time. The new campground aims to build on the success of the more established Atlanta, Georgia, Clark's Retreat program to call it home as well as providing a place for campers to interact with nature, generating enriching experiences for children, where their disabilities disappear.



## Introduction

### 1.1 PURPOSE

The Clark's Retreat master plan was conceived to help the Camp Dream Foundation plan development of their new facility in Randolph County, Georgia. The new camp aims to build on the success of Camp Dream by providing a new home for the program.

This new home provides a place for campers to interact with nature, generating enriching experiences, while making their disabilities disappear. University of Georgia College of Environment and Design presents this master plan as a muse to inspire both development and fundraising. The plan attempts to alleviate the long range vision of Camp Dream while taking into account existing structures, site opportunities and constraints.

### 1.2 BACKGROUND

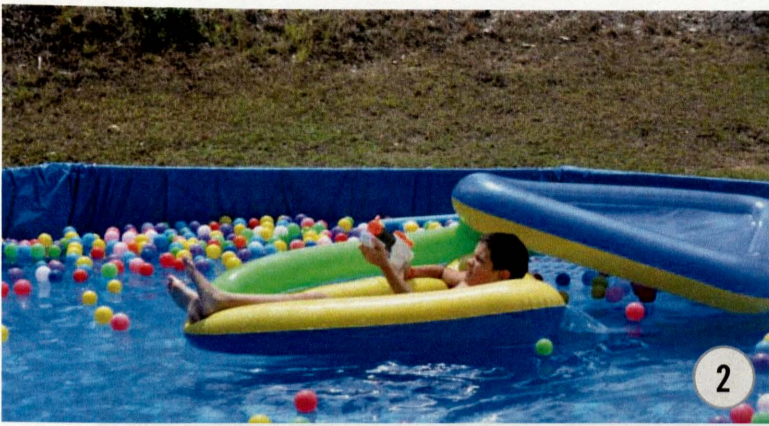
The master plan for Clark's Retreat was developed in order to meet the needs of expanding the camp and its programs. It also attempts to meet the expectations of stakeholders, parents and volunteers.

Overall, this plan is meant to find a balance with new facilities, existing landscape, and structures with new facilities.

From a planning point of view the master plan will help in creating a timeline, allowing Clark's Retreat to achieve successful growth in development over time. The new campground aims to build on the success created by Camp Dream by providing a place for the program to call home. As well as providing a place for campers to interact with nature, generating enriching experiences for children, where their disabilities disappear.



## 1.3 PRINCIPLES



### Mission

“Camp Dream’s mission is to improve the quality of life for children and young adults with special needs through operation of Summer Camp and Camp Out programs, and other recreational and educational activities.”



### What We Do

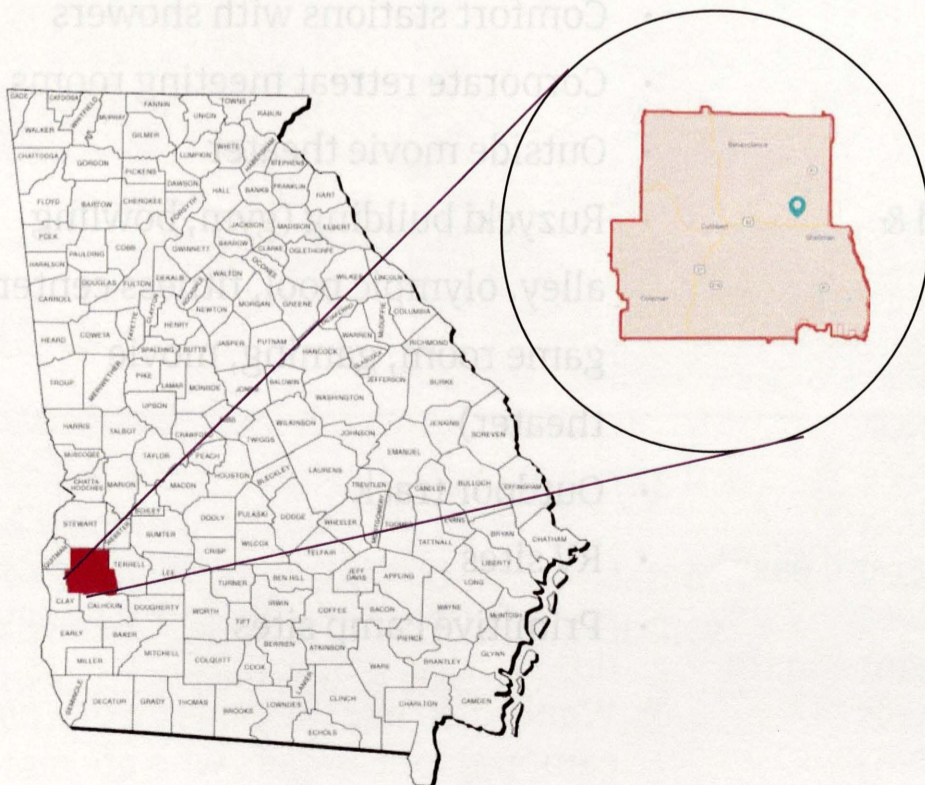
Camp Dream offers Summer Camp and Camp Out programs for children and young adults with varying physical and developmental disabilities, in a barrier free environment, and will not turn a camper away due to the severity of their disability or financial ability. The programs are 100% volunteer run, in addition to providing a 1:1 camper to counselor ratio. It is a strong belief that children with a disability have the right to recreational and social experiences that will enhance their self worth and value.



### Ethos

The number one rule at Camp Dream is to have fun, as play is an important but undervalued part of children’s social, cognitive, and emotional development. This is especially important to children and young adults with disabilities as the available opportunities for social interaction is often limited.

## 1.4 EXISTING CONDITIONS



### Location

Clark's Retreat is located in Cuthbert, Georgia in Randolph County. From Atlanta, Clark's Retreat is a two and a half hour drive on I-85 South.

## Context

The 338-acre site formerly known as Camp Okitayakani used to be a Girl Scout camp until 2016. There is a natural spring fed and stocked lake. Existing buildings on the site include: a ranger house, a director house, the main kitchen, a pool, three different cabin sites, horse pasture, tack shed, arts and crafts building, pavilion, storage, dock on the lake, and trail system.



## 1.5 GOALS

### Short Range

- Cabins to sleep 200 campers (top bunk access) & 50 staff
- Amenities/activities/structures to accommodate 250
- Paving roads & walking/ bike paths
- Dining facility
- Amphitheater
- Outdoor pavilion
- Zero entry pool with splash pad & lazy river
- Water slide
- Playground
- Multi-use sports field
- Multi-use gym
- Zip Lines
- Challenge wall
- Lake docks & beach
- Horse barn, arena & tack room

### Long Range

- Transportation system to support multiple camps
- In-ground trampoline
- Putt-putt golf course
- Frisbee golf course
- Comfort stations with showers
- Corporate retreat meeting rooms
- Outside movie theater
- Ruzycki building (gym, bowling alley, olympic pool, fitness center, game room, gaming, movie theater)
- Outdoor track
- RV sites
- Primitive camp sites



## Precedent Studies

# ROOSEVELT INSTITUTE for REHABILITATION SUMMER CAMP FACILITY

### Mission:

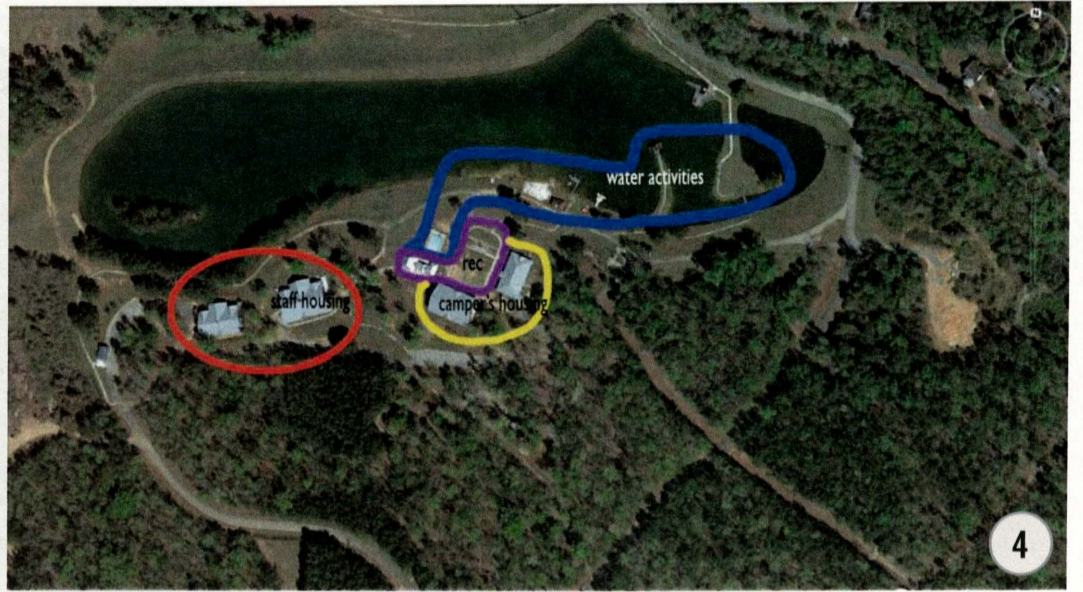
*“To provide a traditional summer camp experience to those children that cannot be served by other summer camps or special needs camping facilities.”*

For: children and young adults with mild to severe disabilities.

### Location:

Warm Springs, Ga

### Master Plan:



### Activities

- 3 swimming areas
- Boating/Kayak Launch
- Train rides
- Water slides
- Bowling
- Selfie Station
- Horseback riding
- Arts & crafts
- Sports
- Motorcycle rides
- Games
- Camp Fires
- Gardening
- Food and fun
- Central Kitchen
- 10 Dormitories
- Extended stay hotel
- Waste Water treatment plant
- RV site
- Infirmary
- Defib Stations
- Splash Pads

### Strengths

- Compacted area, easily accessible, and easy to navigate for the campers.
- Lots of versatile activities can be done in the same space.

### Weaknesses

- Campers already feel as if they don't have enough time to do everything they want to do
- Would also like to see more of a outdoor camping for campers who are less challenged
- Lack of shade

# Precedent Studies

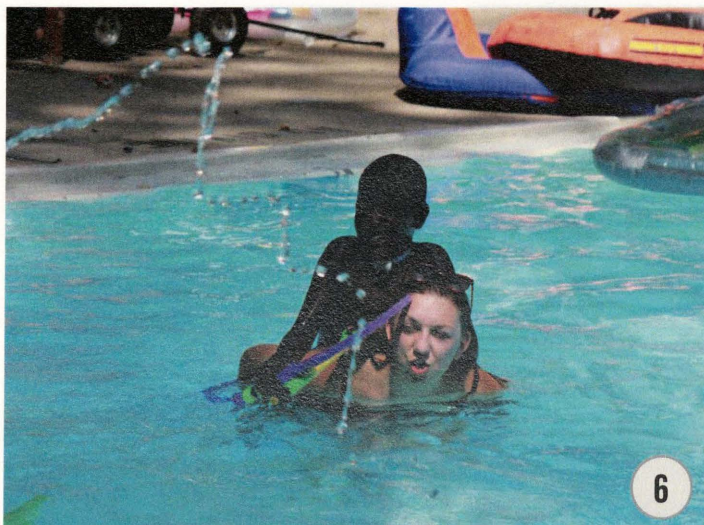
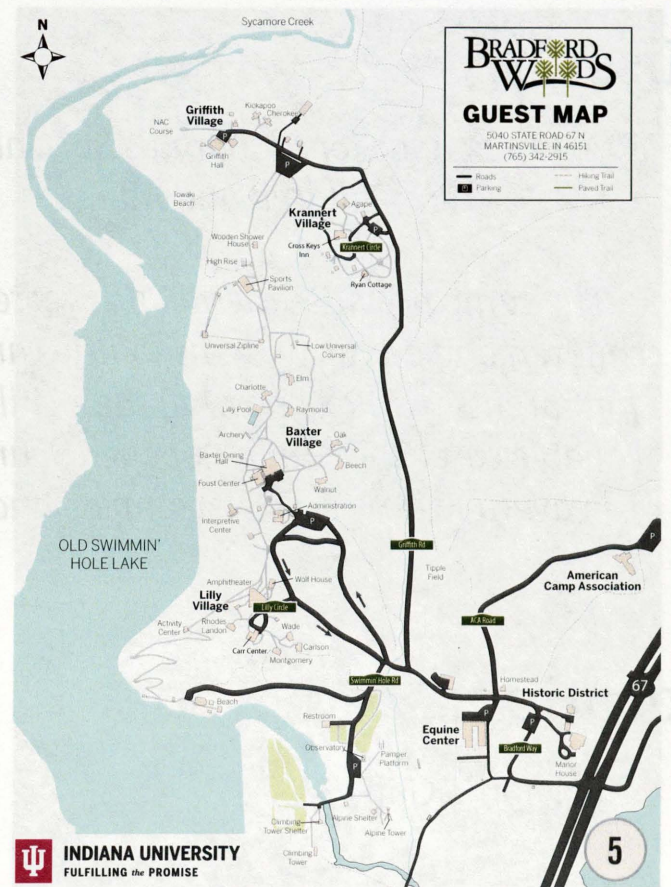
## CHAMP CAMP

### Mission

“CHAMP Camp provides a summer camp experience for children and adolescents with tracheostomies and those who require technological respiratory assistance. Our campers enjoy and fully participate in outdoor summer camp activities including swimming, canoeing, climbing and zip lining to encourage independence, confidence, and self-esteem and create memories that last a lifetime.”

### Location:

Bradford Woods, Martinsville, Indiana



### Activities

- Creative arts
- Swimming
- Climbing
- Archery
- Canoeing
- Fishing
- Tower
- Pontooning
- Paddle boating
- Zip lining
- A scavenger hunt

### Strengths

- Champ Camp only uses the Griffith Village mainly to keep the campers in one area since the Bradford woods camp is such a large area
- Using the Baxter Village which is in the heart of camp allows the children to really feel as if they are far away from everything else
- Fully accessible cabins

### Weaknesses

- Some activities are only accessible through a windy back road or long main road
- Activities that are shared by other camps (zipline, climbing tower) would have to be scheduled if other campers were using them
- No close area for use in emergency (helipad)
- There are no strategically placed bath houses for emergency use within Baxter Village

## Precedent Studies

# CAMP ASCCA

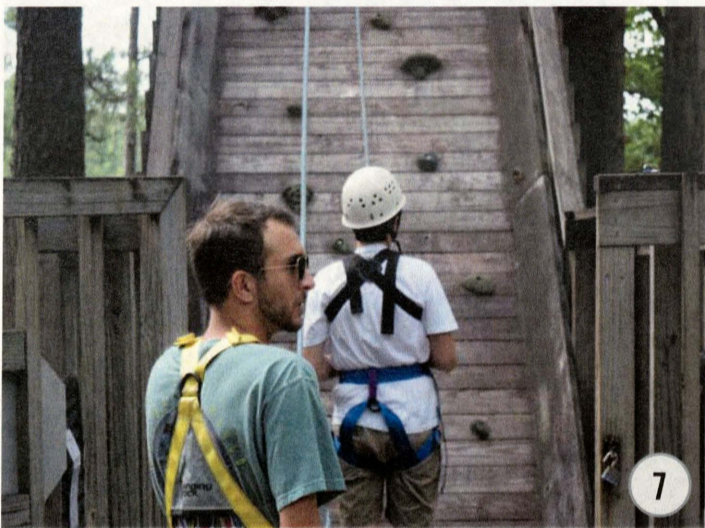
### Mission

“ASCCA stands for Alabama’s Special Camp for Children and Adults

The camp provides therapeutic recreation for children and adults with disabilities and a chance for parents to relax knowing their children are in capable care. The camp is opened year round and on average serves 7,000 campers and visitors.”

### Location:

Jackson’s Gap, AL



### Activities

- Horseback Riding
- Swimming
- Canoeing
- Boating
- Fishing
- Arts/Crafts
- Waterslide
- Zip-Line
- Water Tubing
- Mini-Golf
- Archery
- Rifle Range
- Splash Pads
- Nature Trails
- Rope Course
- Tennis
- Arts & Crafts
- Multi-Purpose Ballfield

### Strengths

- They have a wide range of activities for their campers to enjoy and have enough staff and volunteers to take care of individuals needs.
- It seems that their facilities are successfully being rented out by other programs throughout the year.
- The majority of their dorms/lodgings are clustered together providing easy access to checking on campers.
- New facilities are being added.

### Weaknesses

- Having a large expanse of space, some of the buildings are spread far apart with no clear connection to one another.
- The roads and parking areas do not seem to be paved so accessibility could be an issue.
- Buildings and parking can not be easily identified from an aerial view or through the website.

# Precedent Studies

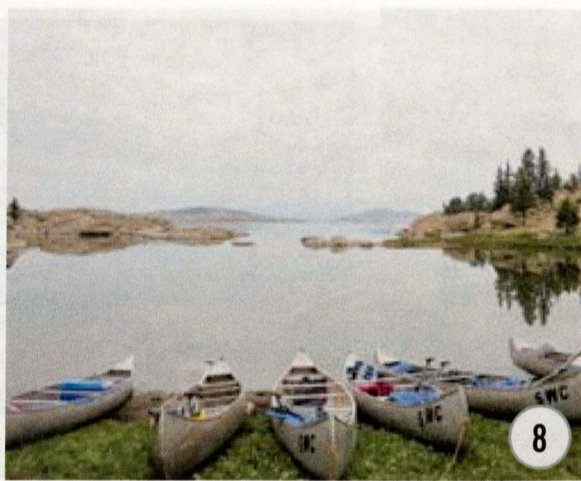
## SANBORN WESTERN CAMPS

### Mission

Grounded in our mission, our philosophy for the last sixty years has been to provide a quality, safe experience for children in the outdoors. As youth development professionals, we teach life skills that are necessary for the creation of healthy, productive adults.

### Location:

35 miles from Colorado Springs, CO



### Activities

- Fishing
- Tennis
- Games
- Campfires
- Storytelling
- Cattle Round-up
- Telescope Viewing
- Archery
- Ropes Course
- Photography
- Rifery
- Skit Nights
- Arrowhead Search
- Creative Writing
- Canoeing
- Technical Rock Climbing
- Challenge Course
- Rock Scrambling
- Singing
- Tipi Village Activities
- Quick Homestead
- Witcher Ranch
- Fossil Digging

### Strengths

- Size of camp
- Partnerships with Nature Place and COEC
- Vicinity to National Parks and Forests
- Horseback riding barns
- Water Sports
- Educational and creative component
- Excursions
- All sidewalks are 8' or wider

### Weaknesses

- Not accessible for everyone
- No permanent cabins on the grounds
- Not paved

## Precedent Studies

# CAMP TWITCH AND SHOUT

### Mission

Camp Twitch & Shout is a one week overnight camp for children 8 to 17 years of age who have been diagnosed with Tourette syndrome. Camp is organized and managed by Tourette Information Center and Support (TICS), in partnership with Camp Twin Lakes, and is located at Camp Will-A-Way in Winder, Georgia. Campers engage in activities and challenges focused on helping the campers to overcome obstacles and grow in their confidence and capabilities.

### Location:

Fort Yargo State Park at Camp Will-A-Way.



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### Activities

Paddle boarding  
Canoes & Kayaks  
Pedal boats  
Fishing  
Pool Swimming  
Archery  
Horses  
Gold panning  
Arts & Crafts - Pottery  
Gardening  
Capture the flag  
Wacky Olymp-tics  
Talent shows  
Camp Dance  
Carnival Night  
Rock climbing walls  
Giant swing  
High ropes course  
Low ropes course  
Equestrian therapy  
Biking  
Zip line w/ hydraulic lift  
Discovery Programming

### Strengths

- Several amenities
- Large space to attend to campers
- Octagonal cabins
- Near lake for water activities
- Good use of the space
- Roads that lead to main sites

### Weaknesses

- Everything is spread out
- Certain areas are not wheelchair accessible

# Precedent Studies

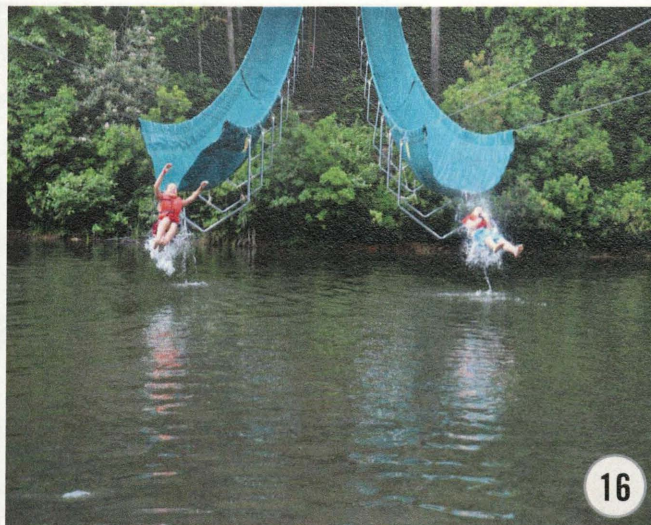
## CAMP FOR ALL

### Mission

“The barrier-free camp where campers of all abilities come to discover life.”

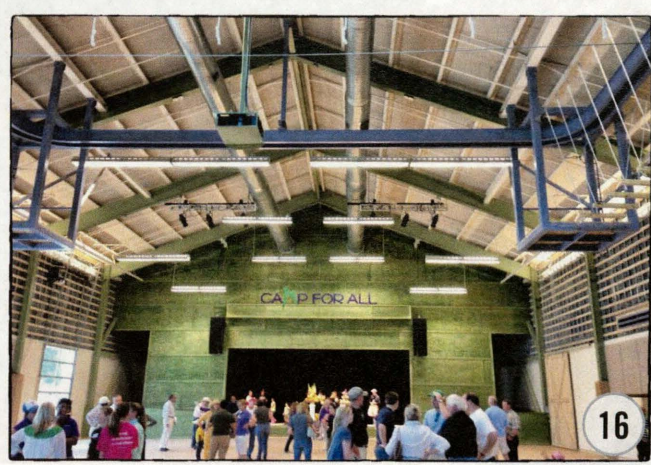
### Location:

Burton, Texas



### Activities

- Tree House
- Pool & Aquatics
- Archery
- Lake Activities
- Challenge Course
- Wheelchair Sports
- Horseback riding and Equestrian
- Arts and Crafts
- Biking
- Camper Kitchen
- Small Animal Farm
- Nature Program
- Sports
- Disc Golf
- Camp News Network



### Strengths

- Main buildings used everyday and pool are centrally located
- Cabins flank either side of the lake with active fields nearby
- Roads connects all areas but leave large areas in between for activities
- Events building is located toward main road for each access for parents
- All sidewalks are 8' or wider

### Weaknesses

- Camper cabins are separated from counselors' cabins
- Only one central pool
- Looks to be only one main building for activities/eating

# Precedent Studies

## ESP (CAMP HOORAY)

### Mission

*Mission: ESP creates opportunities for people with disabilities and their families to engage, connect, and thrive.*

*Vision: A world where people of all abilities have access to transformative experiences that allow for engagement and connection, changing all lives for the better.*

### Location:

193 Strickland Ln Jefferson, Ga 30549



17



18



18



18



18

### Activities

- Creative arts
- Swimming
- Climbing
- Archery
- Canoeing
- Fishing
- Ampitheatre
- Gaming
- Paddle boating
- Zip lining
- Horse back riding
- Astronomy
- Gym

### Strengths

- Everything is close so no transportation is required to get to different activities
- Large enough to provide variety of activities
- Provides personal private areas for different activities to go on at once without interference
- Parking on edge of site allowing for friendly pedestrian camp grounds
- Fully accessible cabins

### Weaknesses

- The size of the camp site is large so several activities are not walking distance.
- Not enough shaded space
- Not enough space for multiple activities to go on at once

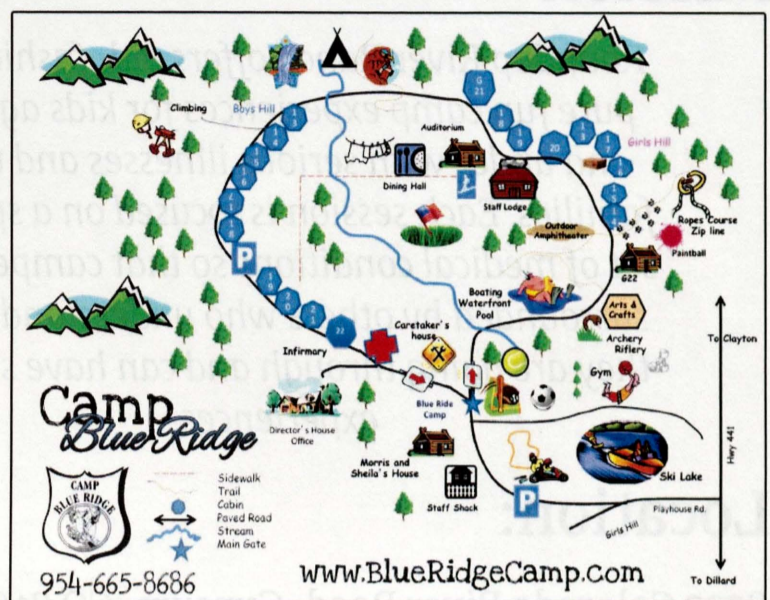
# EXPERIENCE CAMPS

## Mission

A free one week camp for boys and girls entering the 4th-8th grade who have experienced the death of a parent, sibling, or primary caregiver.

## Location:

Camp Blue Ridge in Mountain City, GA



## Activities

- Archery
- Arts & Crafts
- Baseball
- Boating
- Boxing
- Canoeing
- Cheerleading
- Climbing
- Conditioning
- Fitness
- Dance
- Photography
- DJ Mixing
- Drama
- Drums
- Fishing
- Football
- Whitewater
- Wrestling
- Golf

## Strengths

- Infirmary – nurses are on site
- Several locations
- Transportation - Provided from the ATL airport.
- Safety - Campers live in cabins of 8-12 kids
- Mentorship – CIT Program
- Unity – the discussions designated specifically for the loss that each child has experienced creates a feeling of comfort and family.

