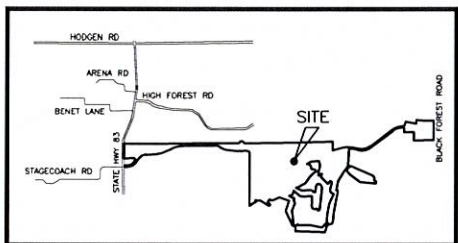


# FLYING HORSE NORTH GOLF COURSE

## TEMPORARY CLUBHOUSE / EVENT LAWN

### SITE DEVELOPMENT PLAN



#### CIVIL ENGINEER/APPLICANT

CLASSIC CONSULTING  
619 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS, CO 80903  
MR. MARC A. WHORTON, P.E.  
(719) 785-2802

#### PROPERTY OWNER/DEVELOPER

FLYING HORSE COUNTY CLUB, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
MR. DREW BALSICK  
(719) 592-9333

#### LEGAL DESCRIPTION:

TRACT K, FLYING HORSE NORTH FILING NO. 1

#### SITE DATA:

TOTAL ACREAGE: 65.023 ACRES (TRACT K)  
DEVELOPMENT AREA: 8.0 AC  
DISTURBED AREA: 4.0 AC  
EXISTING LAND USE: FLYING HORSE NORTH GOLF COURSE  
PROPOSED LAND USE: GOLF COURSE TEMPORARY CLUBHOUSE, GOLF CART STORAGE AND EVENT LAWN  
EXISTING ZONING: PUD  
MASTER PLAN: BLACK FOREST PRESERVATION PLAN  
PUD PLAN: FLYING HORSE NORTH (REC # 217032585)  
TAX ID NO: 61360-04-038  
DEVELOPMENT SCHEDULE: EARLY 2021  
PROPOSED SITE BUILDINGS: TEMPORARY GOLF COURSE CLUBHOUSE (36'x60') 2,160 SF (INCLUDES MEN'S/WOMEN'S RESTROOMS - NO KITCHEN)  
GOLF CART STORAGE BUILDING (60'x100') 6,000 SF  
MAX. BUILDING HEIGHT: 35'  
REQUIRED PARKING: GOLF COURSE - 4 SPACES PER HOLE  
18 HOLES = 72 STALLS  
DISABLED PARKING - 4 SPACES  
80 STALLS TOTAL REQUIRED  
PROVIDED PARKING: 131 STALLS  
4 DISABLED STALLS  
135 STALLS TOTAL

CCES responses in red.

Added note for required driveway permit

Thanks for looking into this Elizabeth. Yes, we have now shown an 18" culvert at this crossing.

Yes. When the Golf Course is re-opened in the Spring they will need this for connection to the back 9 holes and driving range. We have now shown striping and signage.

See description above and we have now expanded the view and added more notes.

per the LOI please provide an access permit for the drive access at this location.

Marc, please note that we are researching what needs to happen with cart crossings within EPC. I understand that we already allowed a crossing in the original filing, however, at this time I need to do some additional research to determine what the requirements should be to place a cart crossing here. I am thinking an access permit, but I am not sure yet. Also, do you plan to add a culvert at this location? I will let you know what I find out about the cart crossings as soon as I can figure it out.

Elizabeth,

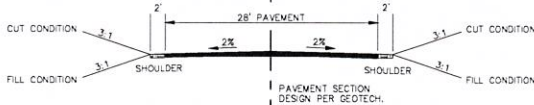
Is a crossing be proposed at this time? If so, please provide details of the crossing, signage and striping, and address the drainage effects in the drainage letter.

and where is it going? the reviewer doesn't see anything across the street for this cart traffic to go to, a work in the ROW permit is needed for any construction within this road.

A work in the ROW permit is now noted.

BFFR: We note in the plans a water cistern. How big is that cistern and will it have all necessary FD connections?

Given that this is a temporary facility, the cistern will only be sized for domestic use. FD connection will be provided with permanent clubhouse facility.



28' WIDE DRIVEWAY TYPICAL CROSS SECTION  
SCALE: 1" = 10'

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
811

UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION

DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

CARE



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (fax)

FLYING HORSE NORTH GOLF COURSE  
TEMPORARY CLUBHOUSE / EVENT LAWN  
SITE DEVELOPMENT PLAN

DESIGNED BY	M/W	SCALE	DATE	10/21/20
DRAWN BY	M/W	1" = 40'	SHEET	1 OF 3
CHECKED BY	(V)	1" = 40'	JOB NO.	1096.15

PCD File No. PPR2043

Added