## Weaknesses

- No location designated specifically for the history of the camp or recognizing its past campers
- Not ADA accessible

## Precedent Studies

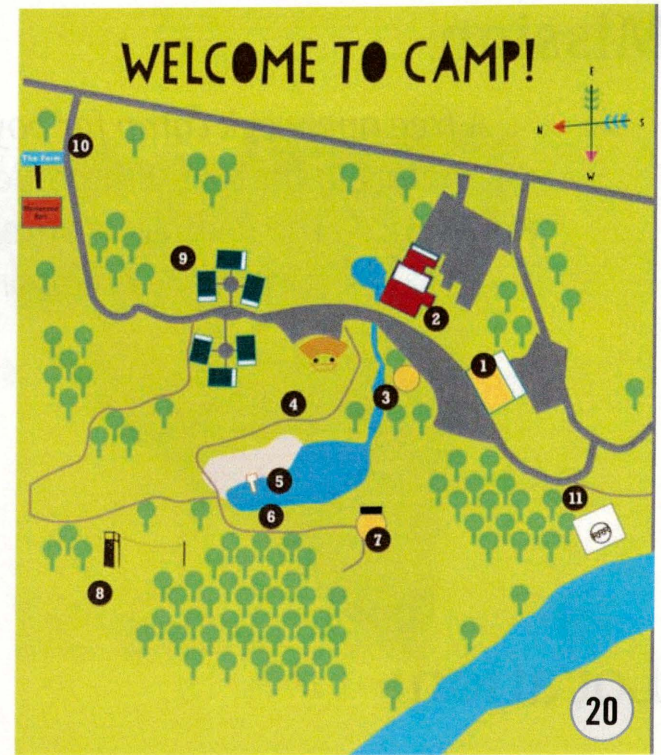
# ROUNDUP RIVER RANCH

### Mission

Roundup River Ranch offers old-fashioned, pure fun camp experiences for kids ages 17 and under with serious illnesses and their families. Each session is focused on a specific set of medical conditions so that campers are surrounded by others who understand what they are going through and can have shared experiences.

### Location:

8333 Colorado River Road, Gypsum, CO 81637



### Activities

- Zip line
- Climbing wall
- Canoes
- Fishing lake
- Horses
- Archery
- An Art Yurt
- Stage Night
- Star-gazing
- Songs
- Dancing

### Strengths

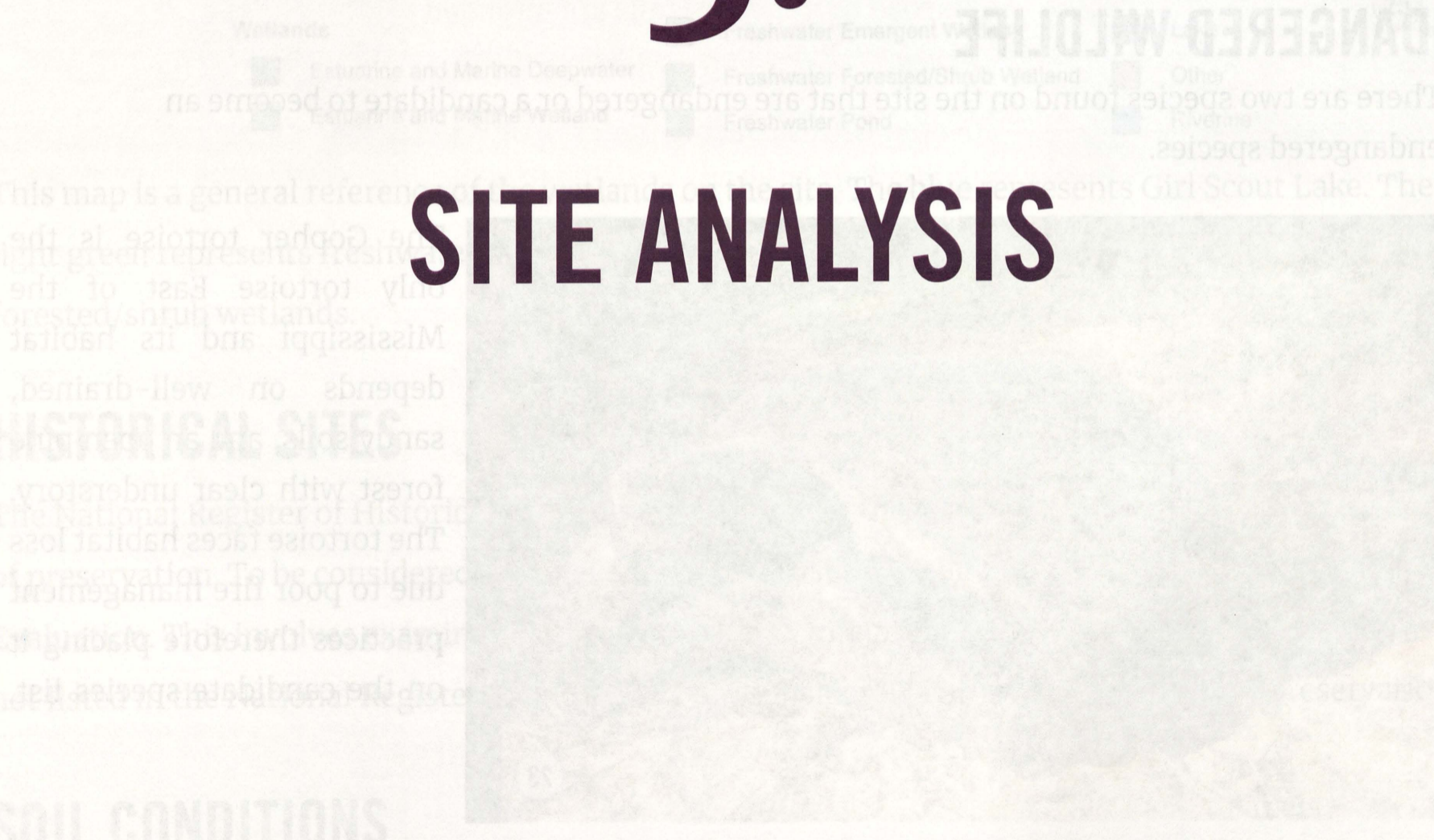
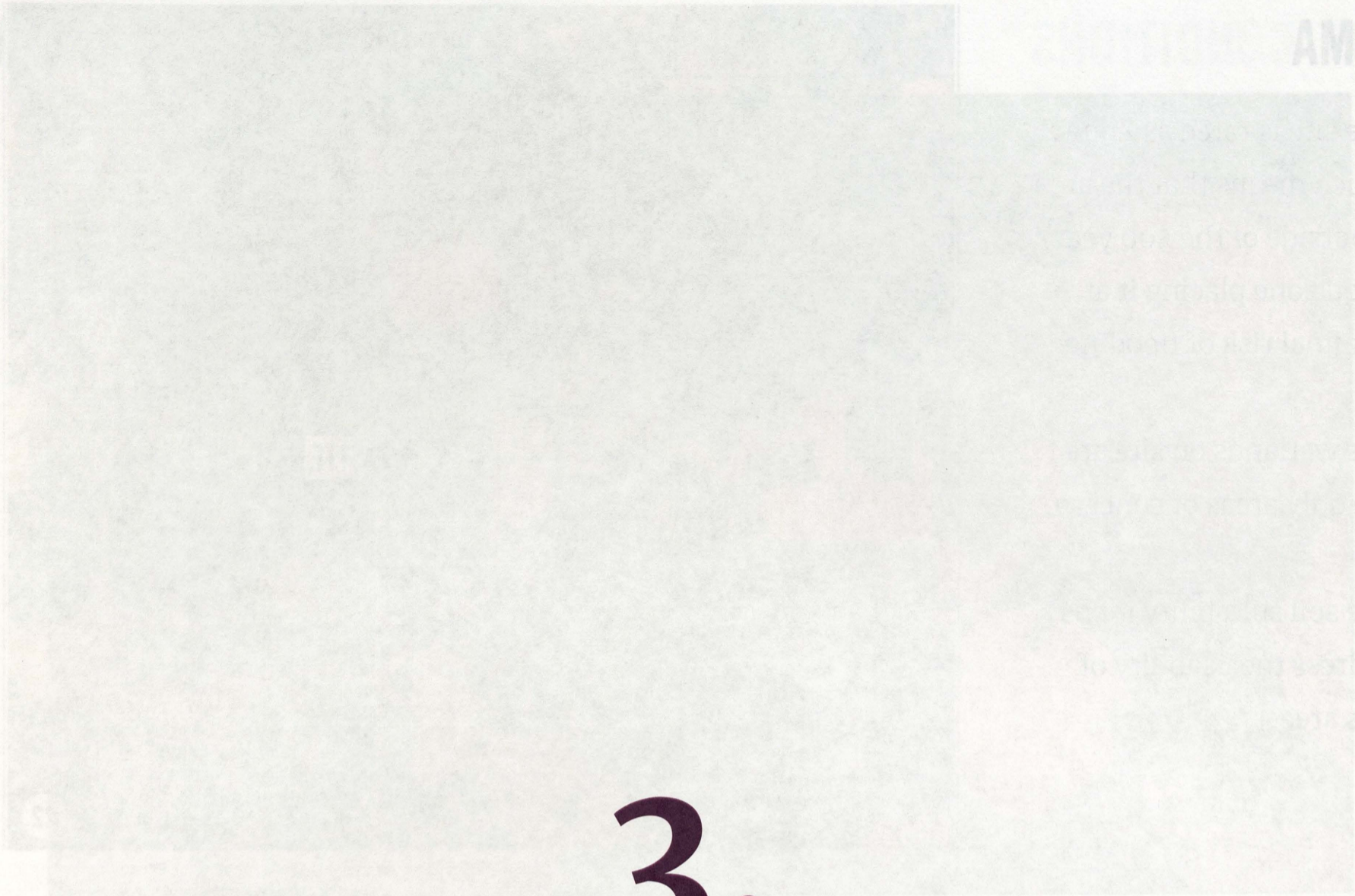
- Great location with ample space, a lake, and mountain scenery
- Infirmary to treat illnesses or emergencies
- Service access to the infirmary and kitchen sites
- Zip line has a special seat so that every camper is able to experience it
- Camp has a clear theme and identity that represents the region
- Camp is free to all participants
- Program groups kids with the same or similar serious illness

### Weaknesses

- Site is not entirely ADA accessible or equipped to deal with campers with significant disabilities
- Not 1:1 camper to staff member ratio
- Doesn't appear to be a cabins or camp sites for parents that participate in family camp program
- Lots of room for growth and improvements – more cabins & activities

# 3.

## SITE ANALYSIS



## Site Analysis

### FEMA

The site is rated as Zone X which means that the area is outside of the 500 year flood zone placing it at minimal risk of flooding.

The wetlands on site are the only areas of concern.

The soil suitability maps address the usability of this area.



### ENDANGERED WILDLIFE

There are two species found on the site that are endangered or a candidate to become an endangered species.



The Gopher tortoise is the only tortoise East of the Mississippi and its habitat depends on well-drained, sandy soils, and an open pine forest with clear understory. The tortoise faces habitat loss due to poor fire management practices therefore placing it on the candidate species list.

The other reptile that is on the threatened list is the Eastern Indigo Snake that uses the Gopher Tortoise's old burrows for nesting. Their preferred habitats are also dry pinewood forests, freshwater marshes, and agricultural fields. Threats to its habitat are the degradation of longleaf pine forest and habitat fragmentation due to road construction.



# WETLANDS



- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| <b>Wetlands</b>                | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other    |
| Estuarine and Marine Wetland   | Freshwater Pond                   | Riverine |

This map is a general reference of the wetlands on the site. The blue represents Girl Scout Lake. The light green represents freshwater emergent wetlands, and the dark green represents freshwater forested/shrub wetlands.

## HISTORICAL SITES

The National Register of Historic Places is the official list of the Nation’s historic places worthy of preservation. To be considered eligible, a property must meet the National Register Criteria for Evaluation. This involves examining the property’s age, integrity, and significance. Our camp site is not listed in the National Register and currently not considered a prospect for historical preservation.

## SOIL CONDITIONS

In order to determine which areas on the land were suitable for the addition of new campsites the USDA Web Soil Survey was used to determine the different soil properties and how they would affect development.

Areas in green are ranked as “not limited,” meaning the soil has features favorable to the use being specified. Sections colored in yellow mean “somewhat limited” and indicates that the soil has moderately favorable conditions, but the limitations can be overcome with special planning, design, or installation. Areas colored in red are “very limited,” having one or more unfavorable features for the specified use and cannot be overcome without massive soil reclamation, special designs, or expensive installations.

# Site Analysis

## SOIL CONDITIONS



### Camp Sites

Overall the majority of the site was coded in yellow, meaning the spaces available to build new campsites are somewhat limited due to varying slopes. However, this can be overcome with proper planning and construction. Limiting areas are around the dam and lowland area where the spring connects to the lake because those soil types have a high risk of flooding or have slopes of 8%–17%.



### Off-Road Motorcycle Trails

Off-road motorcycle trails are intended primarily for recreational use. They require little or no site preparation and they are not covered with surfacing material or vegetation. Considerable compaction of the soil material is likely. Roughly three quarters of the site is considered “somewhat limited” for off-road motorcycle trails, largely due to the soil being too sandy. The other quarter of the site is considered “very limited” in part due to high risk of flooding, steep slopes, and again, the soil being too sandy. of flooding or have slopes of 8%–17%.



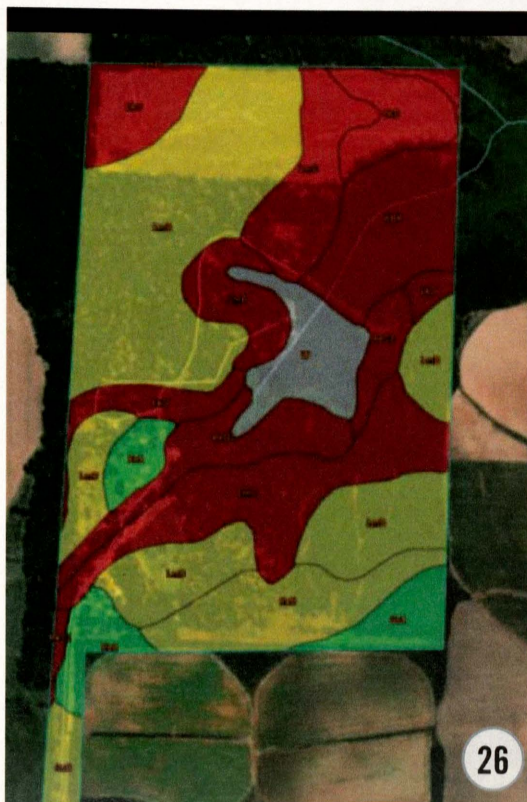
### Dwellings Without Basements

For playgrounds, the site is much less accommodating. The wetlands are unusable for the same reasons as Developments Without Basements. In addition, areas around the lake and wetlands are also listed as unusable due to steep slopes and sandy soil.

Areas that are somewhat limited are not due to slope, but to the sandiness of soil. There are only 3 small areas that are suitable. Development can occur in these areas, but will require further on site investigation to determine actual costs and constraints.

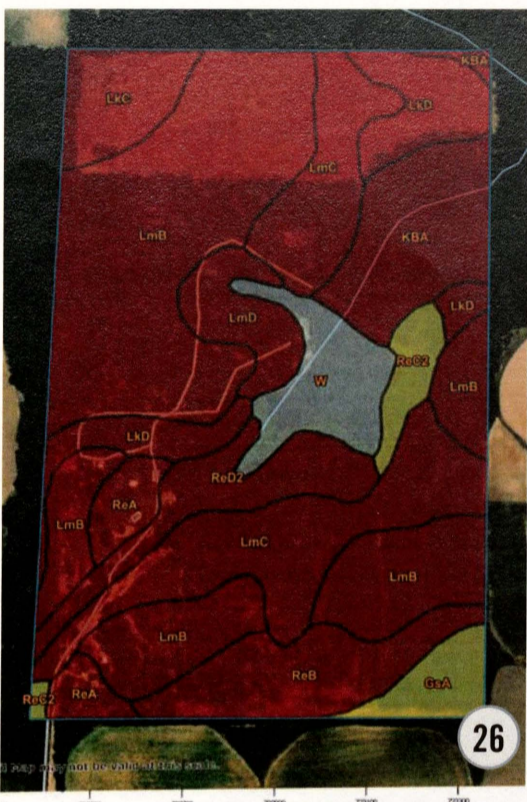
# Site Analysis

## SOIL CONDITIONS



### Playgrounds

Off-road motorcycle trails are intended primarily for recreational use. They require little or no site preparation and they are not covered with surfacing material or vegetation. Considerable compaction of the soil material is likely. Roughly three quarters of the site is considered "somewhat limited" for off-road motorcycle trails, largely due to the soil being too sandy. The other quarter of the site is considered "very limited" in part due to high risk of flooding, steep slopes, and again, the soil being too sandy. of flooding or have slopes of 8%-17%.



### Disposal of Wastewater By Irrigation

Municipal wastewater and wastewater from food-processing plants, lagoons, and storage ponds are disposed through irrigation methods. The majority of the site is not suitable due to steep slopes that flood during heavy rains and cause wastewater seepage into the land. The three areas to dispose of wastewater using irrigation methods are locate on the right side of the lake near the south property line.



### Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. In the case of the area for Clark's Retreat, the green areas would make ideal spots for small commercial buildings. The red and yellow areas are not ideal as the ground will erode and frequently flood.

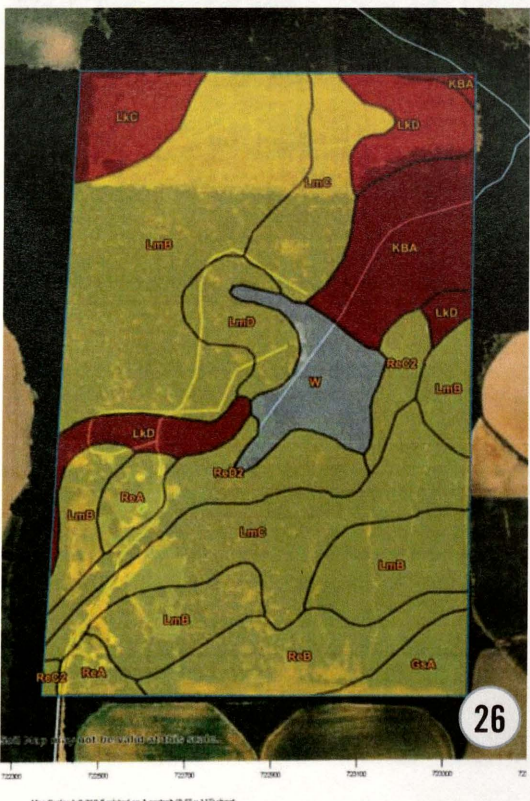
# Site Analysis

## SOIL CONDITIONS



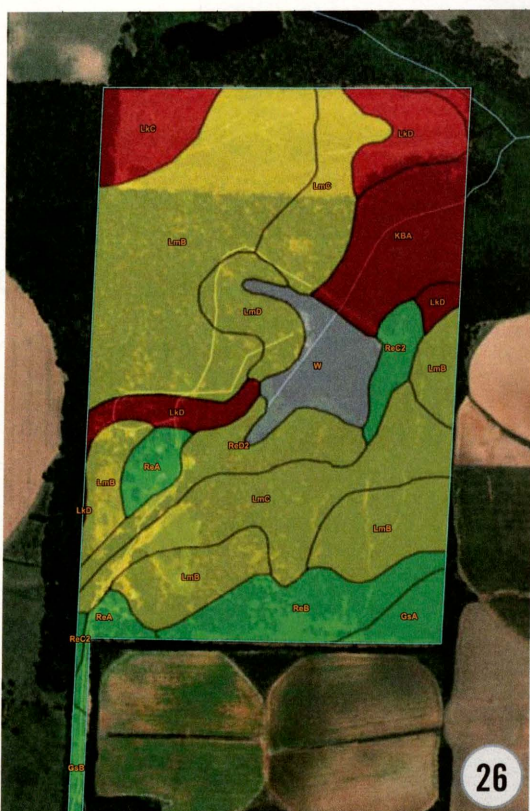
### Sewage Lagoons

Sewage lagoons are shallow ponds constructed to hold sewage while aerobic bacteria decompose the solid and liquid waste. Lagoons should have a nearly level floor surrounded by cut slopes or embankments of compacted soil. In the case for Clark's Retreat, the only relatively suited area would be the south end. However, all areas have seepage and will frequently flood.



### Septic Tank Absorption Field

Septic tank absorption fields are areas where effluence from a septic tank is distributed into the soil through subsurface tiles or perforated pipes. The ideal place to implement a septic tank absorption field would be a location with loamy sand and slopes under 5% which is what the majority of Clark's Retreat soil typology and topography.



### Paths and Trails

Paths and trails for hiking and horseback riding should require little or no slope modification through cutting and filling. This information is based on the soil properties that affect trafficability and erodibility. These properties are stoniness, depth to a water table, ponding, flooding, slope, and texture of the surface layer. The red means "very limited" which indicates the soil has one or more properties that are unfavorable for paths or trails. The yellow means "somewhat limited" which indicates that the soil has properties that are moderately favorable for paths or trails. The green means "not limited" which indicates that the soil has properties that are very favorable for paths or trails. The grey means that the indicated area is not rated or not available.

# SOIL CONDITIONS

## Land Use Diagrams



### Picnic Areas

Picnic areas are defined as natural or landscaped tracts used primarily for preparing meals and eating outdoors. These areas are subject to heavy foot traffic. Overall, limitations of the soils on site exist because of steep slopes or sandy soil. Most extremely limited soil types are found in steeply sloped areas. Somewhat limiting soils are because of sandy soil. The best suited areas for picnic areas are on the south side of the property and to the east of the lake.



### Paved Local Roads and Streets

The majority of the site except for the area by the dam can be used to create unpaved roads and streets. Only where the existing roads connect with the new unpaved roads would require some special planning.

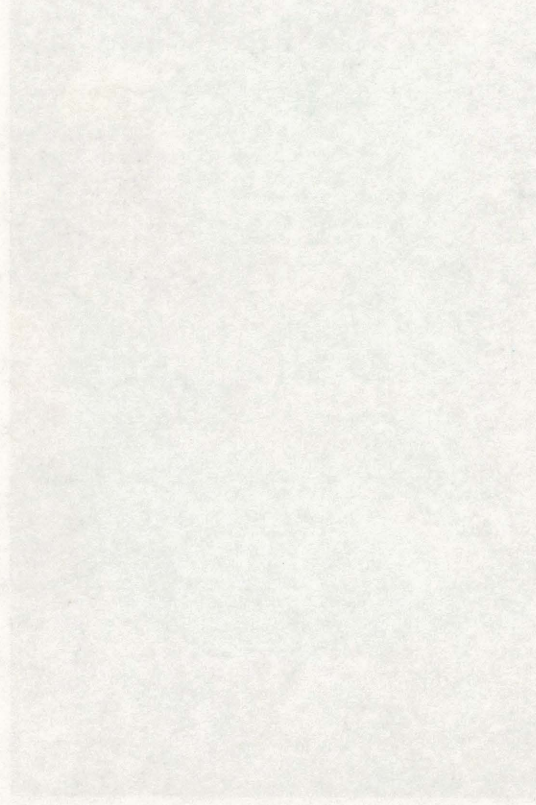
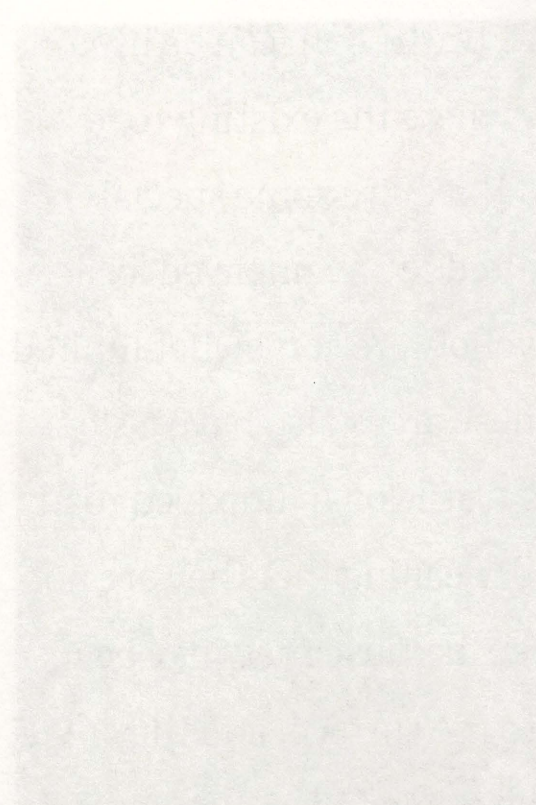
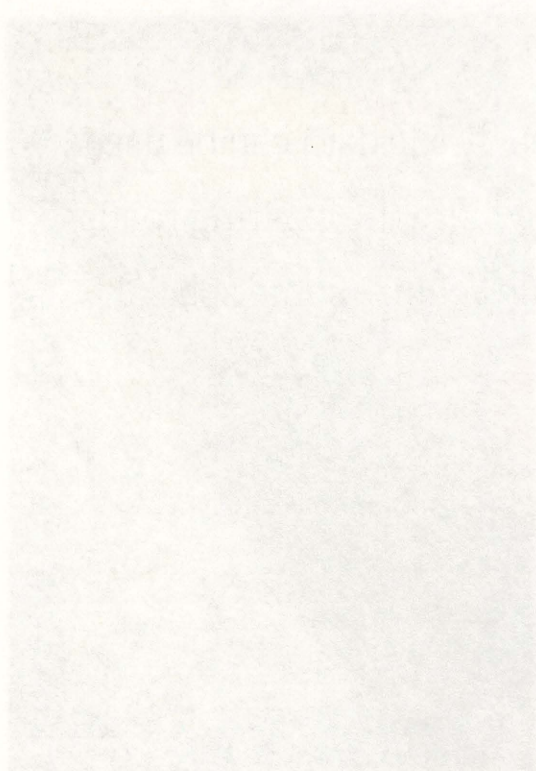
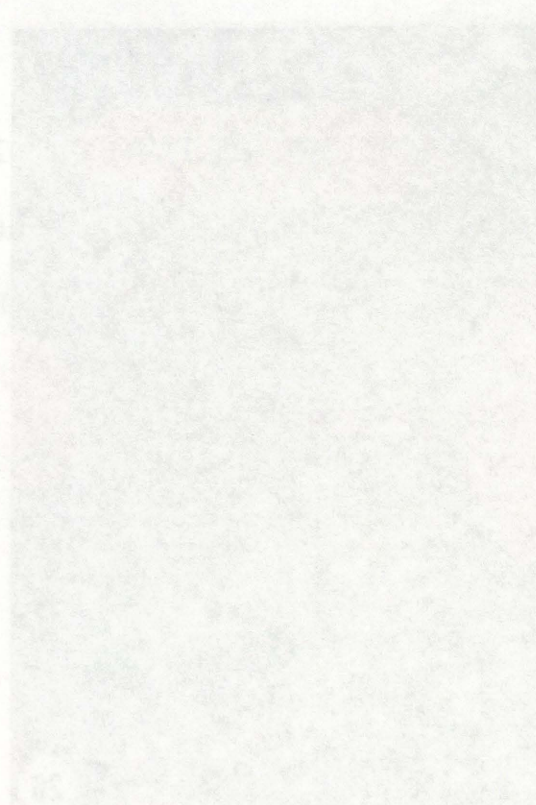
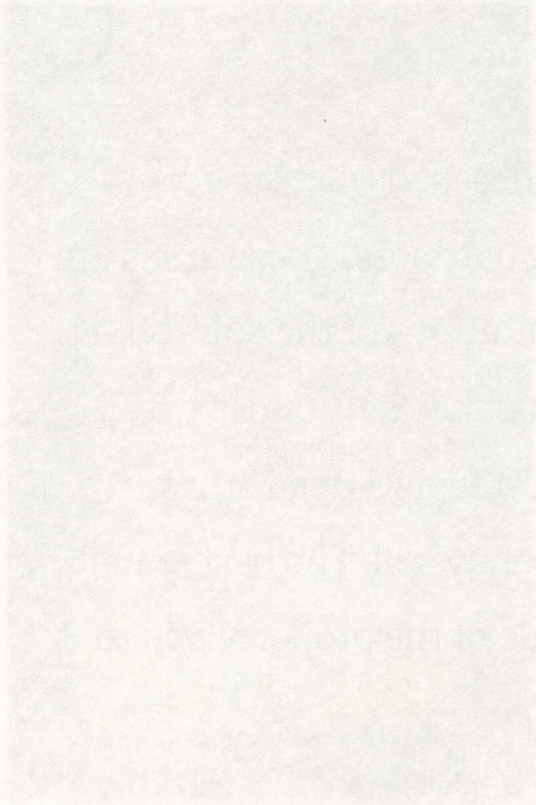


### Unpaved Local Roads and Streets

The majority of the site except for the area by the dam can be used to create unpaved roads and streets. Only where the existing roads connect with the new unpaved roads would require some special planning. Areas shaded green are not limited to any unpaved local roads and streets. Areas that are shaded yellow are somewhat limited because of the low strength of the soil. These areas also have a slope (3%-6%) that may not be suitable to the traffic of an unpaved road. Areas that are shaded red are very limited meaning that they are not suitable for unpaved local roads and streets because they may be in a floodplain, the water table is too close to the surface, and they may suffer from shrink-swell which means the ground may fluctuate depending on the weather conditions

# 4.

## PRELIMINARY DESIGNS



# Preliminary Master Plan

## OUR PROCESS

### Land Use Diagrams



The design process started with breaking up the overall camp uses into five different categories: campsites, roads, services, passive uses, and active uses. From there, we gathered building footprints from other camps with similar programs to get an idea of building scales. Finally, the designs were refined to include more details such as pathways and other amenities needed.

### Initial Concepts



In order to create our initial concepts, we chose one land use diagram that most effectively incorporated the elements requested by the Camp Dream Foundation. We refined that plan into our initial concept. By combining the building footprint sizes we researched in the precedent study phases with the land use diagram, we were able to efficiently create a preliminary plan. These plans were done on trace paper over the initial basemap. We kept colors and details to a minimum so they would be easy to read and compare.

### Feedback

Once we had each completed a preliminary plan, we presented them to the Camp Dream team and they gave us their feedback based on the site constraints and their wish list. This feedback was crucial in moving forward with our preliminary master plans.



# Preliminary Master Plan

## CONCEPT A



### Key

- A. Horse Riding Complex
- B. Campgrounds
- C. Staff Cabins and Welcome Center
- D. Health Center
- E. Camp Trail System
- F. Nature Center
- G. Arts Center
- H. Family Cabins
- I. Putt Putt Golf
- J. Dining Hall
- K. Two Way Zip Line
- L. Amphitheater
- M. Camp Area
- N. Sports Field
- O. Challenge Course
- P. Wetland Board Walks
- Q. Fire Arms Area
- R. Primitive Camping
- S. Beach

### Concept Statement

Clark's Retreat is located in Southern Georgia. The design is based on fitting into the natural surroundings and blending in with the beautiful surrounding lake and woods. This camp is packed with many amenities and activity centers. It has RV camping and three separate camps that can be used for corporate retreat, weekend getaways, and organizational camps.

# Preliminary Master Plan

## CONCEPT B



### Key

1. Campground 1
2. Campground 2
3. Camp Dream
4. Visitors Cabins
5. Primitive Camping
6. Indoor Pool
7. Outdoor Pool
8. RV Site
9. Barn
10. Beach
11. Boardwalk
12. 2-Way Zipline
13. Putt-Putt
14. Recreational Center
15. Staff Housing
16. Tennis Courts
17. Shooting Range
18. Archery
19. Wood/Machinery
20. Nature Center
21. Selfie Station
22. Welcome Center
23. Nature Playground
24. Amphitheater
25. Main Dining Hall
26. Yurt Camp Grounds
27. Infirmary
28. Staff Parking/ Drop Off
29. Outdoor Board Game
30. Playground
31. Laundry Center
32. Challenge Course

### Concept Statement

**Triangles** - This site design is made up of several geometric shapes. The symbol of a triangle was chosen to represent the history of the campsite. The Girl Scout symbol is made up of three trefoil leaves, each a leaf representing parts of the Girl Scout promise. The Girl Scout promise is : To serve God and my country, To help people at all times, To live by the Girl Scout Law. The 3 points of each triangle on this site represents: 1) play 2) fun 3) empower. All goals Camp Dream aspires to bring to their campers.

**Circles** - The reason circles were chosen is because circles represent inclusiveness, united, never-ending.

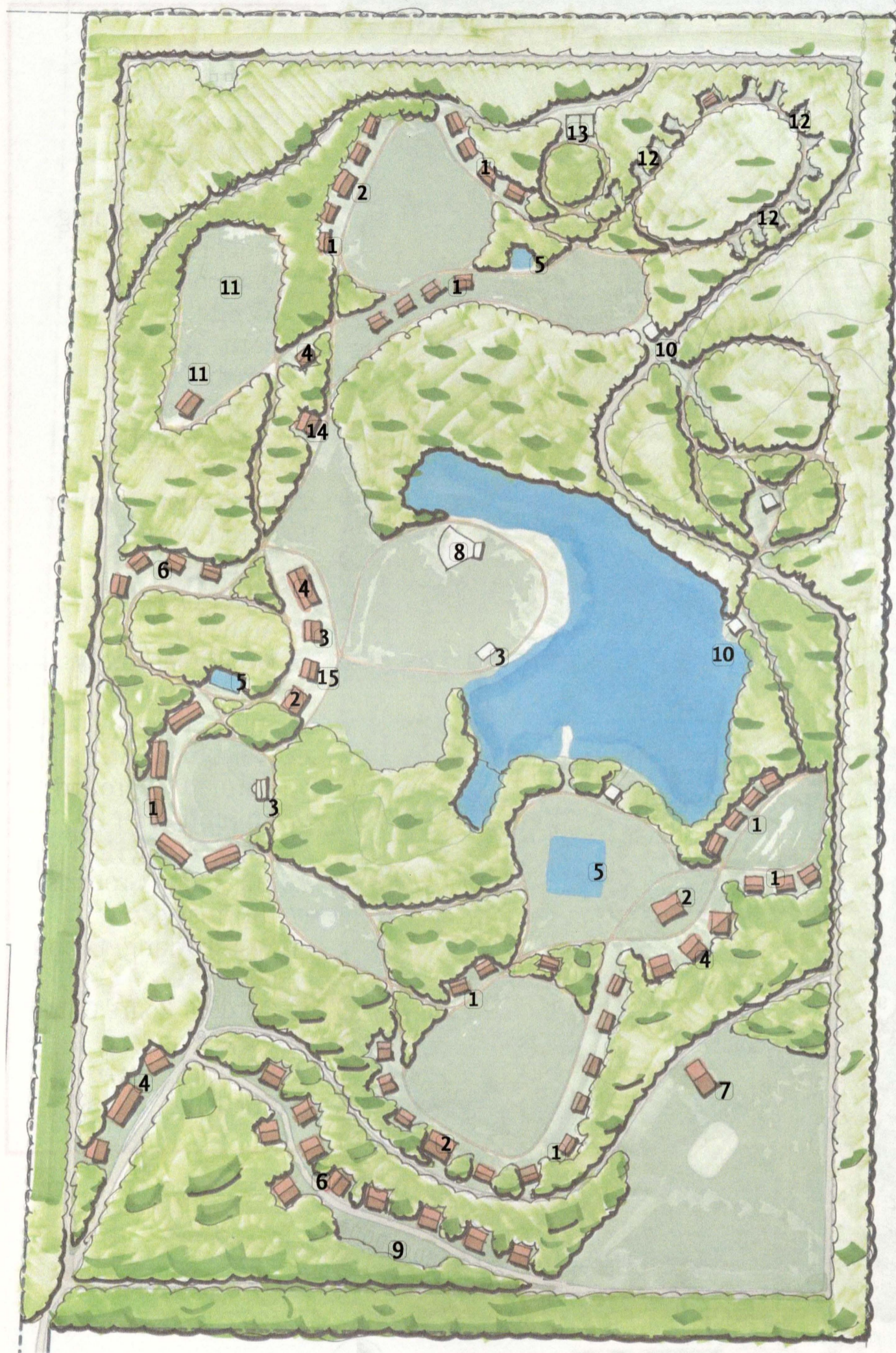
**"Where disabilities .. disappear"** - This phrase was also incorporated into this design. Three sets of incomplete triangles were placed around the landscape. 2 of these sets of triangles remained incomplete representing the concept of disappearance, The third triangle remained complete. This was done to draw focus to the focal point: Camp Dream. (See triangles on map)

**Trail** - Natural trails make up the south end of the site. These trails can be used by campers or the horses that were designed nearby. There is also a path surrounding the lake providing the perfect place for various opportunities for the campers.

**Camps** - Each campground includes a small pool, recreational center, staff building, laundry center, fire pit, tennis court, volleyball court, playground and personal dining hall.

# Preliminary Master Plan

## CONCEPT C



### Key

1. Cabins
2. Dining Hall
3. Pavilion
4. Administrative Building
5. Pool
6. Extended Stay Cabins
7. Equestrian Center
8. Amphitheater
9. RV Park
10. Zip Line
11. Challenge Course and Gym
12. Primitive Camping
13. Archery and Riflery
14. Nature Center
15. Arts Center

## Concept Statement

This design is created with the idea of including all campers no matter what their disability is. Each camp has its own separate area but is connected with a looping sidewalk system to make it feel as if everything is together. There is plenty of privacy in each camp while having the inclusion of everything else. Each Camp has its own dining hall, pavilion, and other amenities to allow for separate camps to be held at the same time without interruption. There are so many activities that campers will be able to be involved in that campers may never want to go home. Ease of access across the whole property is available on foot throughout the inside of the property or along the outside access roads.

# Preliminary Master Plan

## CONCEPT D



### Key

1. Staff Housing
2. Office
3. Permanent Housing
4. Guest/Family Housing
5. Primitive Camping
6. Yurt Village
7. RV Park
8. Camp Site
9. Cabin
10. Pool
11. Fire Pit
12. Pavilion
13. Kitchen/Dining Hall
14. Service Road
15. Trails
16. Horse Barn
17. Riding Ring
18. Turnout Yard
19. Horse Trail
20. Camp Dream
21. Lazy Pool
22. Infirmary
23. Comfort Station
24. Playground
25. Beach
26. Amphitheater
27. Boat House
28. Activity Buildings
29. Boardwalk
30. Zipline Tower
31. Track and Field
32. Football Field
33. Basketball Court
34. Putt Putt
35. Corporate Retreat
36. Challenge Course
37. Maintenance Building
38. Nature Center
39. Softball Field
40. Multi-use Gym
41. Archery/Riflery Range
42. Lake
43. Marshland
44. Buffer

### Concept Statement

Camp Dream at Clark's Retreat is a camp that strives for the inclusive experience for children with disabilities. The newly acquired camp site will allow for a variety of campers with fun activities to try. Through this design, the campers, parents, staff, and visitors will gain experiences to last a lifetime.

Entering the site, you will be met with a scenic drive with a forested buffer. On the left is an office for check-in and information gathering. Traveling along the perimeter service road, one would encounter staff and family housing, primitive campsites, yurts, and an RV park. Within each camp, there is parking for staff, cabins, pavilions, a fire pit, and a pool. Each camp has these facilities to create the feeling of seclusion from other surrounding camps. Venturing out into the other sections will allow for greater activity including horse riding, hiking, softball, basketball, track, soccer, and football. By the lake, there is a beach and amphitheater with views and fun beach activities. Cross the lake and natural marshland by boardwalk or by a zip line course. Those who visit Clarke's Retreat will create memories to share and remember for a long time.

# Preliminary Master Plan

## CONCEPT E



### Key

- A. Welcome Center
- B. Family Housing and RV Site
- C. Camp Dream
- D. Camp Site
- E. Health Services
- F. Pavilion
- G. Dining Hall
- H. Amphitheater
- I. Beach Sports
- J. Arts Center
- K. Playground
- L. Putt Putt
- M. Camping
- N. Sports Fields
- O. Firearms Area
- P. Nature Center and Sports Area
- Q. Zipline
- R. Challenge Course
- S. Wetlands Boardwalk
- T. Primitive Camping
- U. Lookout tower
- V. Beach and Water Activities
- W. Equestrian Complex

### Concept Statement

Clark's Retreat located in the southern of Georgia, offers a traditional summer camp experience to children and young adults with moderate to severe disabilities. The design is based around creating memories that will last a lifetime through all the provided activities and amenities. The design utilizes the space provided, maintains fluidity, and effortlessly blends in with breathtaking lake and woods.

# Preliminary Master Plan

## CONCEPT F



### Key

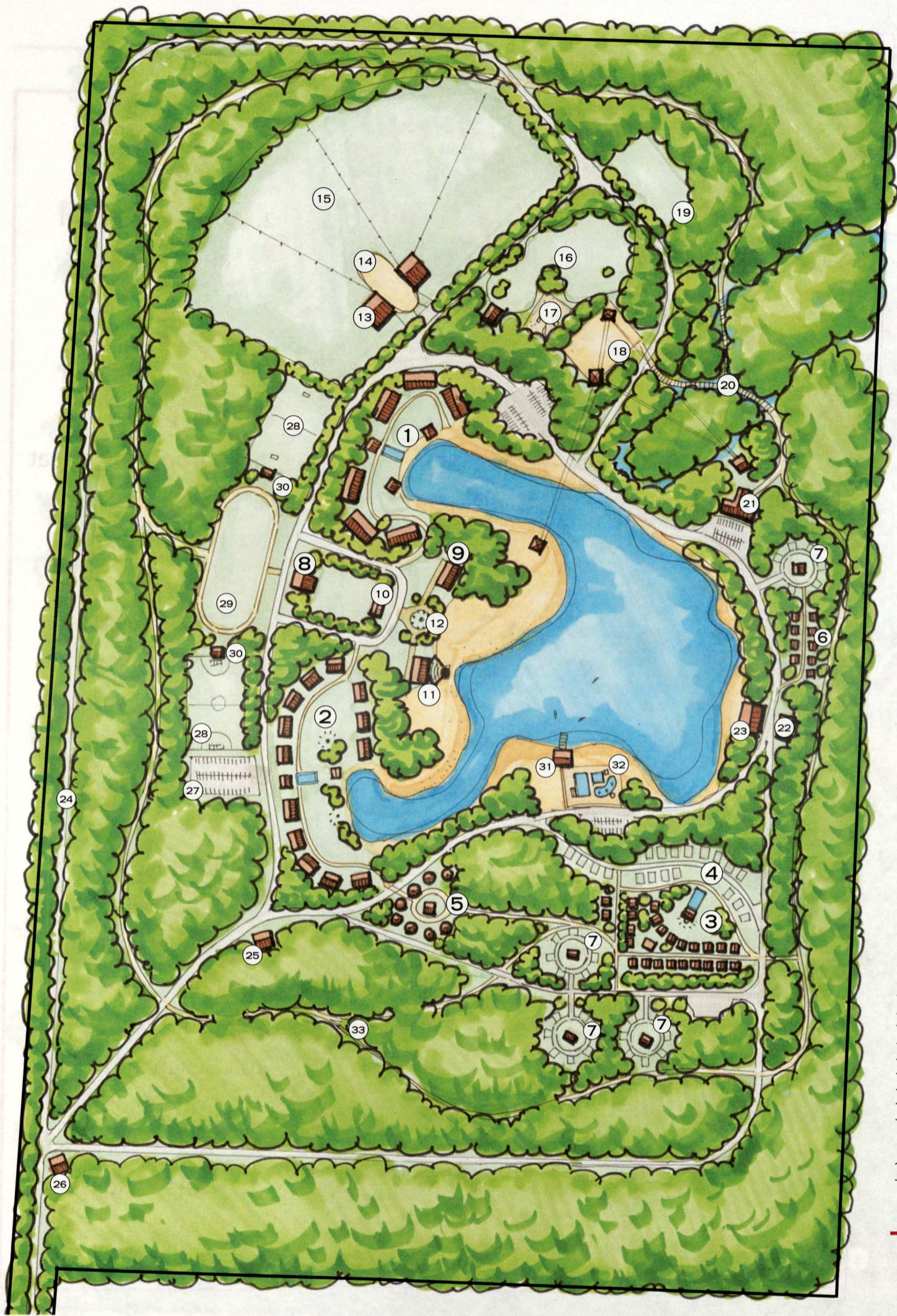
1. Camp Dream
2. Zero Point Pool and Lazy River
3. Camp
4. Staff Housing
5. Family Cabins
6. RV Camp
7. Corporate Retreat
8. Yurt Village
9. Primitive Camp Site
10. Nature Center
11. Horse Barn and Riding
12. Challenge Course
13. Multi-Use Field
14. Track
15. Zipline
16. Putt Putt Golf
17. Archery and Shooting Range
18. Amphitheater
19. Beach and Volleyball
20. Wetland Trails
21. Horse and Hiking Trails

### Concept Statement

Clark's Retreat is a place located in Southern Georgia where special needs children and young adults can enjoy traditional summer camp activities and experiences. The design focuses on utilizing the site to provide a variety of amenities and activities for campers to partake in. The site focuses on ensuring that campers of any disability or background can have a fun time. It also provides other getaway opportunities such as the yurt village, primitive campsite, and corporate retreat center.

# Preliminary Master Plan

## CONCEPT G



### Key

1. Camp 1: Camp Dream
2. Camp 2
3. Camp 3
4. Camp 4: RV Sites
5. Yurts
6. Small Cabins
7. Primitive Sites
8. Main Gym
9. Dining Hall
10. Infirmary
11. Large Pavilion and Amphitheater
12. Large Fire Pit
13. Horse Barn
14. Horse Ring
15. Pastures
16. Putt Putt
17. Playground
18. Ropes Course
19. Riflery Range
20. Boardwalk
21. Nature Center
22. Conference Center
23. Lodge
24. Service Road
25. Guard House
26. Trail Head
27. Main Parking
28. Multi-Use Field
29. Track
30. Comfort Station
31. Boat House
32. Splash Pad/Large Pool/Water Play Area
33. Trails

### Concept Statement

This design uses the existing lake as the focal point. The center of the camp is set up to be utilized mainly by Camp Dream - with a dining hall, main gym, infirmary, meeting area, and amphitheater all within the same central area. The amphitheater and the meeting pavillion are strategically placed to utilized the scenic lake view. The shape of this "quad" area also allows for two large green areas that can facilitate large meetings or events. The infirmary is centrally located in case of emergency, and just adjacent to Camp Dream for ease of access.

Camp Dream includes six large cabins, each one maxing out at 60 campers. This area also includes a common green area with pool, staff housing, and a multi-use building for utilities such as a small kitchen and laundry room.

A nature center, featuring woodworking and pottery spaces, tell of the native ecologies on display within this site, and open out onto to the marsh area- complete with nature boardwalks through the beautiful and biodiverse marsh. The lodge and conference center are also central to the secondary campsites and can host a variety of different events.

This campground is also full of different activities; including horseback riding, multi-use fields and gym, olympic sized track, zipline course, ropes course, riflery range, playground, and putt-putt golf course. A boat house, adjacent to a large pool, splash pad, and small multi-use pool can be utilized by every campground during certain times, but will be especially important for Camp Dream.

All of these amenities are connected on an inner and outer loop so Camp Dream goers can access each amenity through the bus/train route, and so visitors can enjoy the sites by driving the full route.

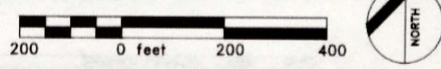
# Preliminary Master Plan

## CONCEPT H



### Key

1. Cabins
2. Dining Hall
3. Infirmary
4. Gym
5. Pavilion
6. Primitive Campsite
7. Parent Housing
8. Permanent Housing
9. Boat House
10. Nature Center
11. Arts and Crafts
12. Woodworking
13. Barn
14. Putt Putt
15. Low Ropes
16. Challenge Course
17. Amphitheater
18. Giant Swing
19. Archery
20. Gold Panning
21. Pool
22. Zero-Entry Pool
23. Riding Ring
24. Cows
25. Horses and Goats
26. Farmland and Gardening
27. Track
28. Raised Plant Beds
29. Trails
30. Greenhouse
31. RV Campsite
32. Zip Line
33. Welcome Center



## Concept Statement

Camp Dream, soon to be located at Clark's Retreat, is the home to children with disabilities for a week during the summer. This masterplan is designed with Camp Dream in mind, with all the major amenities being located close by. Camp Dream has the largest dining hall, infirmary, and a gym and a zero-entry pool directly beside it. The masterplan also provides other camp sites, to accommodate other groups who wish to have a fun filled week; each camp includes a pool, pavilion, infirmary, dining hall, as well as staff housing. One campsite has primitive camping for a more outdoorsy experience. As well as these camps the masterplan also includes an RV Campsite, parent housing, and permanent housing. Listed below are the proposed buildings and proposed design features.

# Preliminary Master Plan

## CONCEPT I



### Key

- A. Check-In Office
- B. Camp Dream
- C. Nature Center
- D. Educational Garden
- E. Astronomy Building
- F. Cabin Camp
- G. Arts Building
- H. Gym
- I. Infirmary
- J. Ropes Course
- K. Ruzycki Building
- L. Pool and Lazy River
- M. Recreational Field
- N. Archery and Gun Range
- O. Wetland Board Walk
- P. Yurt Camp
- Q. Sports Pavilion
- R. Volleyball Courts
- S. Basketball Courts
- T. Amphitheater
- U. Softball Field
- V. Tennis Courts
- W. Challenge Course
- X. Putt Putt
- Y. Kayak Launch
- Z. Aquatic Center
- 1. Equestrian With Petting Zoo
- 2. RV Camp
- 3. Tent Camp

### Concept Statement

To create a safe and fun home for Camp Dreams' summer camp while also welcoming other campers and guests. This is achieved through providing diverse camping experiences and a variety of activities for all different guest and campers. The activities are mainly surrounded by the camps and buildings creating a safe environment without vehicular traffic.

# Preliminary Master Plan

## CONCEPT J



### Key

1. Office
2. Staff Housing
3. Kitchen/Dining
4. Pool
5. Pavilion
6. Horse Barn
7. Turnout Fields
8. Permanent Housing
9. Covered Arena
10. Outdoor Arena
11. Trails
12. RV Park
13. Maintenance
14. Yurt
15. Primitive Camping
16. Family/Guest Housing
17. Playground
18. Zipline
19. Boardwalk
20. Archery/Riflery
21. Track and Field
22. Soccer Field
23. Football Field
24. Challenge Course
25. Basketball Courts
26. Camp Site
27. Gym
28. Fire Pit
29. Infirmary
30. Open Field
31. Camp Dream
32. Lazy River
33. Softball
34. Activity Buildings
35. Comfort Station
36. Amphitheater
37. Boat House
38. Lake
39. Marshland
40. Putt Putt
41. Corporate Retreat
42. Nature Center
43. Service Road
44. One Way Road
45. Buffer

200 0 feet 200 400



## Concept Statement

The main office is located at the intersection of the one way drive and service road providing accessibility to parents checking in their campers, camp staff, and utility workers. Following the one-way ring road provides parents with a scenic drive through a tour of main attractions at the camp such as the equestrian facilities, main campground for Camp Dream, athletic fields, boardwalk in the natural marshland, and zipline course overlooking the lake. Facilities along the outer two-way service road include: the nature center and corporate retreat grounds within walking distance of the main office, auxiliary campgrounds with their own amenities, cabins for family located at the eastern portion of the site, and staff housing located south near the main office. What was important in the design was spacing out campgrounds so each cluster felt as if it were in its own world, unaware of the activities of another camp in full swing nearby. A few iconic views can be seen from the amphitheater framing the lake, the zipline course providing aerial views of both the lake and nearby marshland, and boardwalks with connecting trails along the marshland.

# Preliminary Master Plan

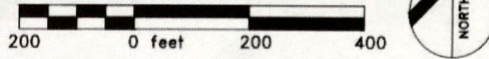
## CONCEPT K



### Key

- A. Camp Dream
- B. Small Satellite Camp
- C. Medium Satellite Camp
- D. Corporate Retreat
- E. Gym
- F. Administrative Building
- G. Car Port Pergola
- H. Infirmary
- I. Nature Center
- J. Horse Barn/Riding Range
- K. Staff Camp
- L. Primitive Camp
- M. RV Camp
- N. Parent Camp
- O. Volleyball
- P. Zero-Entry Pool/Splash Pads/Water Slide
- Q. Yurt Village
- R. Ruzycki Building
- S. Amphitheater
- T. Archery
- U. Zip Line
- V. Challenge Course
- W. Rec Field
- X. Trolley Road

### Concept Statement



This is the initial master plan design for Camp Dream's new camp site at Clark's Retreat. Starting from the outer perimeter moving inward, featured in this design is a 24' service and visitor access road that loops around the entire site and provides access to major buildings and camp sites. There are five campsites in total, each designed to feel like their own individual camp community with each cabin facing inward and enough distance between each camp site to provide sufficient privacy. Camp Dream (top left) is the largest campsite and focal point of the design. Camp Dream has four large cabins that house up to 48 campers, a dining hall, a lounge and kitchen building, and multiple activity sites. On either side of Camp Dream are two smaller campsites with seven cabins each, sleeping 8-10 campers. The remaining two campsites have 10 cabins in total, also sleeping 8-10 campers, with a dining hall structure in the center. Connecting the campsites to the activity sites and other major buildings is a trolley system with trolley stop structures at each selected site. Moving toward the center of the site are activities that campers from each campsite can collectively enjoy. On the southern side of the campground is several campsites for parents, visitors and staff. Starting at the top moving down, the first camp site is lined with individual cabins that can accommodate parents of campers that want to stay close by but still far enough away to give the kid campers their privacy. The next campsite below is lined with individual lots for RV campers to rent and park their camp vehicle. Below that is a more primitive campsite also lined with lots to rent where visitors can set up their own camp with access to water, fire, and a spot to park their vehicle. The last campsite farthest to the south is set aside to house staff members and volunteers that participate in Camp Dream or any of the other satellite camps on the site. Collectively, this campsite design would provide Camp Dream with the opportunity to provide their campers with an exceptional camp experience.

# Preliminary Master Plan

## CONCEPT L



### Key

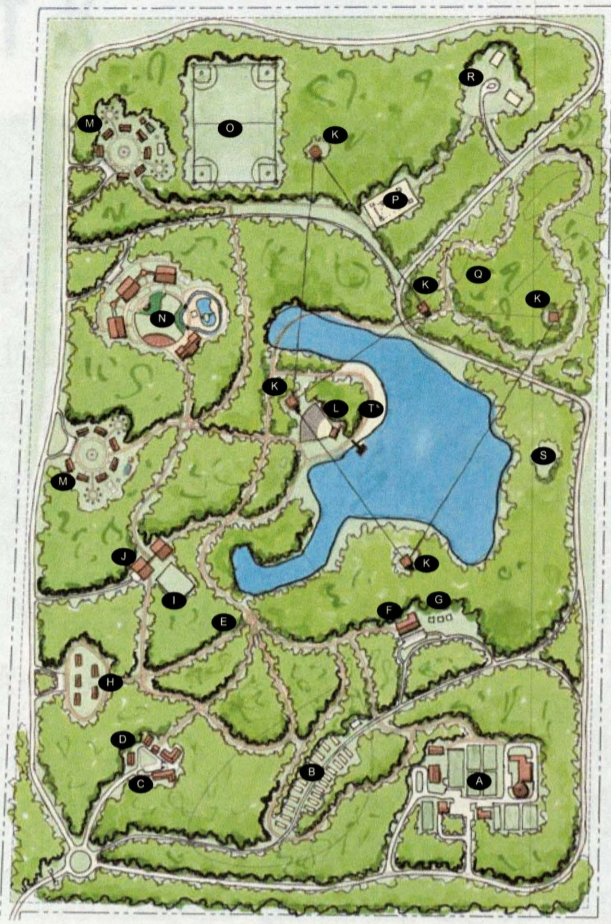
1. Staff Cabins
2. Main Office
3. Horse Barn and Riding Area
4. Camp 1
5. Shared Amenity Buildings
6. Activity Fields and Putt Putt
7. Camp Dream
8. Camp 2
9. Challenge Course
10. Nature Center
11. 2 Way Zip Line
12. Yurt Camp
13. Primitive Camp
14. Family Cabins
15. RV Camp

## Concept Statement

Located in Southern Georgia, Camp Dream at Clark's Retreat improves the quality of life for kids and young adults with special needs through summer programs by way of activities, education, and social interactions.

The new location of the camp will be a permanent home for Camp Dream as well as a site for other organizations and groups to congregate and retreat into nature.

**CONCEPT A**



Not to scale.

**CONCEPT B**



Not to scale.

**CONCEPT C**



Not to scale.

**CONCEPT D**



Not to scale.

**CONCEPT E**



Not to scale.

**CONCEPT F**



Not to scale.

CONCEPT G



CONCEPT H



CONCEPT I



CONCEPT J



CONCEPT K



CONCEPT L



# 5.

## SITE VISIT

### Ground Truthing

Our base map information was a combination of property lines from the Randolph County Tax assessor's GIS database, and topography taken from the Georgia GIS clearinghouse. When we visited the site, ground truthing was performed. We explored all areas of the property to verify the accuracy of GIS maps and to gain familiarity with the site.

Travelling on foot, we learned that the topography from the original GIS file does not match up with the current site. Additional topographic surveys may be needed in order to fully understand impacts and costs of future development.

The other purpose of the site visit was to locate the existing buildings and roads. These were not present on any of the GIS maps we obtained. Understanding the location of these buildings and roads would help us to design with and around them.



### Trail Mapping

Mapping roads and trails was completed using the Strava app. We walked all of the marked trails and drove all of the service roads on site. The app tracked our movements as we went to create maps of each route.



### As-Built

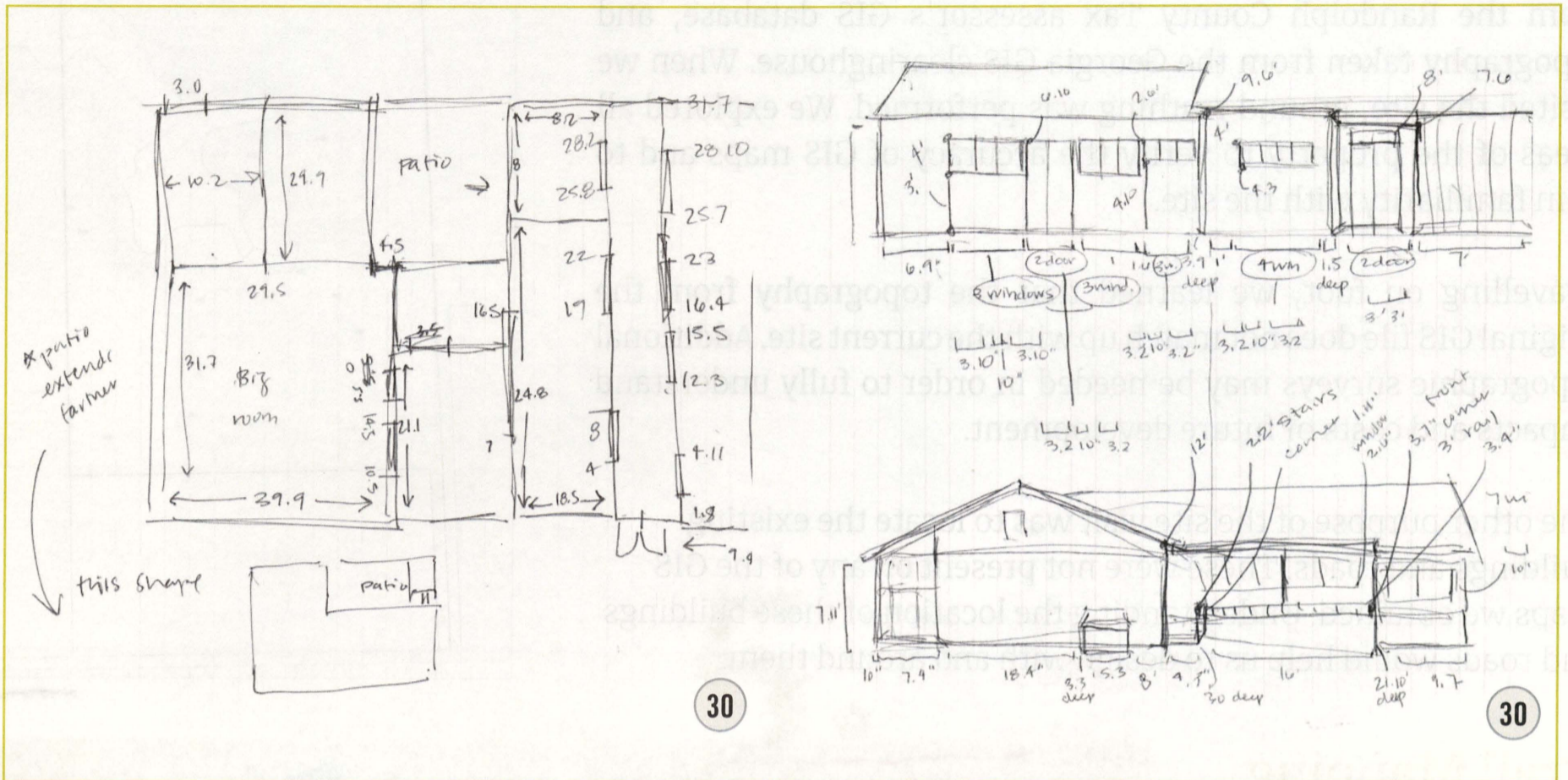


We also performed as-built measurements of existing buildings. We divided ourselves into three groups. Each group measured one of the three existing camps and the miscellaneous structures. Using various tools we measured the dimensions of the building exteriors, taking into account interior and exterior walls and openings.

# Site Visit

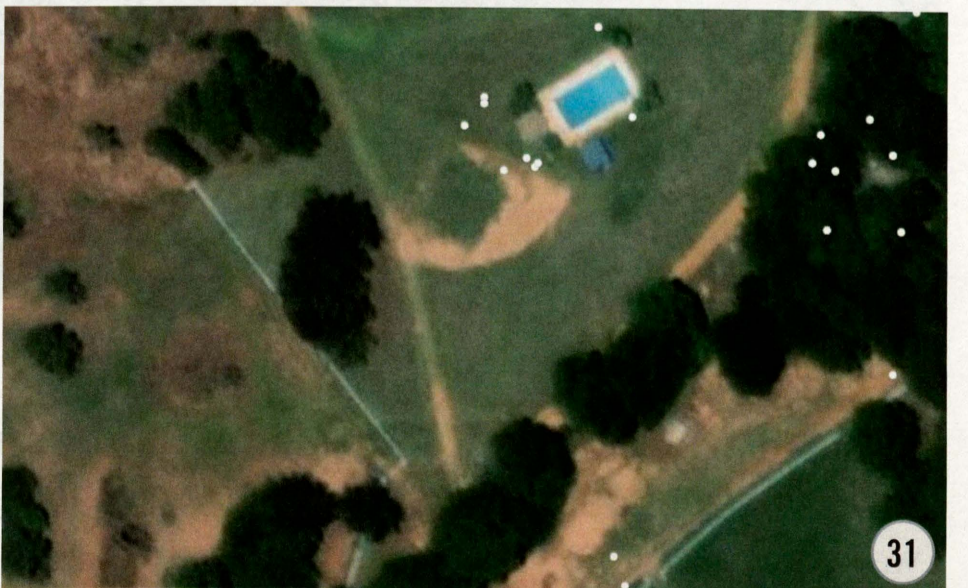
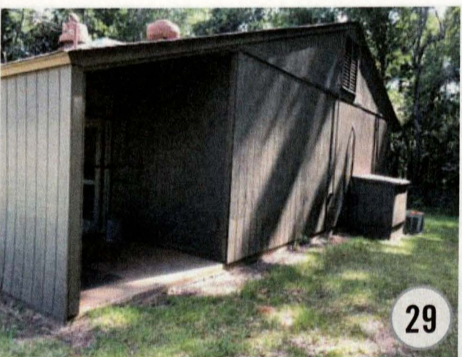
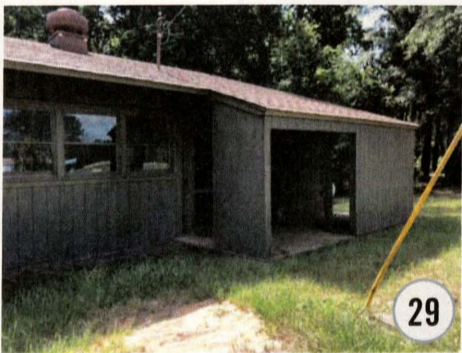
## AS-BUILTS

### Kitchen: As-Builts



### Coordinates

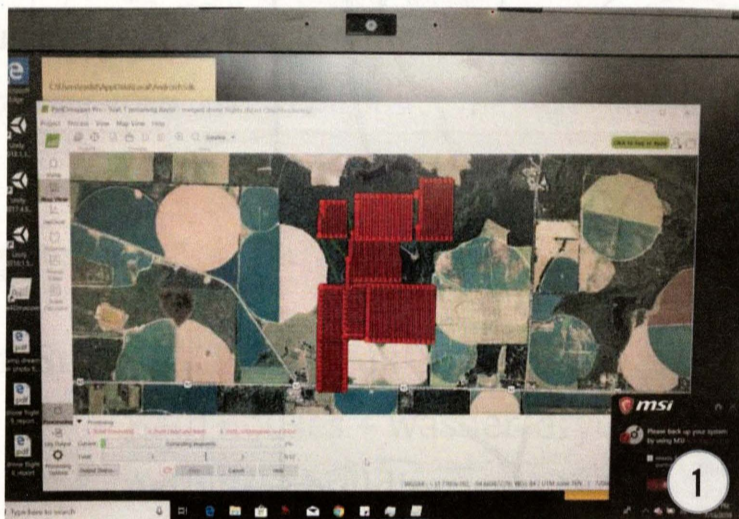
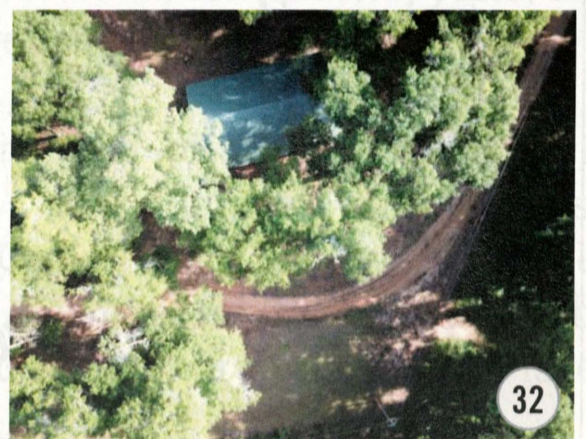
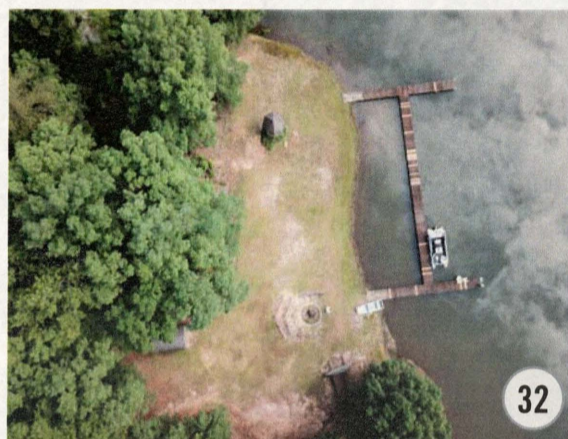
To get accurate locations of the buildings, horse pasture, and dock, photos were taken on the building corners and Geolocation/GPS tagging were used to find exact coordinates.



# CREATING A BASEMAP

## Drone Footage

Another part of our site visit incorporated the use of a drone to help verify the location of objects, and give us a recent air photo of the property. Kiley Aguar MLA (Master in Landscape Architecture) and MEPD (Master in Environmental Planning and Design) was our drone pilot.



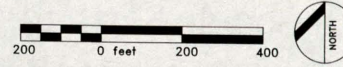
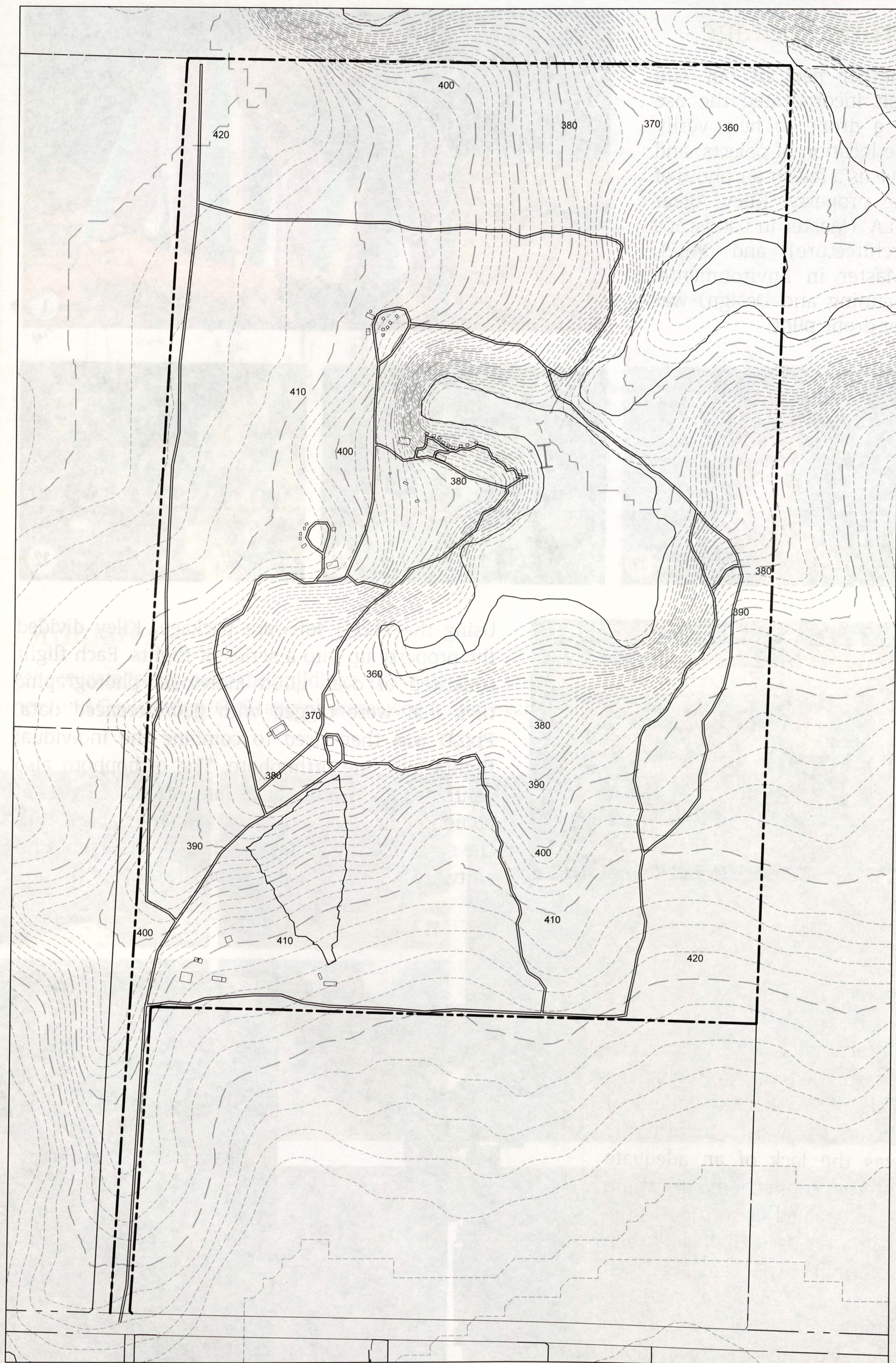
Using the Pix4D software package, Kiley divided the property up into a series of flights. Each flight consisted of over 1,000 individual photographic tiles that were tagged with georeferenced data. Pix4D was then used to combine the individual flights into one orthophoto. The orthophoto also contained the georeference data. After 240 hours of computer processing time, we were then able to take the orthophoto and insert it into our GIS and CAD software at its exact location on the property.

## Compilation

Unfortunately, the drone information was not complete. This was due to a variety of factors. Most importantly was the lack of an adequate internet connection. This would have enabled us to process the data after each flight and then determine what areas needed to be re-flown to pick up additional data. We were able to overlay drone imagery on top of a Google Earth image to create a composite air photo.

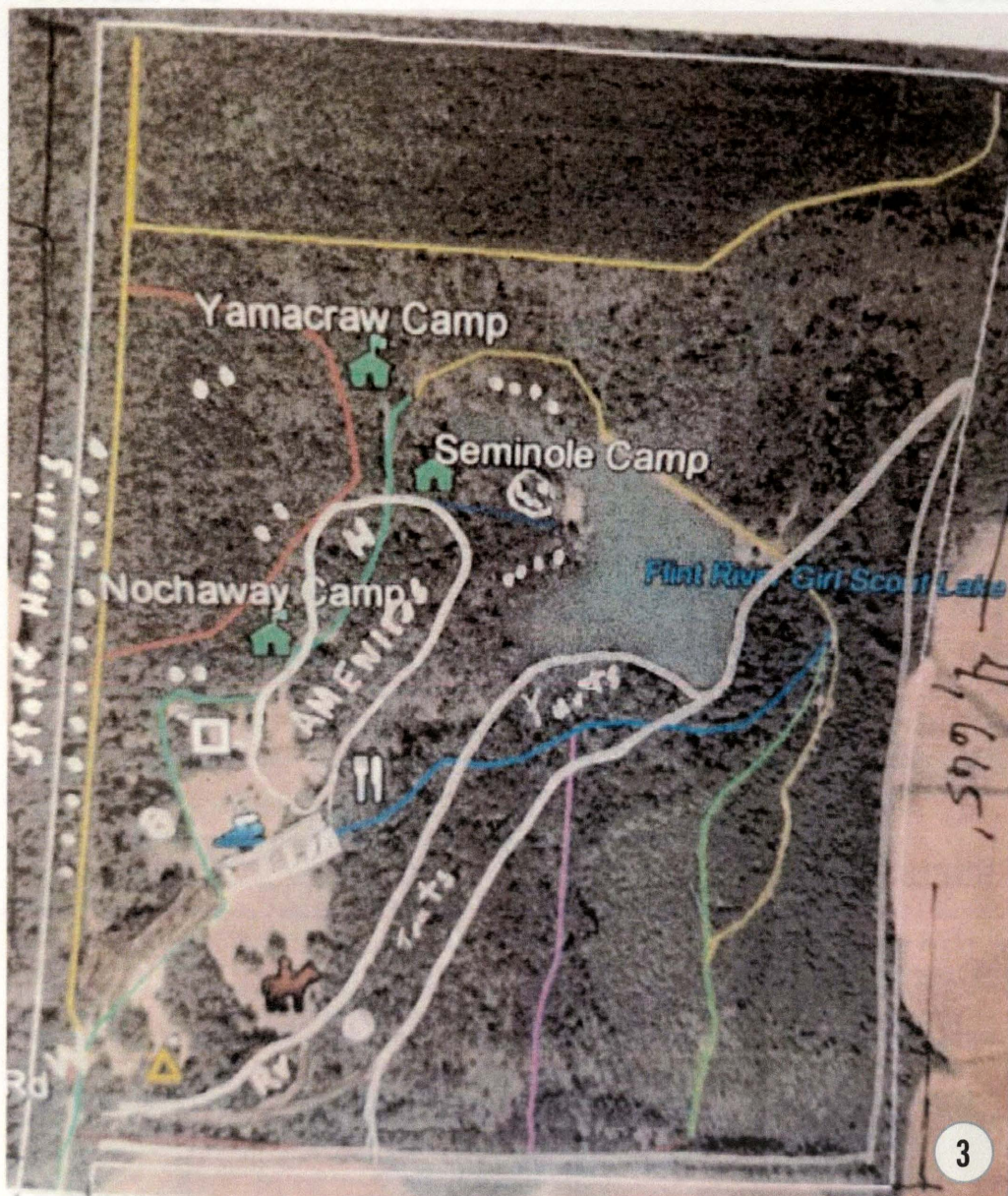


# FINAL BASEMAP



## Site Visit

# FEEDBACK



After presenting all twelve designs, the Camp Dream Foundation chose three plans as the main influence for the final design: B, D, and J. While these designs contributed to the final layout, specific items were chosen from the remaining twelve designs as a part of the final product.

The Foundation decided it wanted to separate the property into a private and public area. The public area of the camp was to be in the southeastern corner of our site, and it would contain RVs, yurts, and primitive campsites.

The remainder of Clark's Retreat will contain five "private campgrounds" for the Camp Dream campers and other groups. Amenities for these camps will be clustered adjacent to and around the lake.

Just under the yellow triangle at the SW corner of the property, the white line that runs NE up to and past the dam, separates public and private areas. Everything inside the white line signifies private, primitive camping, including 5 camp sites, amenities, etc.

## Private Side

### 1. Small RV Park (Max 20 pads)

- Bath houses + washer/dryer
- Activities building
- Pavilion
- Fire Pits
- Efficiency Pool

### 2. Primitive Campsites

- 1-tent camp site (max 100 pads)
  - Bath house + washer and dryer
  - Activities building
  - Pavilion
  - Fire Pits

### 3. Yurt camp sites

- 15-20 yurts (sleep 5-7 people each)
  - Bath houses + washer and dryer
  - Activities building
  - Pavilion
  - Fire pits
  - Efficiency Pool

### 4. Horse barn, riding pin and tack room (see circle on the map)

## Public Side

### 1. 5 Camp Sites

- 2 Lodge-Style Camp Sites
  - 4 lodges per camp (each lodge should sleep between 65-80 people)
- 3 Cabin-Style Camp Sites
  - 12 campers per camp

### 2. Amphitheater on Lake (circile under the word Seminole on the map above)

### 3. Beach (in between the amphitheater and current dock)

### 4. Dock for Fishing and Boating with Canoe/Kayak Launch

### 5. Parking Lot (see white triangle just below the pool icon)

### 6. Dining Facility (see fork/knife on the map above)

- Should seat approximately 1,000 people
- Build next to dining structure

### 7. Welcome Center and Admin Offices/Efficiency Lodges (see letter W on map)

### 8. Equestrian Complex (see white circle on the public side)

- Covered arena, stables, tack room, carousel, horse trails

### 9. Amenities (amenities loop on map)

#### - Short Term

- Zero entry pool with splash pad, lazy river, and accessible water slides
- Playground
- Archery/ gun range
- Multi-use activity building/pavilion
- Challenge wall, obstacle course, 2-way zipline
- Open-air pavilion
- Indoor skydiving

#### - Long Term

- Multi-use sports field
- In-ground trampoline
- Putt putt golf course
- Multi-use activity building  
(including gym, track, bowling alley, olympic pool, fitness center, game room, movie theater, ping pong, etc.)
- Outdoor movie theater
- Corporate meeting space
- Comfort station with showers and toilets


### 10. 10-12 Staff Houses (marked staff houses on map above)

- Simple and efficient 1500 square feet, 3 bedroom houses, long term use
- Similar to the Director's House

# Selected Plans


## CONCEPT B



Not to scale. 


## CONCEPT D




















Not to scale. 

## CONCEPT J



Not to scale. 

-  1. Amphitheater
-  2. Staff Housing
-  3. 12-Cabins Camp
-  4. Camp Dream
-  5. Lodges
-  6. Existing Camp Sites
-  7. Archery and Gun Range
-  8. Challenge Course
-  9. Amphitheater
-  10. Dock
-  11. Lake
-  12. Wetlands
-  13. Zipline
-  14. Yurts
-  15. Trails
-  16. Primitive Camping
-  17. RV Camping

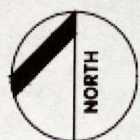
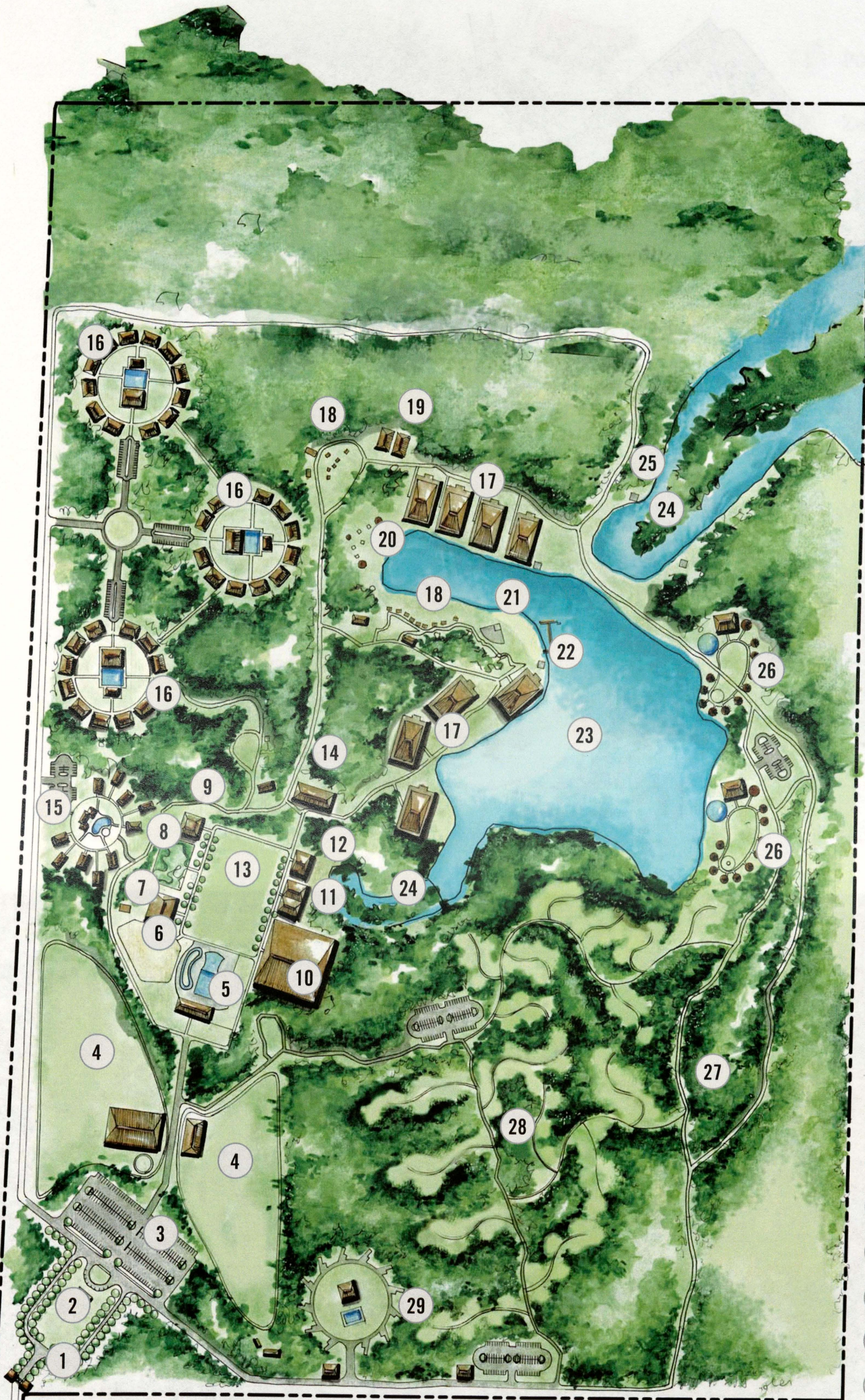
6.

**FINAL  
MASTER PLAN**

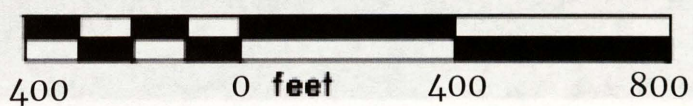
# MASTER PLAN

## Key

- 1 Entrance
- 2 Check-in
- 3 Parking
- 4 Equestrian Areas
- 5 Pool/Splash Pad/ Lazy River
- 6 Playground
- 7 Open Air Pavilion
- 8 Putt Putt Golf
- 9 Indoor Skydiving
- 10 1000 Person 2-Story Dining Hall
- 11 Multi-Use Recreation Center
- 12 Multi-Use Gym
- 13 Multi-Use Track and Field
- 14 Infirmary
- 15 Staff Housing
- 16 12-Cabins Camp
- 17 Camp Dream Lodges
- 18 Existing Camp Sites
- 19 Archery and Gun Range
- 20 Challenge Course
- 21 Amphitheater
- 22 Dock
- 23 Lake
- 24 Wetlands
- 25 Zipline
- 26 Yurts
- 27 Trails
- 28 Primitive Camping
- 29 RV Camping



Scale: 1" = 400'

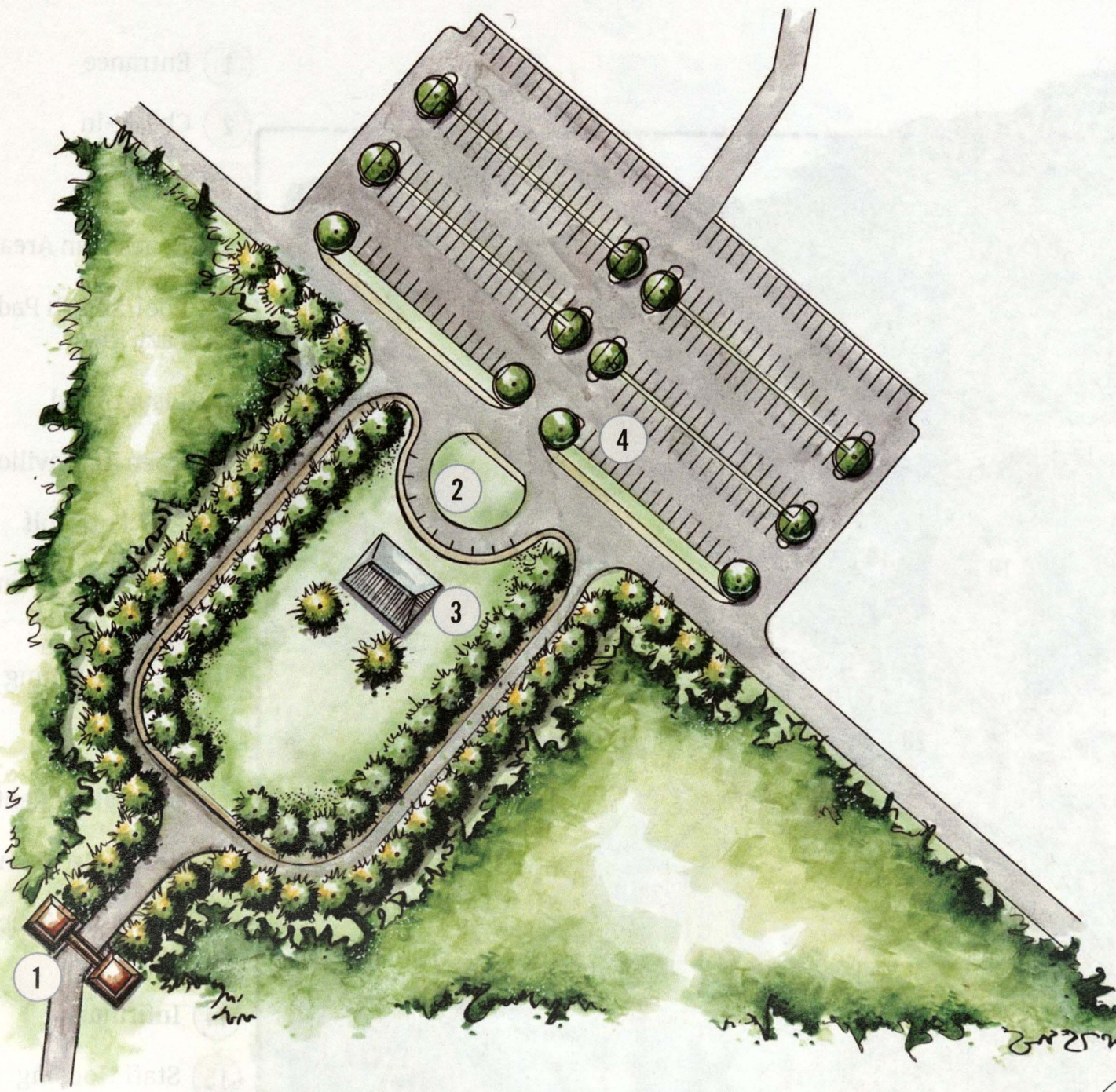


# Final Master Plan

## ENTRANCE

### Key

- ① Gate
- ② Drop Off
- ③ Check-In
- ④ Parking



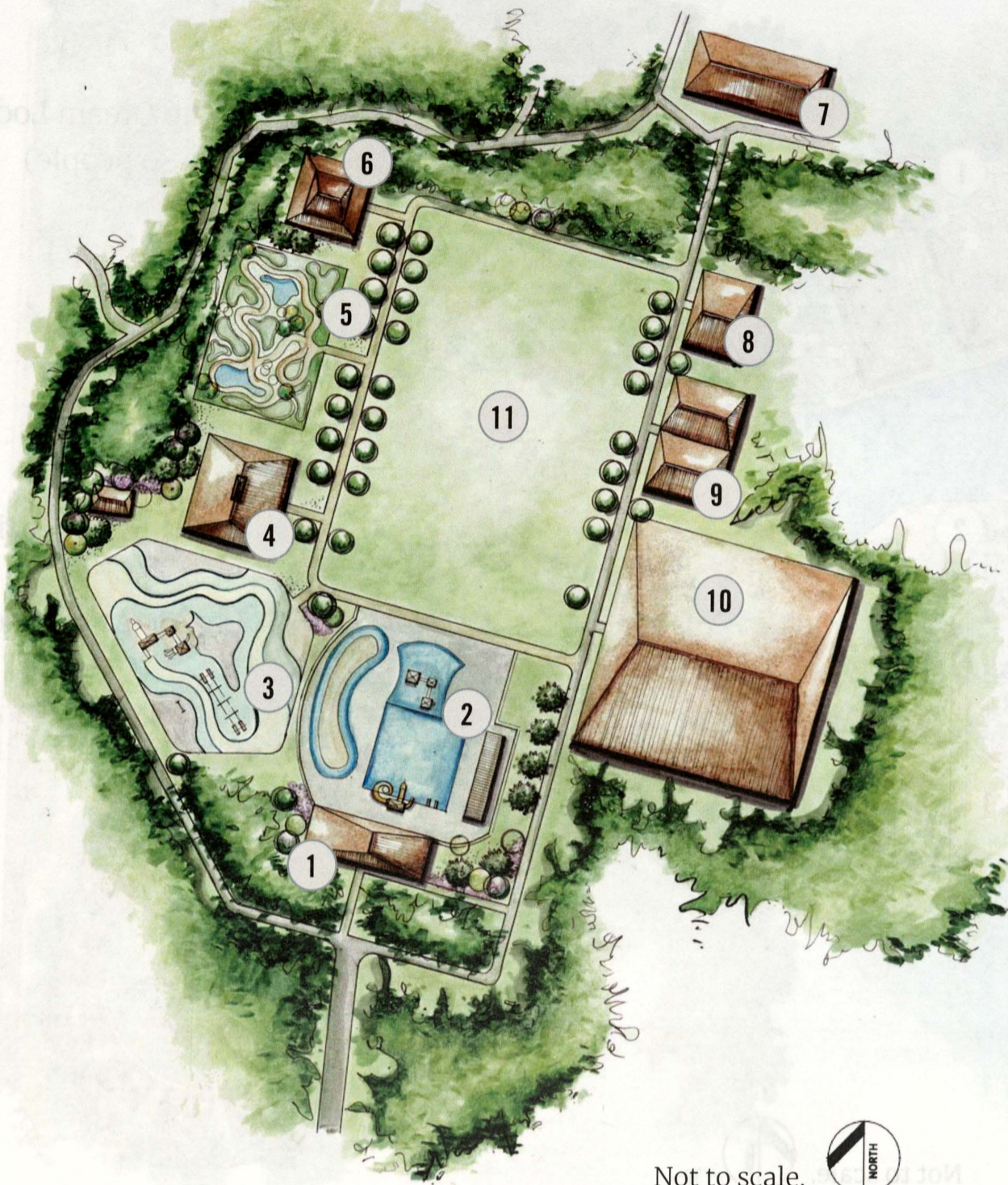
Not to scale.



Perspective looking from the entrance road to the Clark's Retreat welcoming gate.

# AMENITIES

## Key



- 1 Pool House
- 2 Zero-Entry Pool
- 3 Playground
- 4 Covered Sports Pavilion
- 5 Putt Putt
- 6 Indoor Skydiving
- 7 Infirmary
- 8 Multi-Use Gym
- 9 Multi-Use Rec Center
- 10 Dining Hall
- 11 Multi-Use Field

Not to scale.



Not to scale.



Perspective looking from the north side of site towards the multi-use field and surrounding amenities.

# Final Master Plan

## LODGES



### Key

- ① Camp Dream Lodges (65-80 people)
- ② Amphitheater
- ③ Beach
- ④ Dock
- ⑤ Existing Camp Sites
- ⑥ Challenge Course
- ⑦ Archery and Gun Range
- ⑧ Ziplines

Not to scale.



Perspective looking from west side of lake at the Camp Dream lodges.

# CABINS

## Key

- ① Parking
- ② Camp Site
- ③ Cabin (19 people)
- ④ Dining Hall
- ⑤ Pool
- ⑥ Pavilion

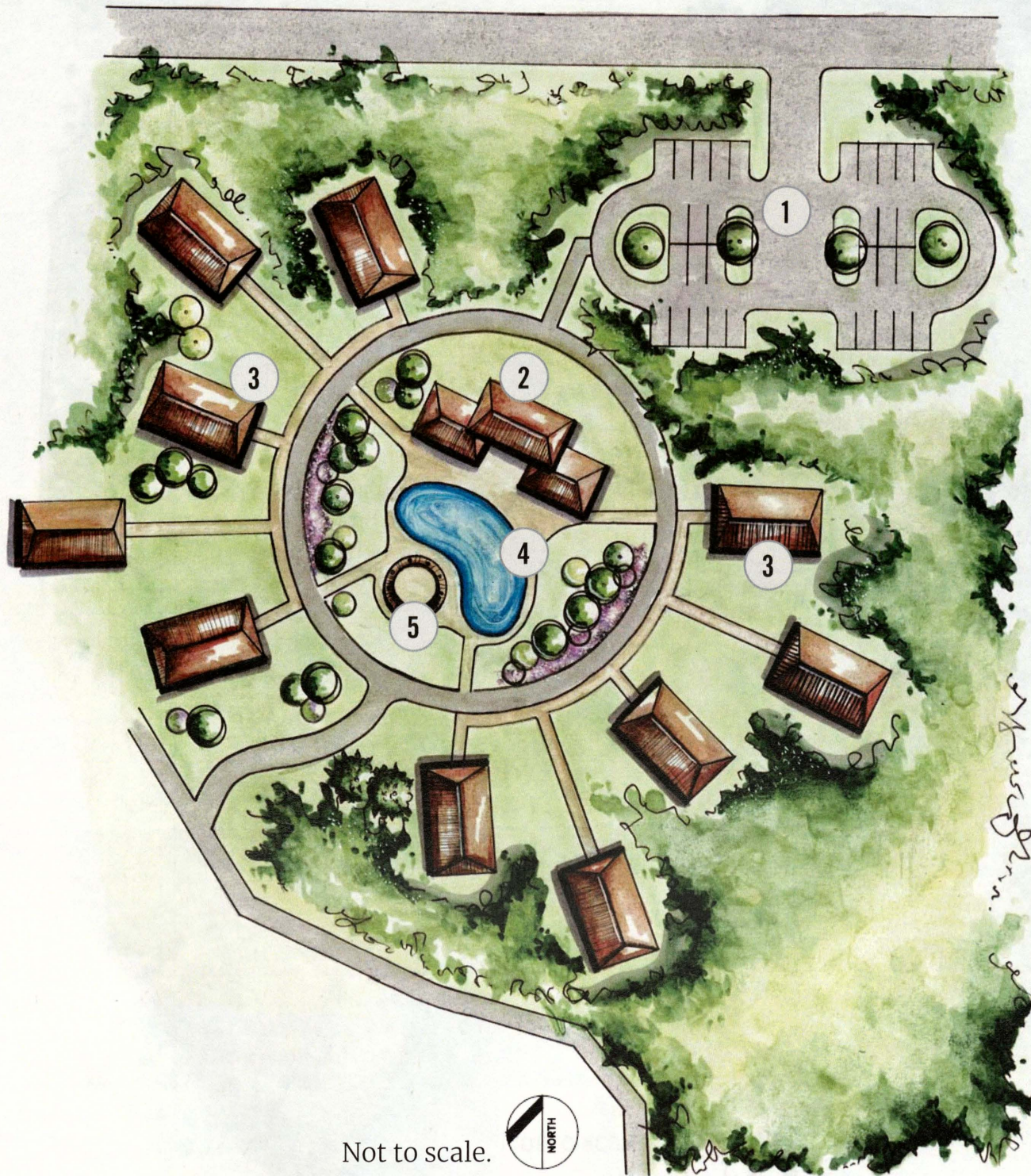


Not to scale.



Perspective looking from the roundabout access at the 12-cabins camp.

# STAFF HOUSING



## Key

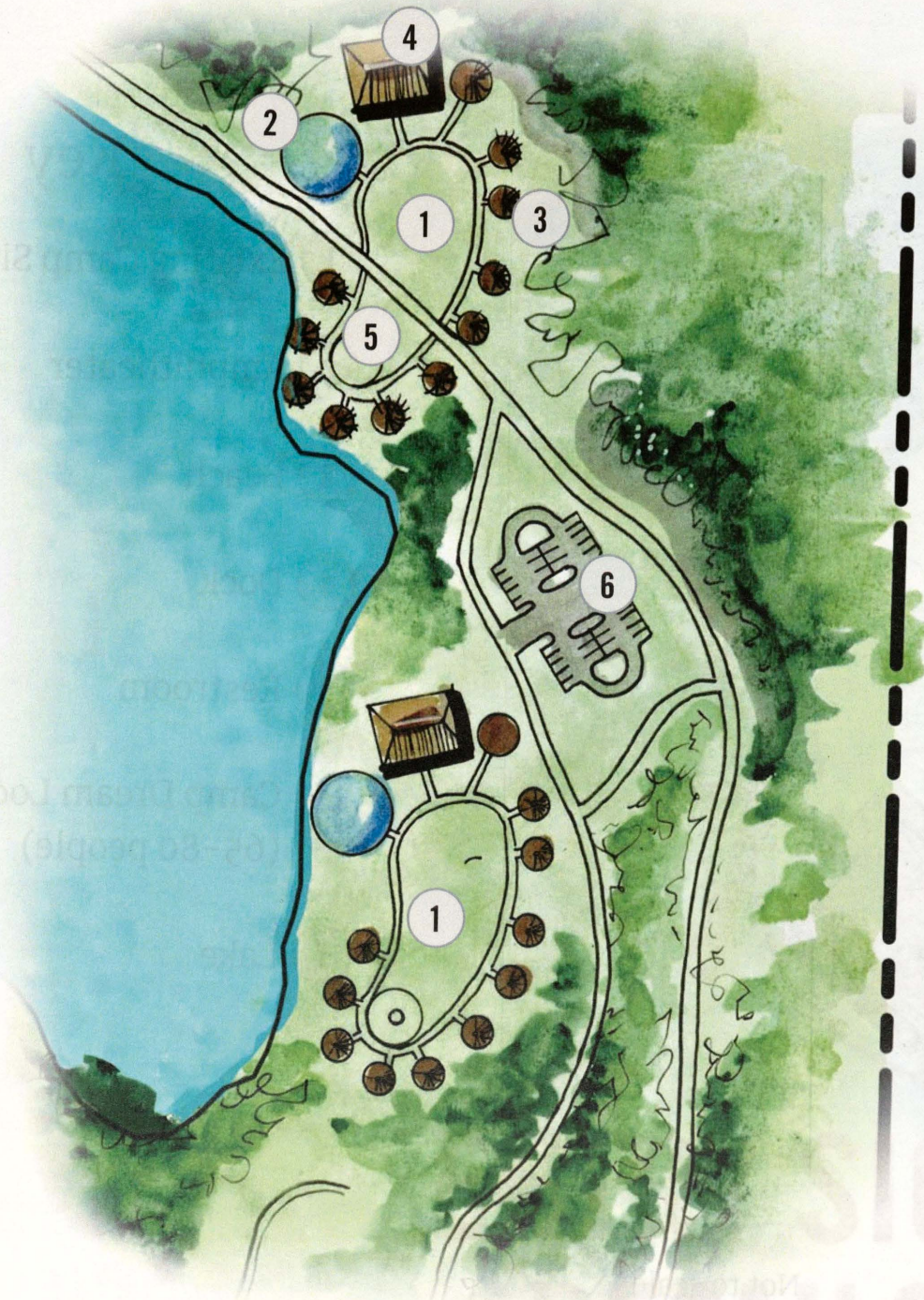
- ① Parking
- ② Community Building
- ③ Staff House (1500 sq. ft.)
- ④ Efficiency Pool
- ⑤ Pergola



Perspective looking from the side road at the staff housing complex.



# YURTS



## Key

- ① Yurt Village
- ② Pool
- ③ Yurt (5-7 people)
- ④ Dining Hall
- ⑤ Firepit
- ⑥ Parking

Not to scale.



Perspective looking from the east side of the lake at the yurt village.

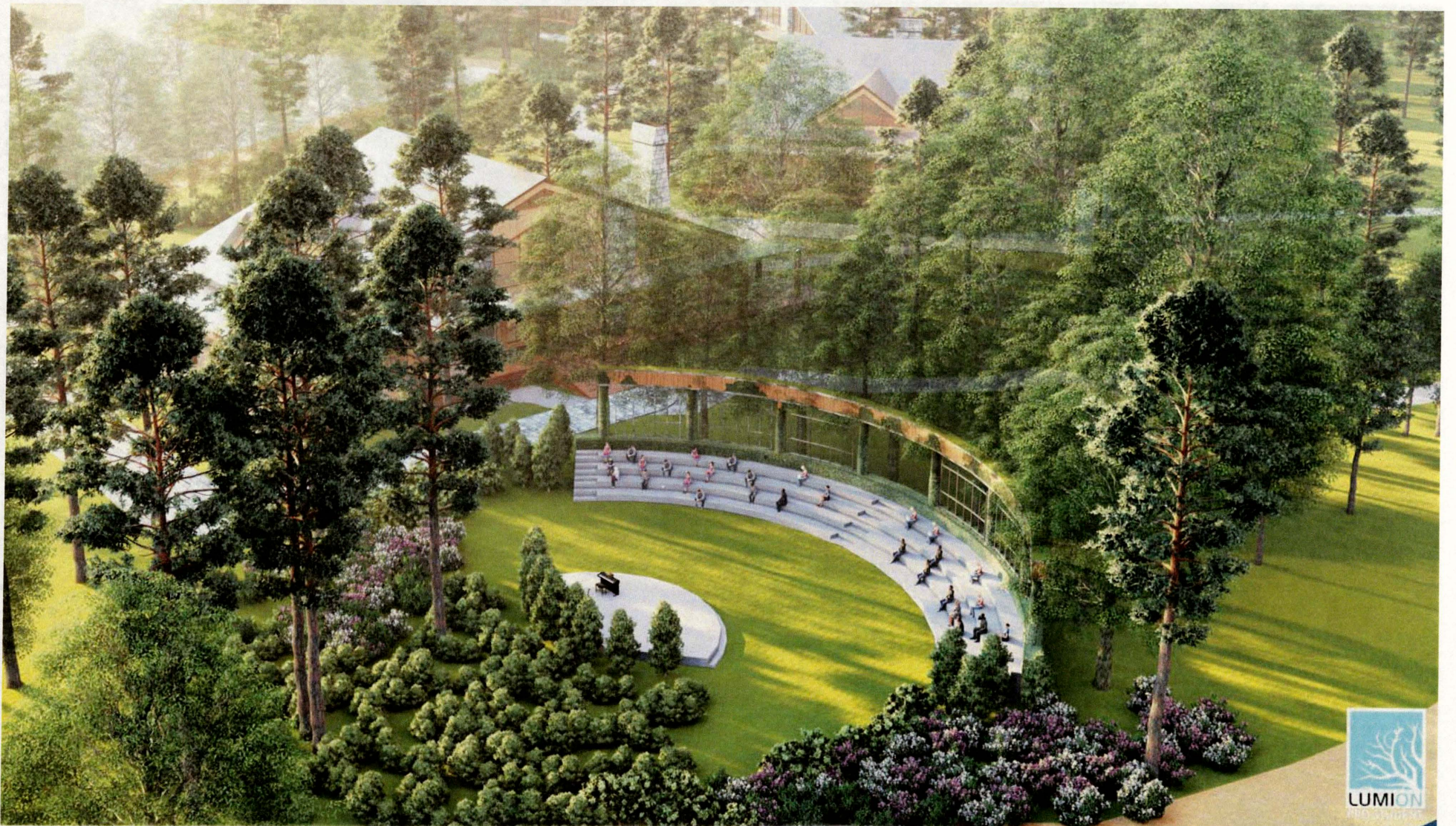
# AMPHITHEATER

## Key

- ① Existing Camp Sites
- ② Amphitheater
- ③ Beach
- ④ Dock
- ⑤ Restroom
- ⑥ Camp Dream Lodges (65-80 people)
- ⑦ Lake



Not to scale.



Perspective looking from the lake at the amphitheater and stage.



# 7.

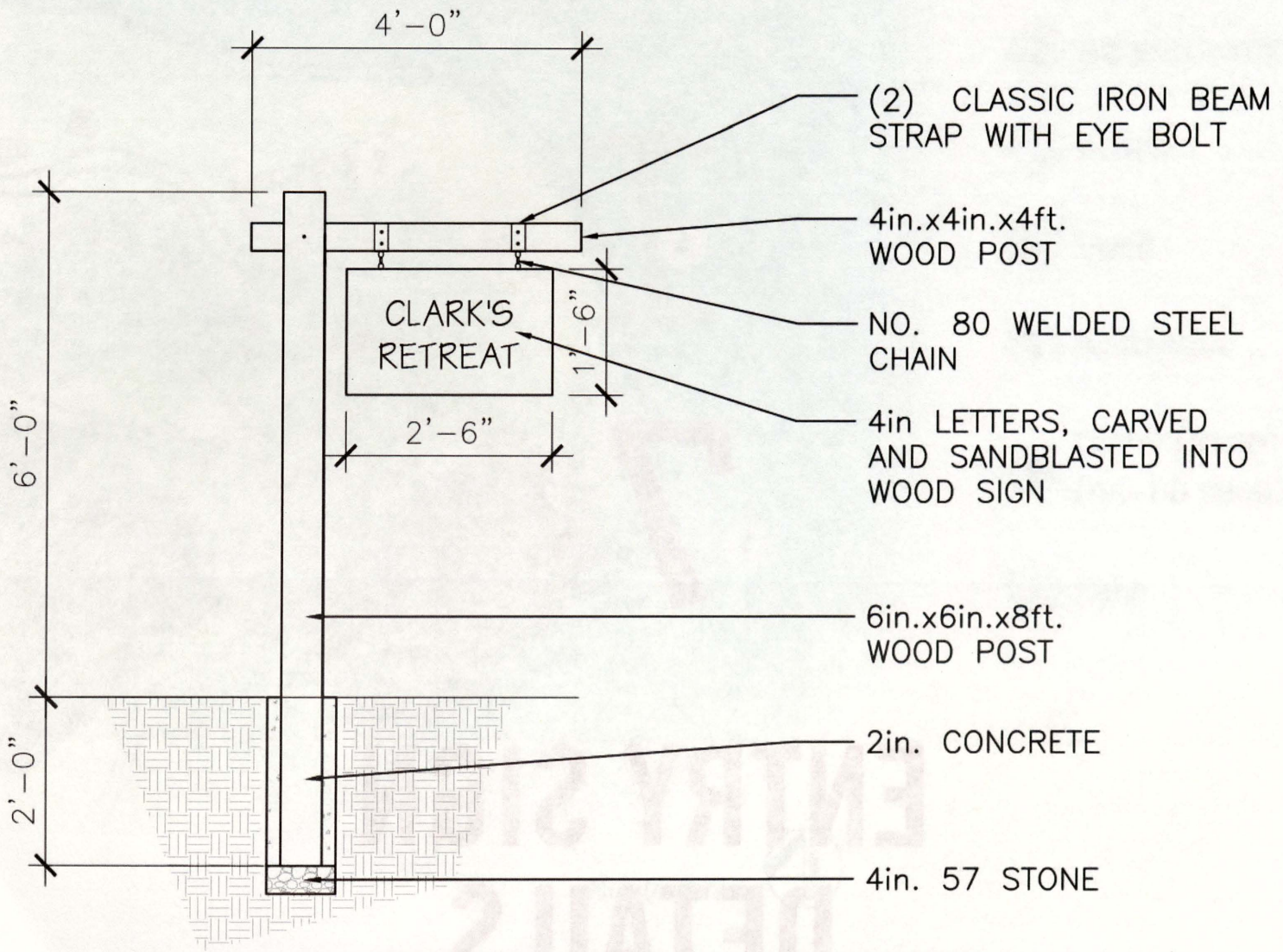
## ENTRY SIGN DETAILS



# Entry Sign Details

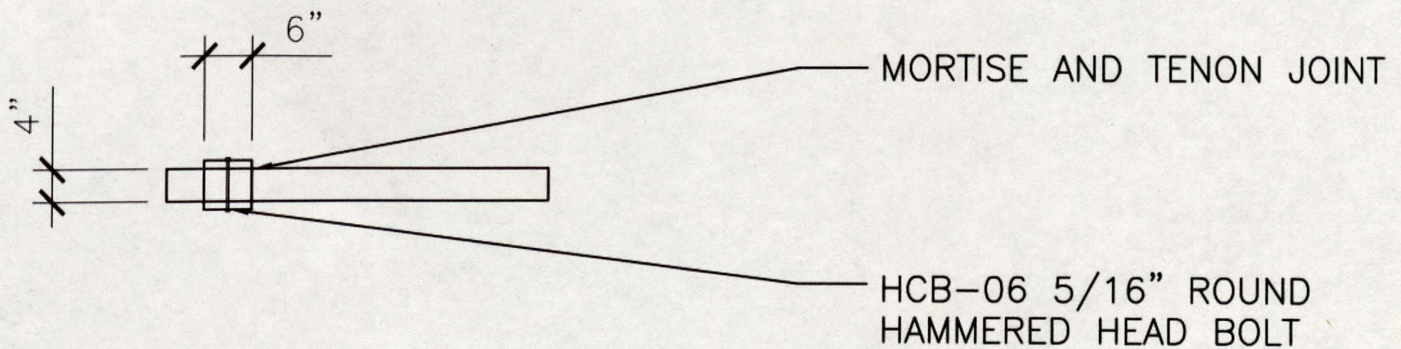
While waiting for feedback on our Master Plan concepts, we worked on some concepts for the project entry. Below are several design development drawings depicting these concepts.

## CONCEPT A



### Small Entry Sign

Section Elevation: Not to scale (NTS)

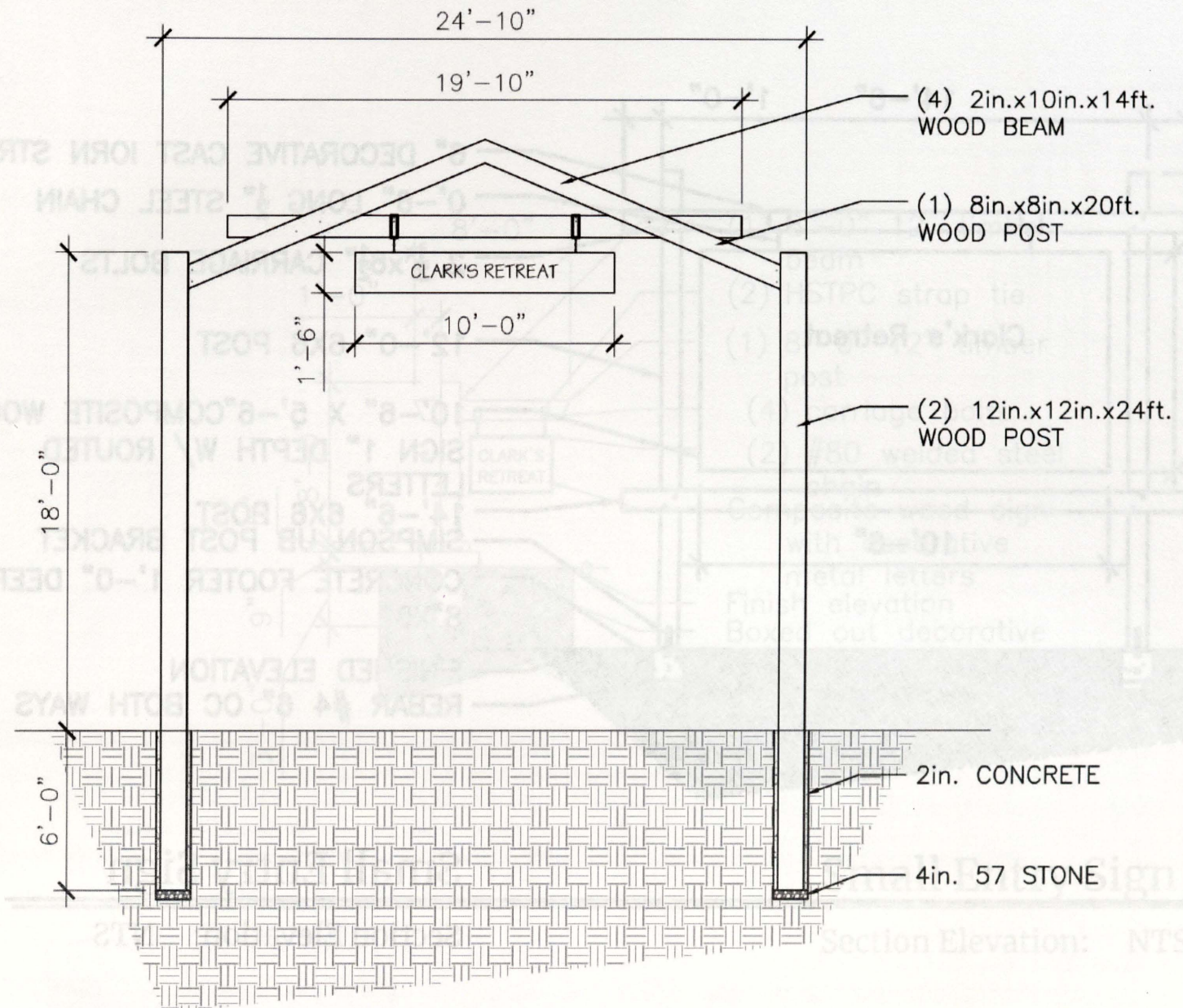


### Small Entry Sign

Plan View: NTS

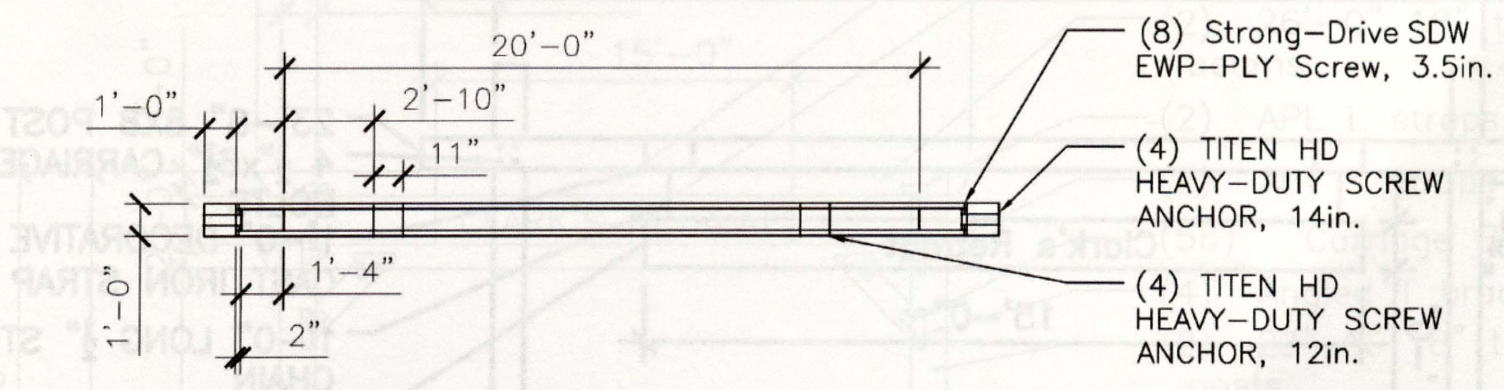
# Entry Sign Details

## CONCEPT A



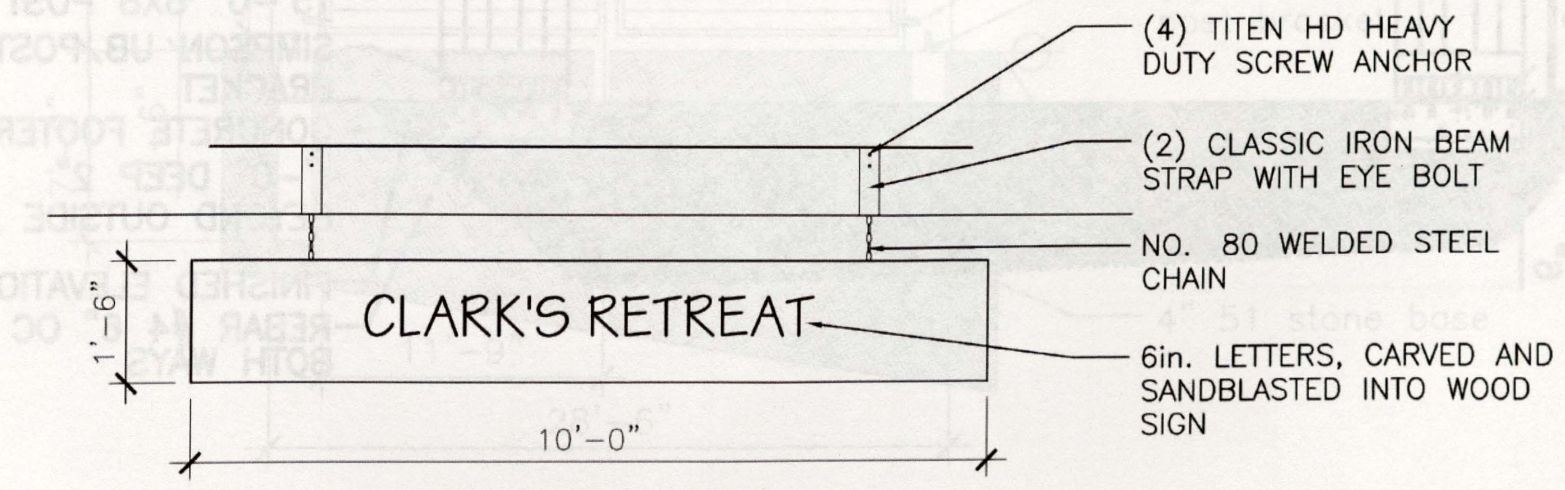
Large Entry Sign

Section Elevation: NTS



Large Entry Sign

Plan View: NTS

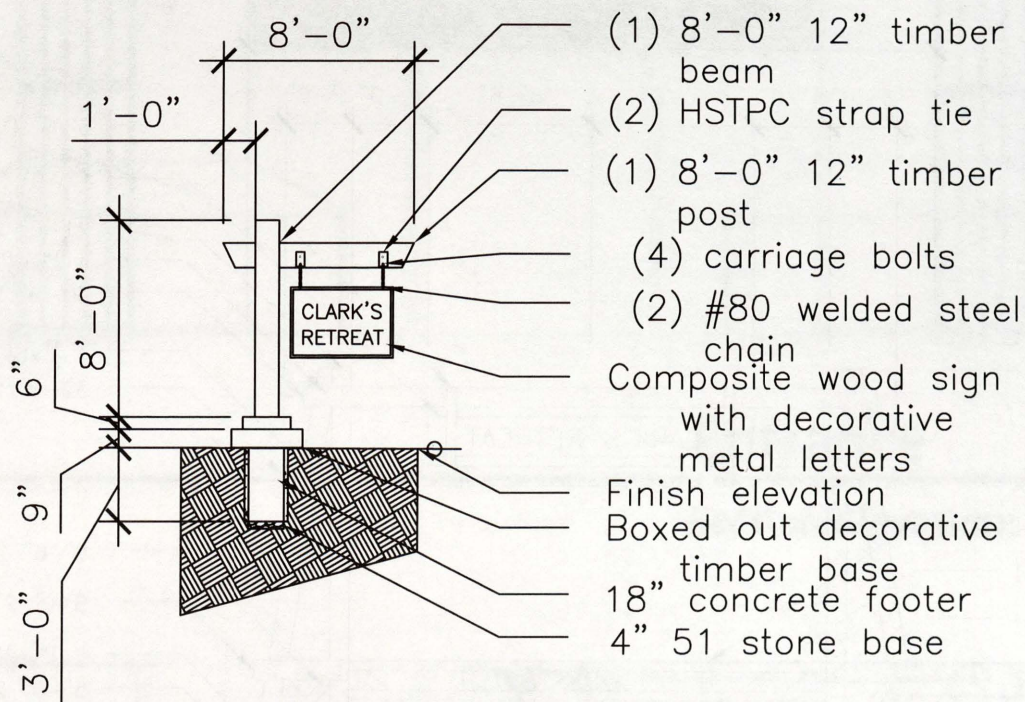


Large Entry Sign

Sign Detail: NTS



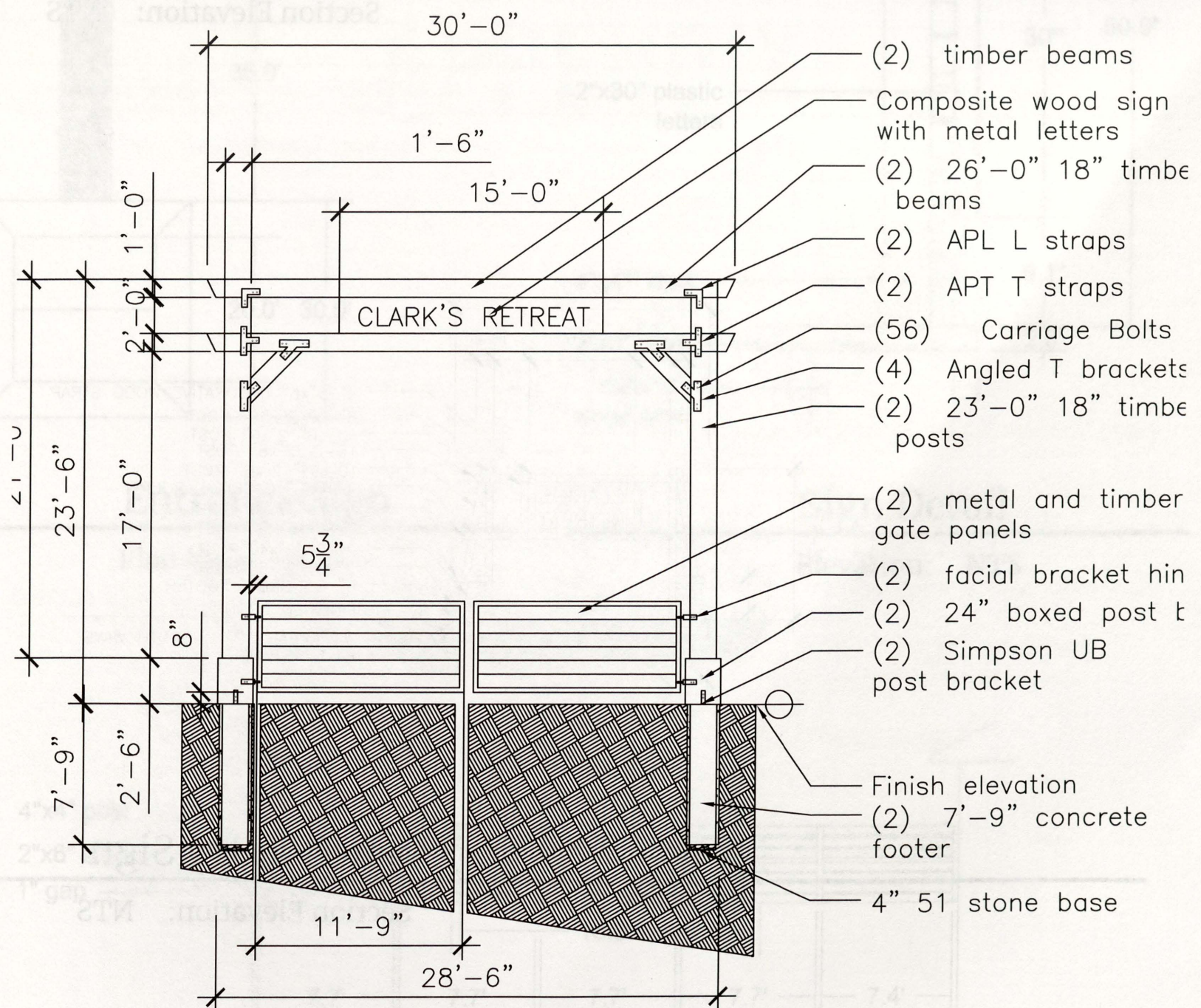
CONCEPT C



- (1) 8'-0" 12" timber beam
- (2) HSTPC strap tie
- (1) 8'-0" 12" timber post
- (4) carriage bolts
- (2) #80 welded steel chain
- Composite wood sign with decorative metal letters
- Finish elevation
- Boxed out decorative timber base
- 18" concrete footer
- 4" 51 stone base

Small Entry Sign

Section Elevation: NTS



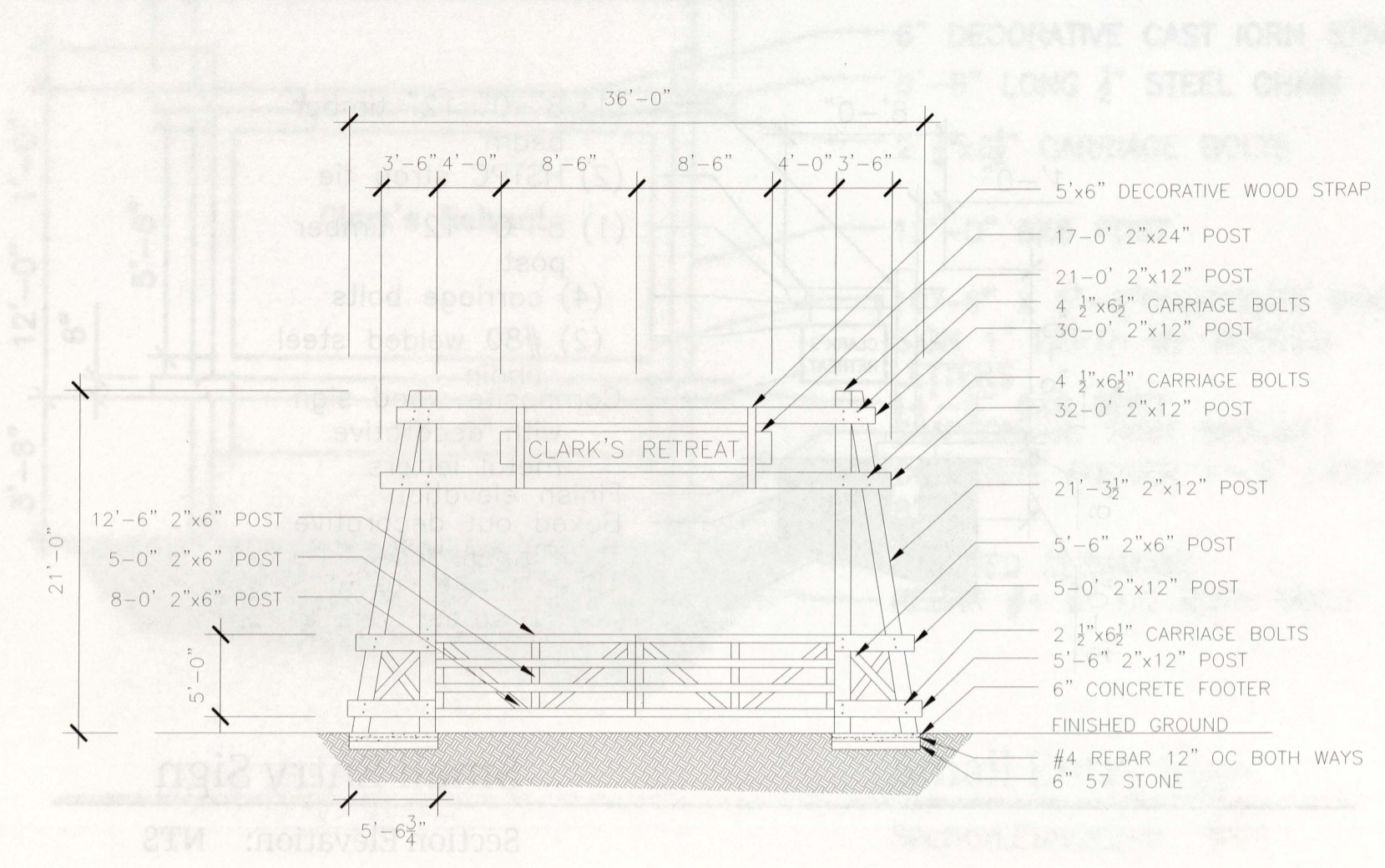
- (2) timber beams
- Composite wood sign with metal letters
- (2) 26'-0" 18" timber beams
- (2) APL L straps
- (2) APT T straps
- (56) Carriage Bolts
- (4) Angled T brackets
- (2) 23'-0" 18" timber posts
- (2) metal and timber gate panels
- (2) facial bracket hinges
- (2) 24" boxed post brackets
- (2) Simpson UB post brackets
- Finish elevation
- (2) 7'-9" concrete footer
- 4" 51 stone base

Large Entry Sign

Section Elevation: NTS

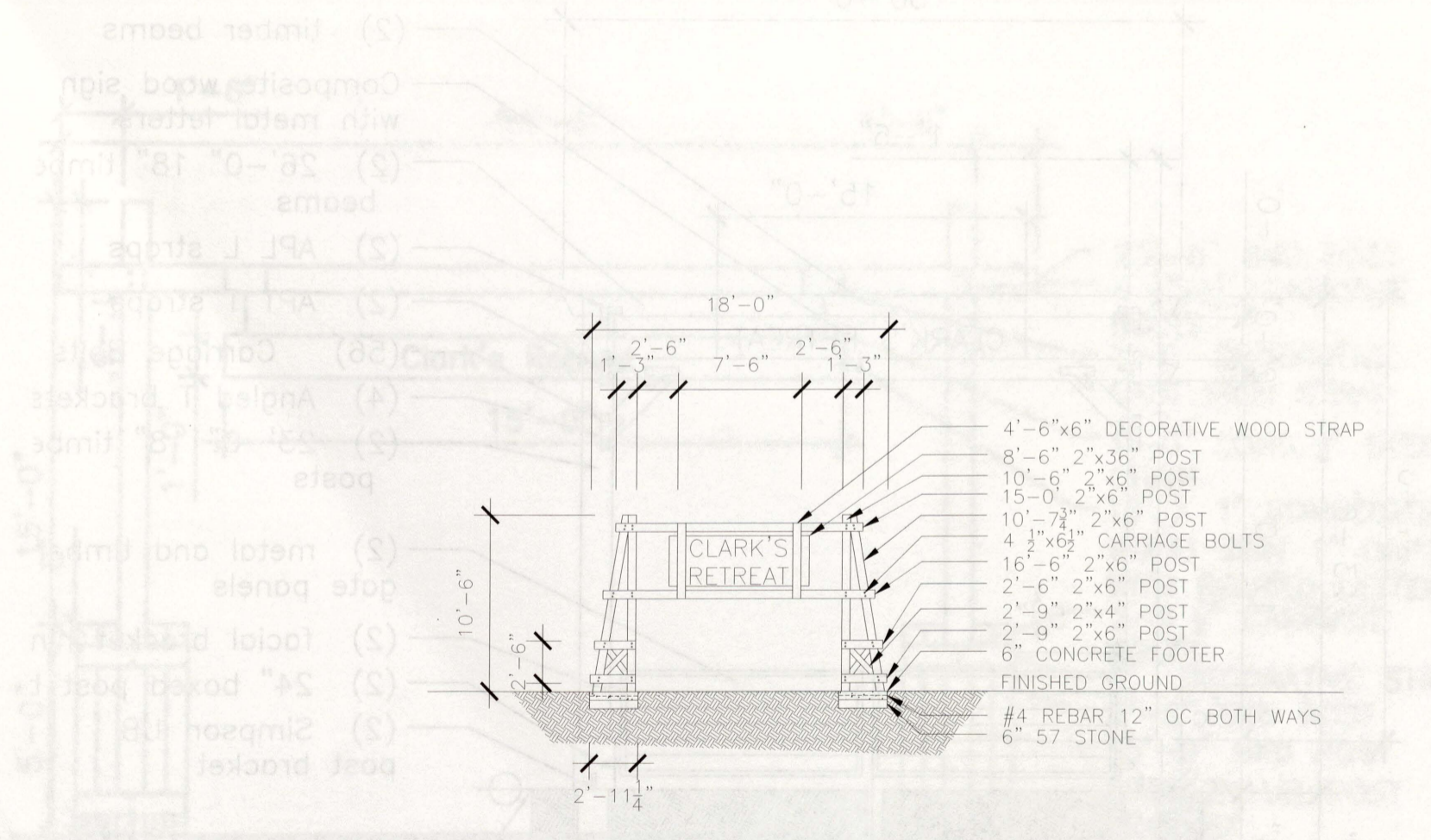
# Entry Sign Details

## CONCEPT D



### Entry Sign

Section Elevation: NTS

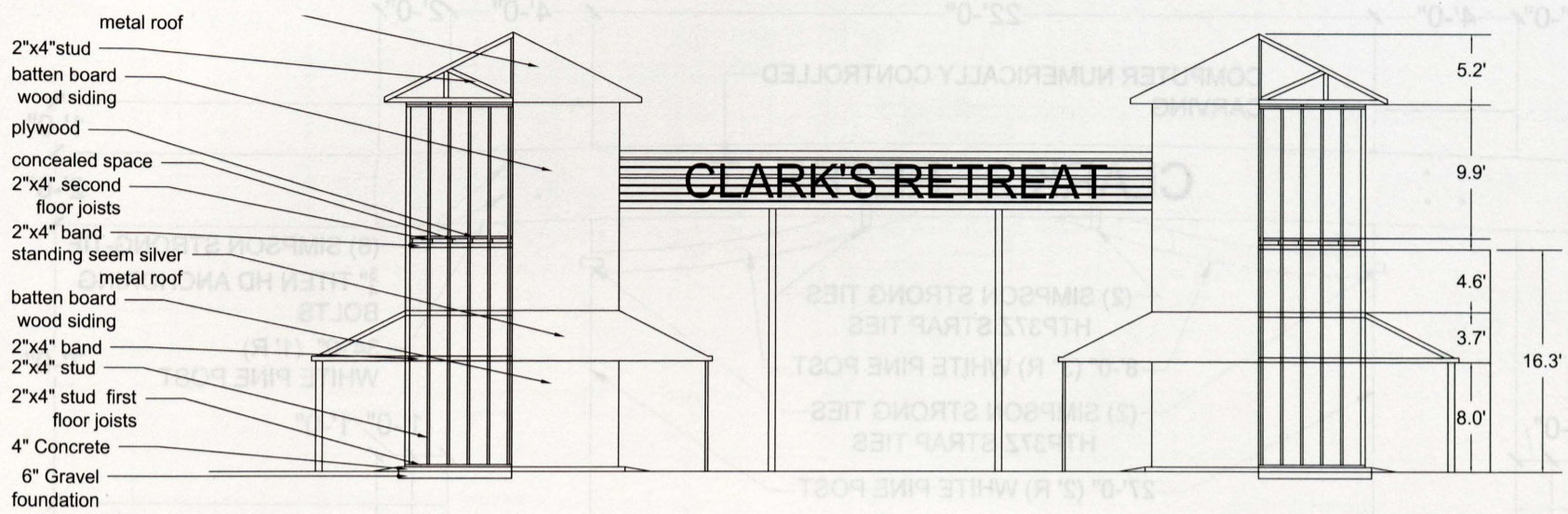


### Small Entry Sign

Section Elevation: NTS

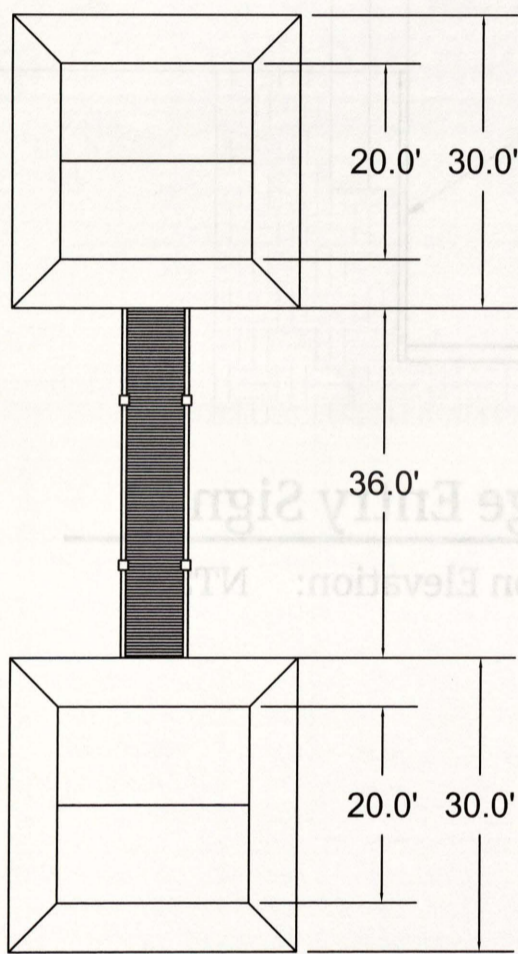
# Entry Sign Details

## CONCEPT E



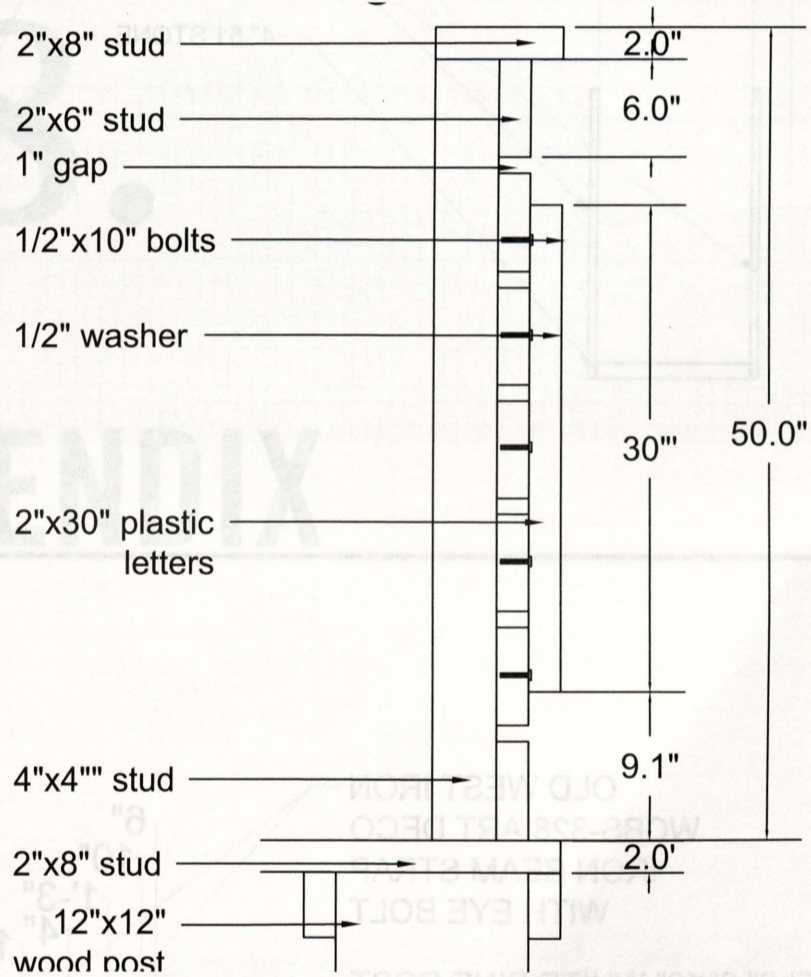
### Entrance

Section Elevation: NTS



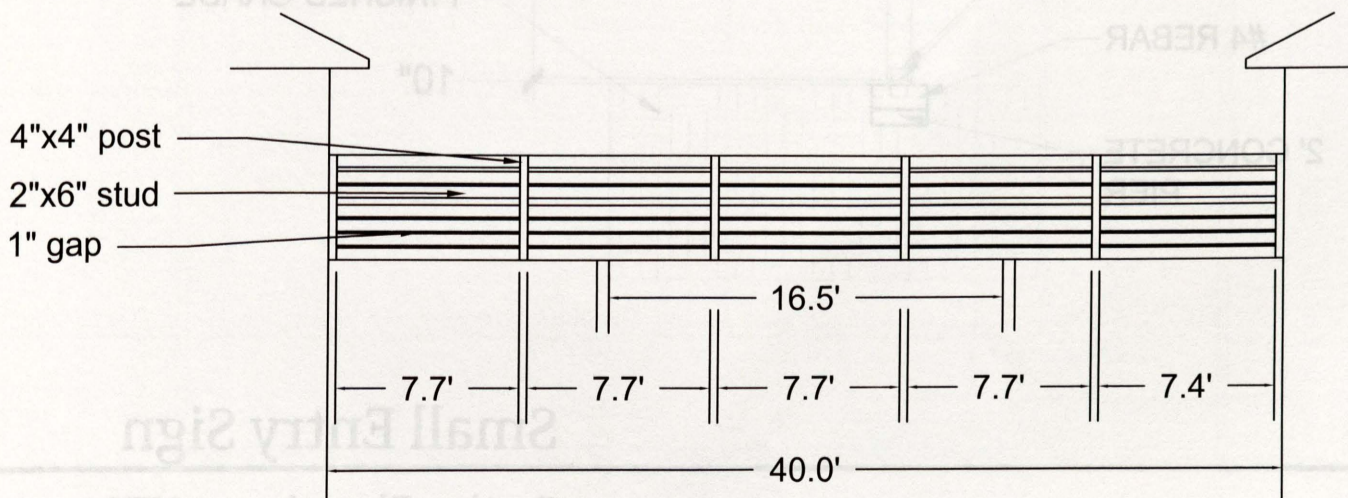
### Entrance Sign

Plan View: NTS



### Sign Detail

Elevation: NTS

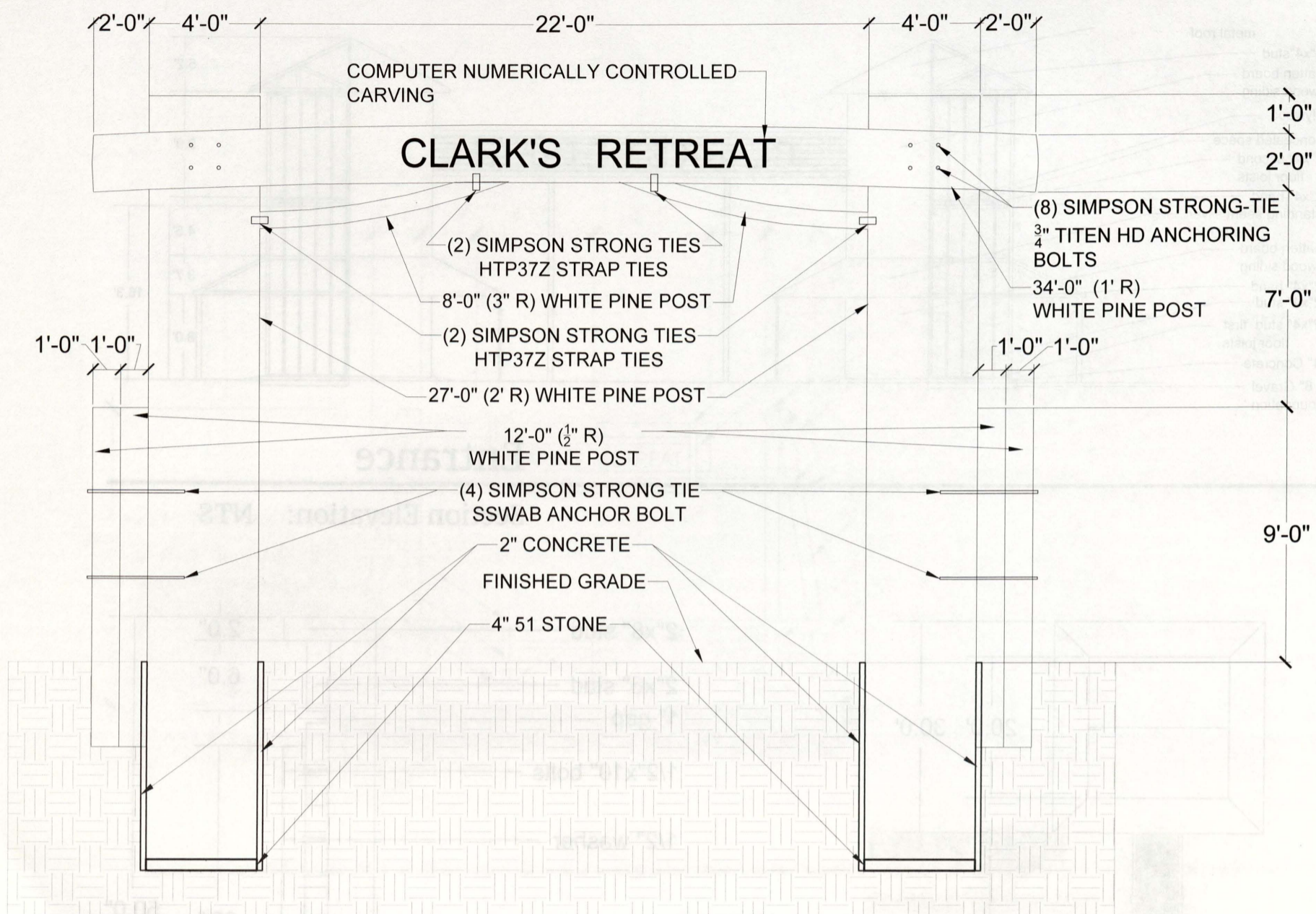


### Bridge Railing

Section: NTS

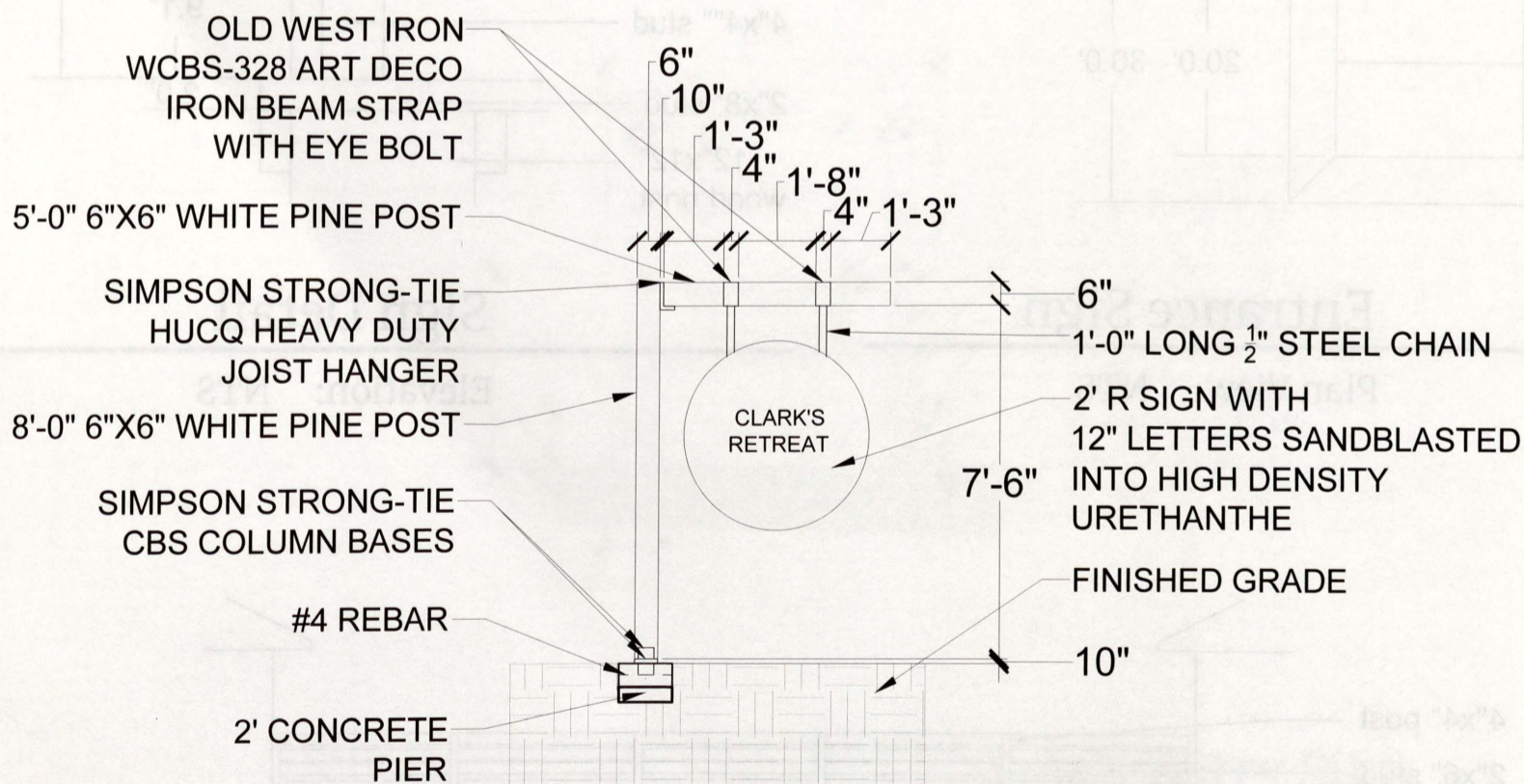
# Entry Sign Details

## CONCEPT F



Large Entry Sign

Section Elevation: NTS

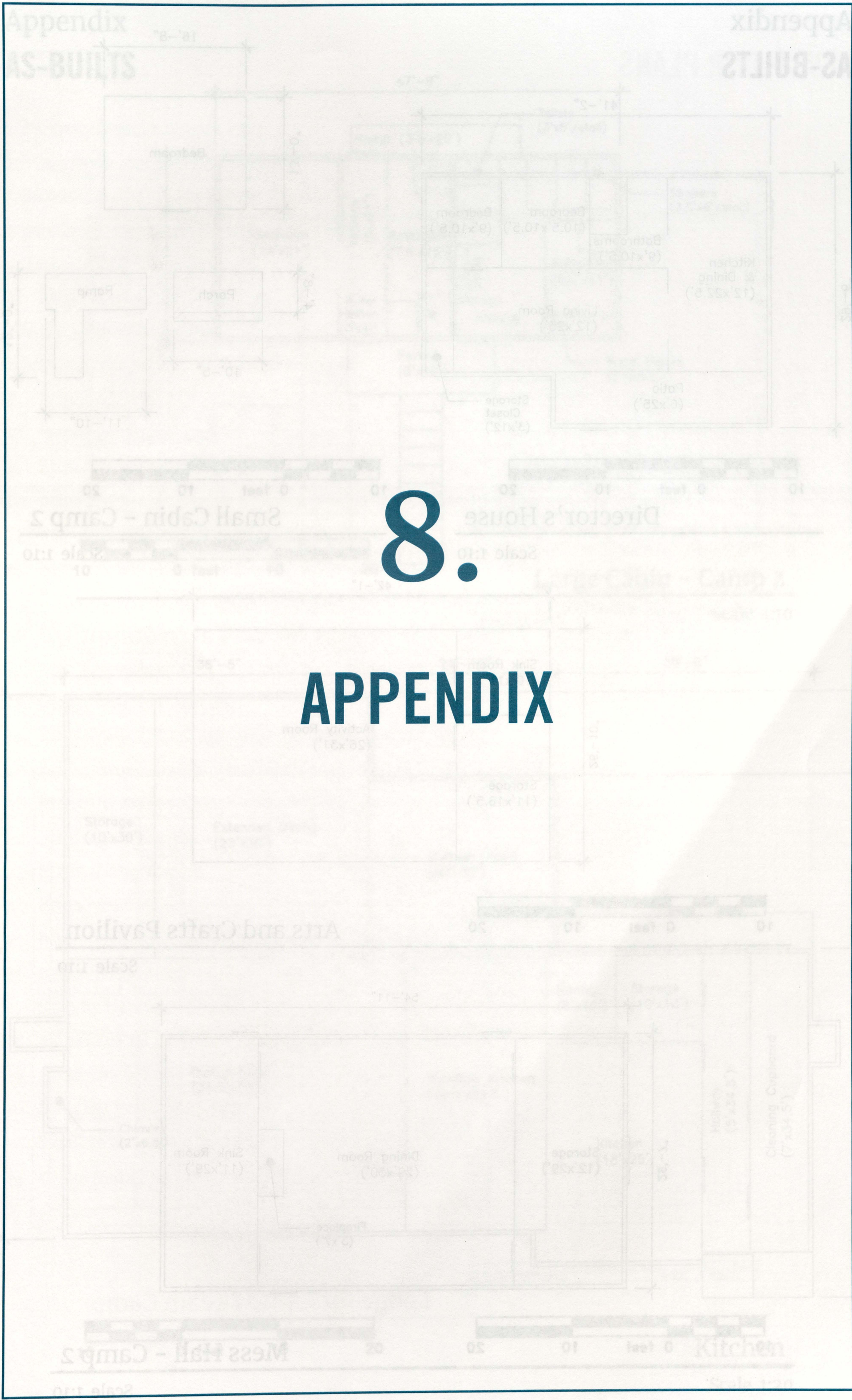


Small Entry Sign

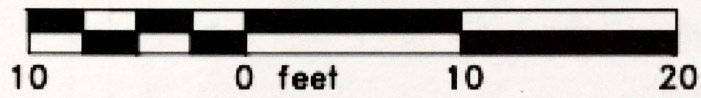
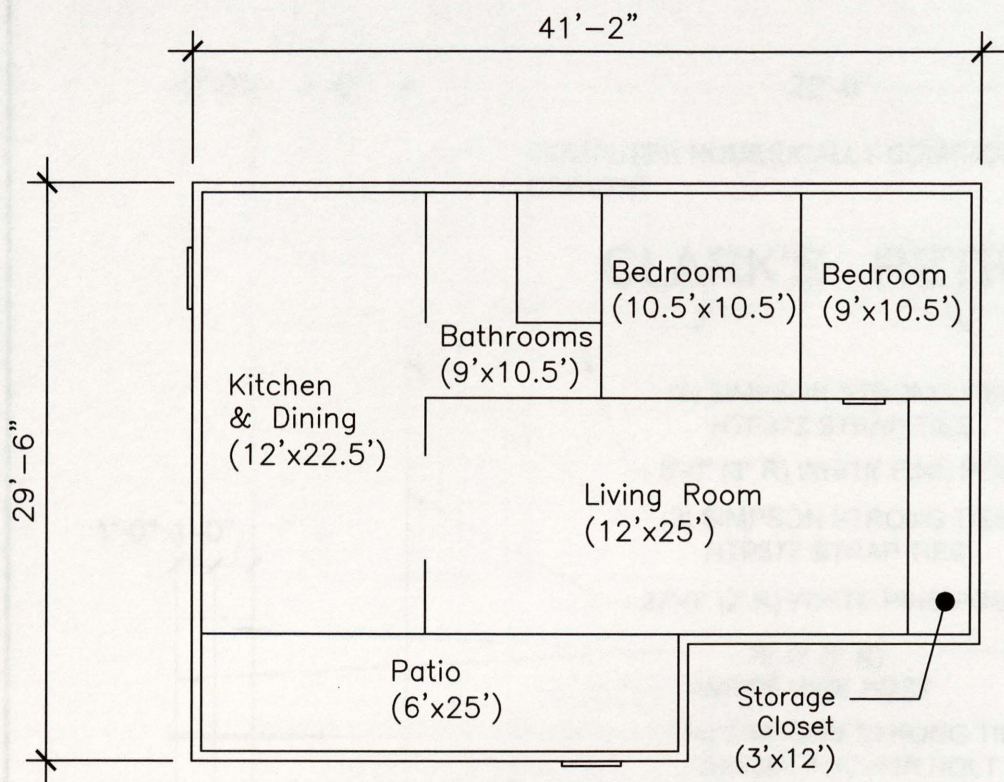
Section Elevation: NTS

# 8.

# APPENDIX

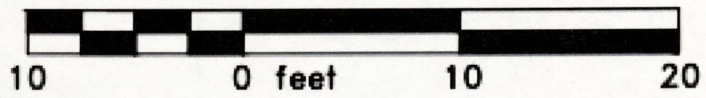
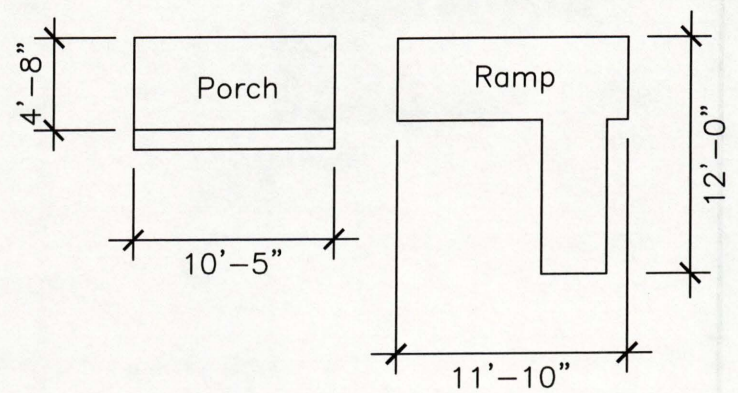
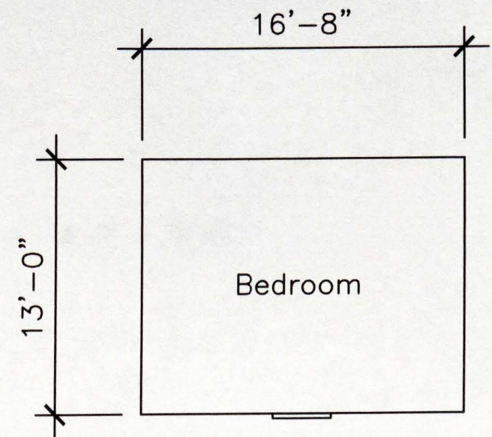


Appendix  
AS-BUILTS



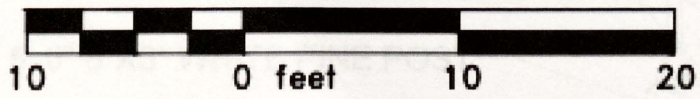
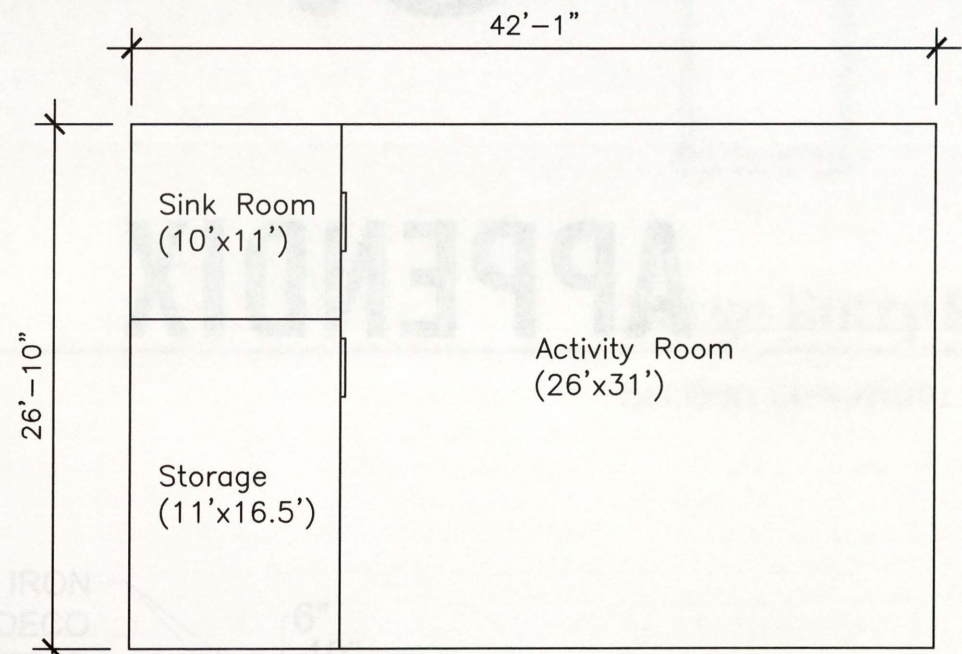
Director's House

Scale 1:10



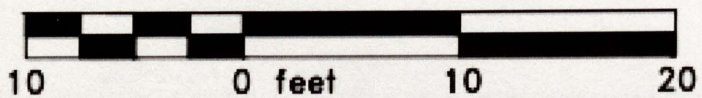
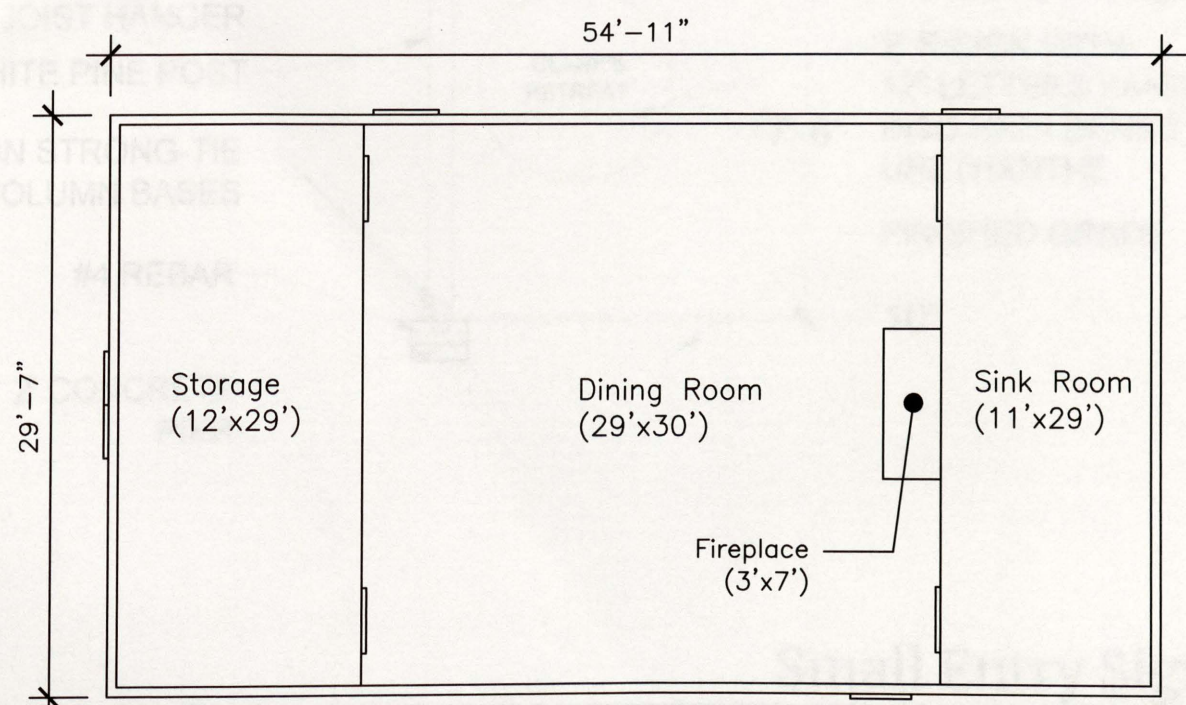
Small Cabin - Camp 2

Scale 1:10



Arts and Crafts Pavilion

Scale 1:10

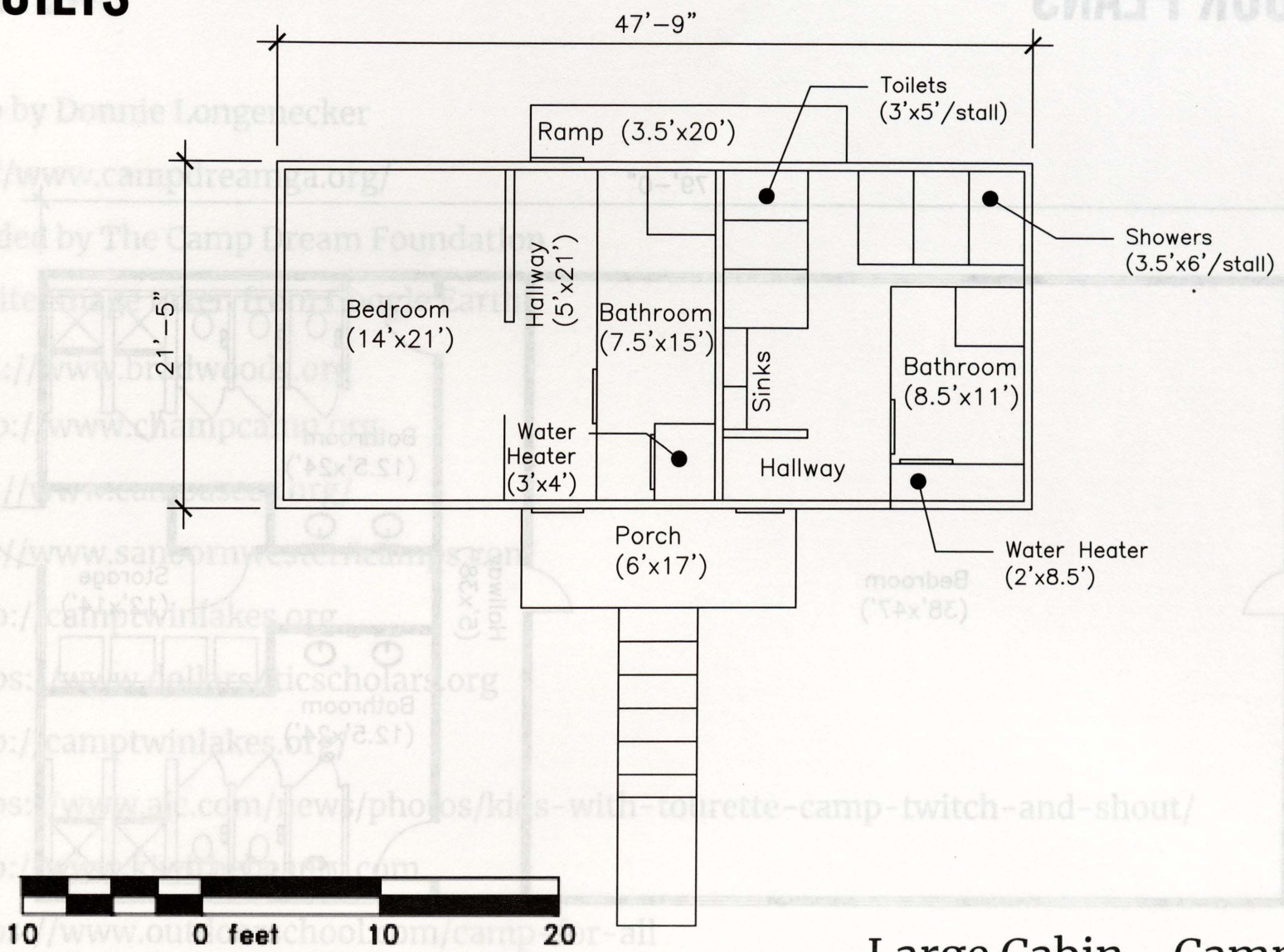


Mess Hall - Camp 2

Scale 1:10

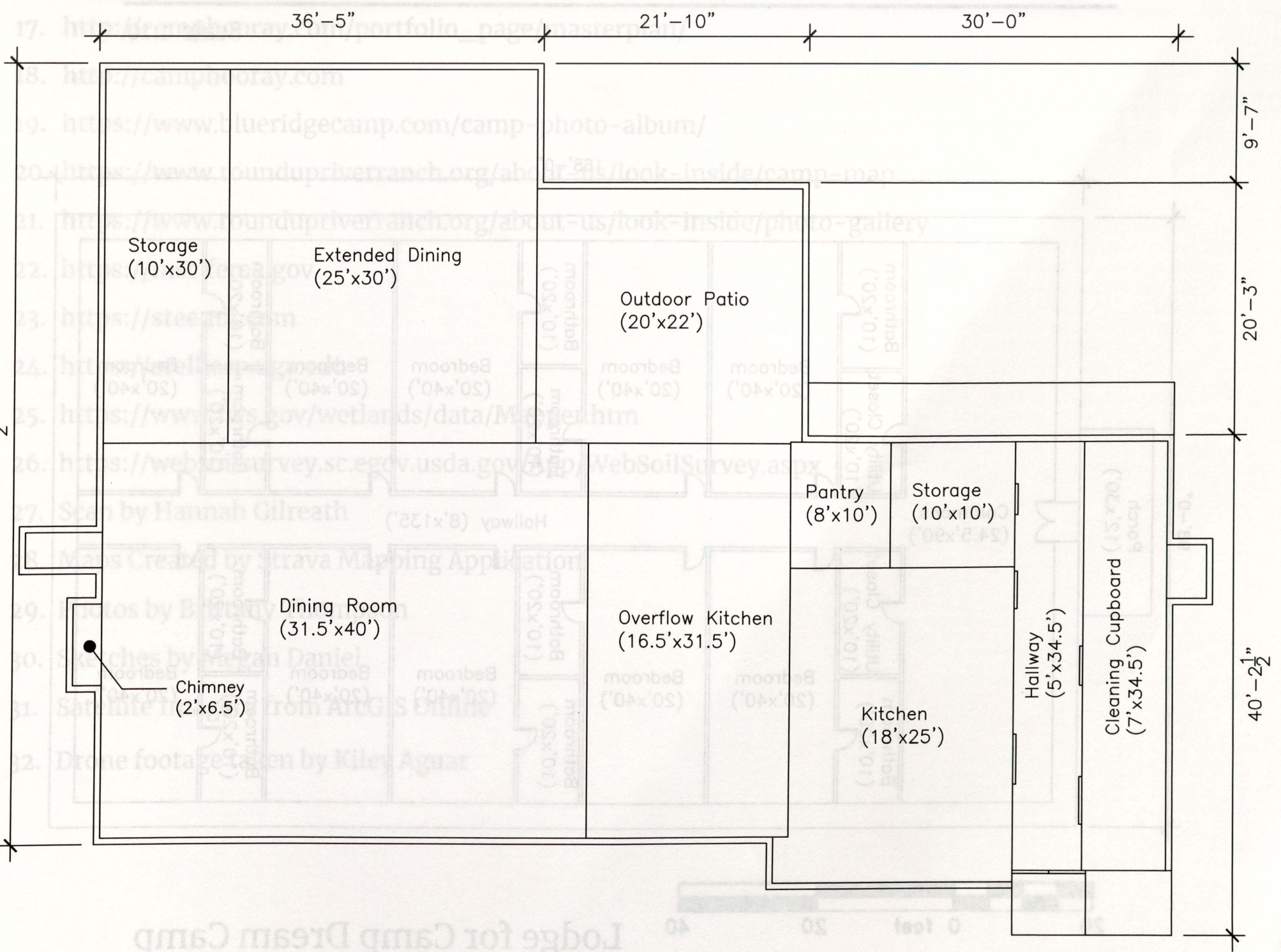
# Appendix AS-BUILTS

Appendix  
NEW FLOOR PLANS



**Large Cabin - Camp 2**

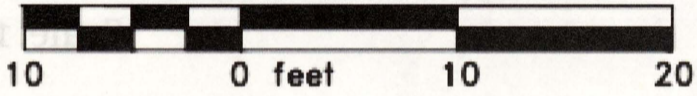
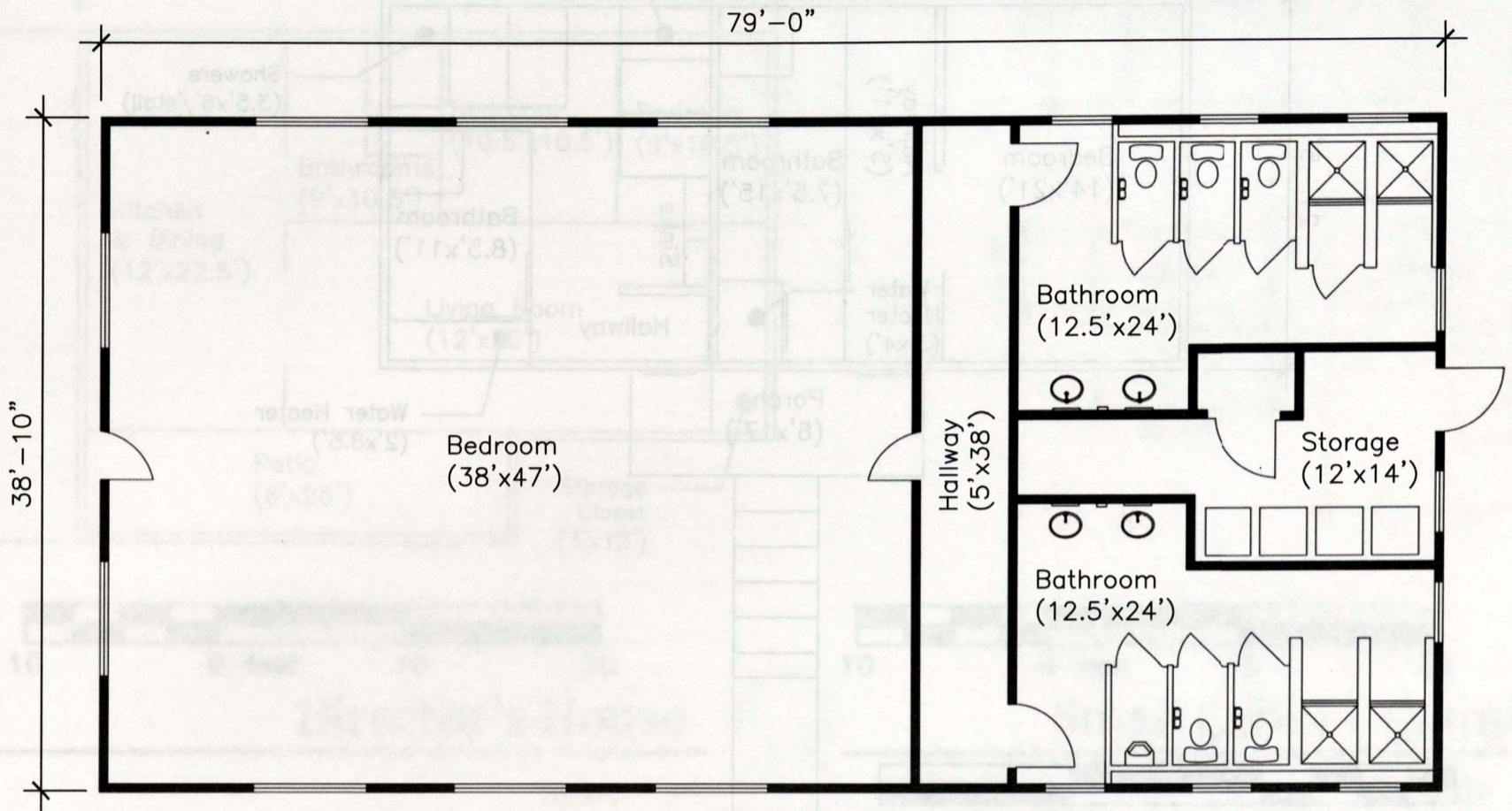
Scale 1:10



**Kitchen**

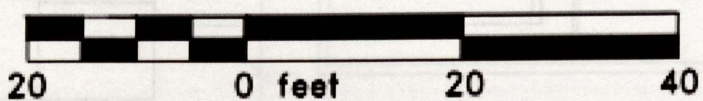
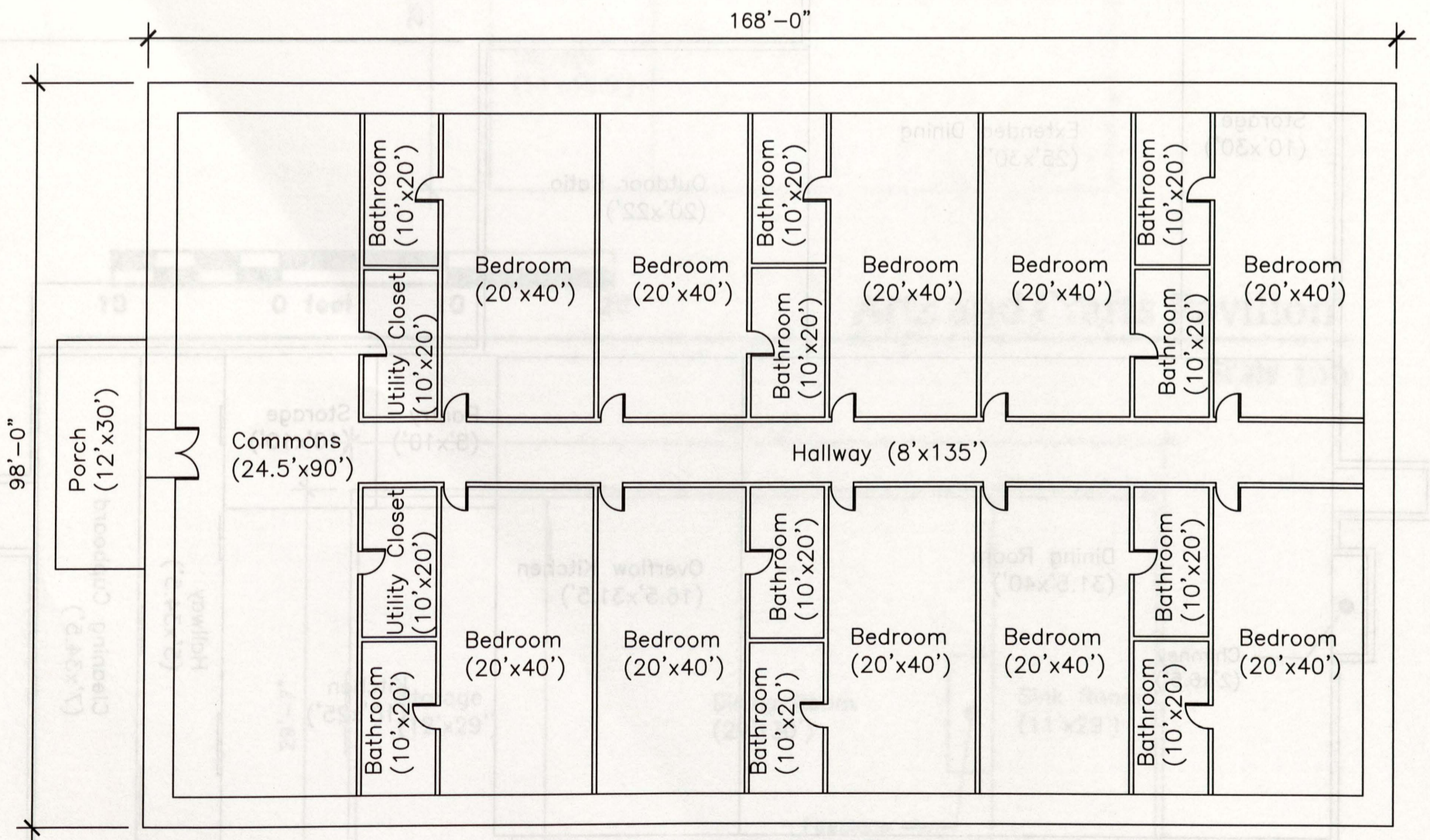
Scale 1:20

# NEW FLOOR PLANS



Cabin for 12-Cabin Camp

Scale 1:10



Lodge for Camp Dream Camp

Scale 1:20

## Appendix

# CITATIONS

1. Photo by Donnie Longenecker
2. <http://www.campdreamga.org/>
3. Provided by The Camp Dream Foundation
4. Satellite Image taken from Google Earth
5. <https://www.bradwoods.org>
6. <http://www.champcamp.org>
7. <https://www.campascca.org/>
8. <https://www.sanbornwesterncamps.com>
9. <http://camptwinlakes.org>
10. <https://www.dollars4ticscholars.org>
11. <http://camptwinlakes.org/>
12. <https://www.ajc.com/news/photos/kids-with-tourette-camp-twitch-and-shout/>
13. <http://www.kiwithebeauty.com>
14. <https://www.outdoorschool.com/camp-for-all>
15. <https://www.rockbrookcamp.com/blog/down-in-brevard>
16. <https://www.bdcnetwork.com/cost-efficient-solution-confidence-boosting-camp-all>
17. [http://camphooray.com/portfolio\\_page/masterplan/](http://camphooray.com/portfolio_page/masterplan/)
18. <http://camphooray.com>
19. <https://www.blueridgecamp.com/camp-photo-album/>
20. <https://www.roundupriverranch.org/about-us/look-inside/camp-map>
21. <https://www.roundupriverranch.org/about-us/look-inside/photo-gallery>
22. <https://msc.fema.gov>
23. <https://steemit.com>
24. <https://srelherp.uga.edu>
25. <https://www.fws.gov/wetlands/data/Mapper.htm>
26. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
27. Scan by Hannah Gilreath
28. Maps Created by Strava Mapping Application
29. Photos by Brittany Thompson
30. Sketches by Megan Daniel
31. Satellite Imagery from ArcGIS Online
32. Drone footage taken by Kiley Aguar