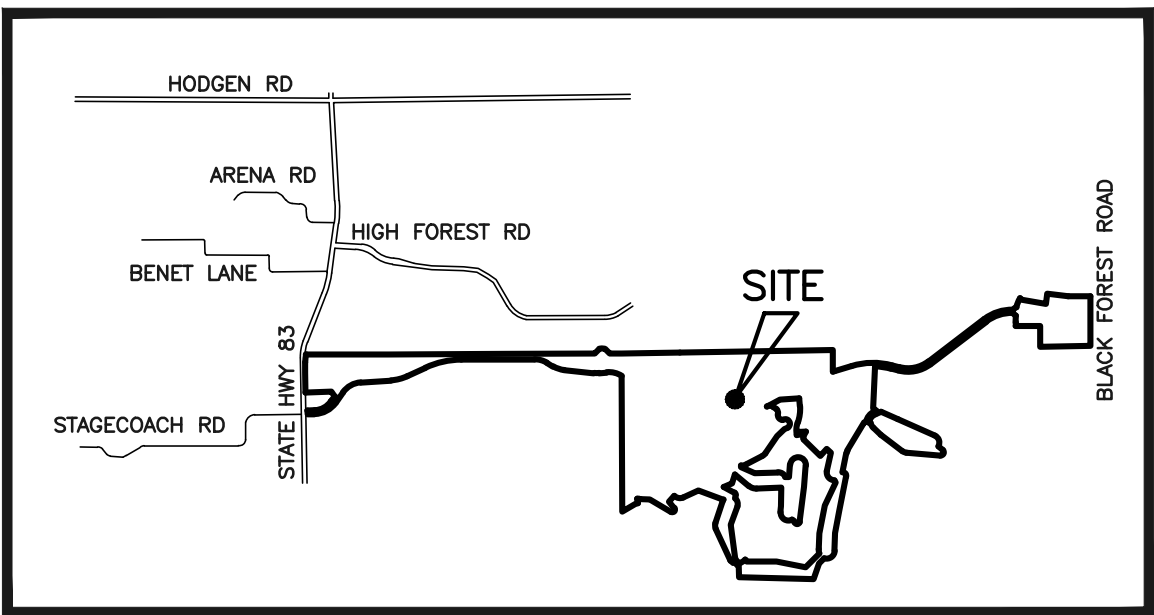


# FLYING HORSE NORTH GOLF COURSE

## 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

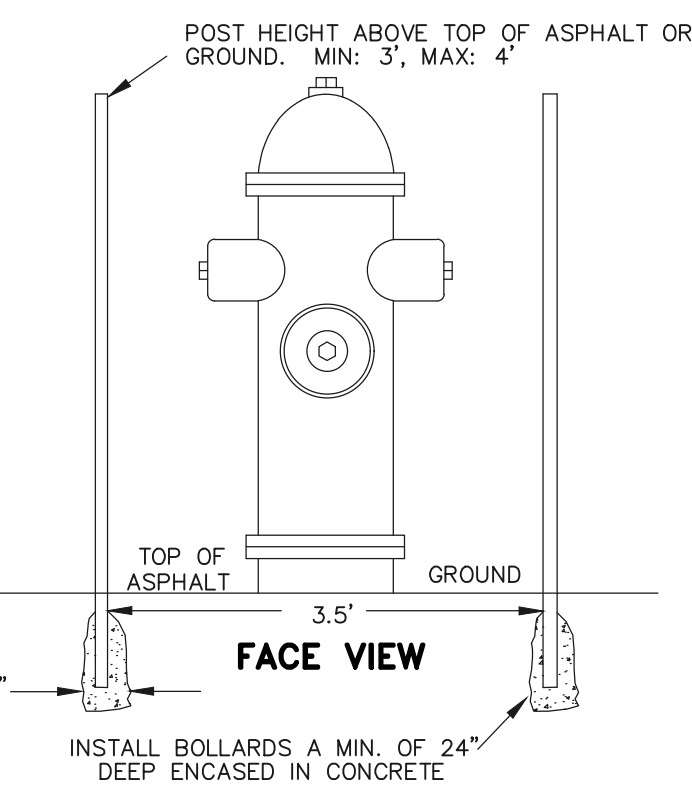
#### LEGAL DESCRIPTION:

TRACT K, FLYING HORSE NORTH FILING NO. 1

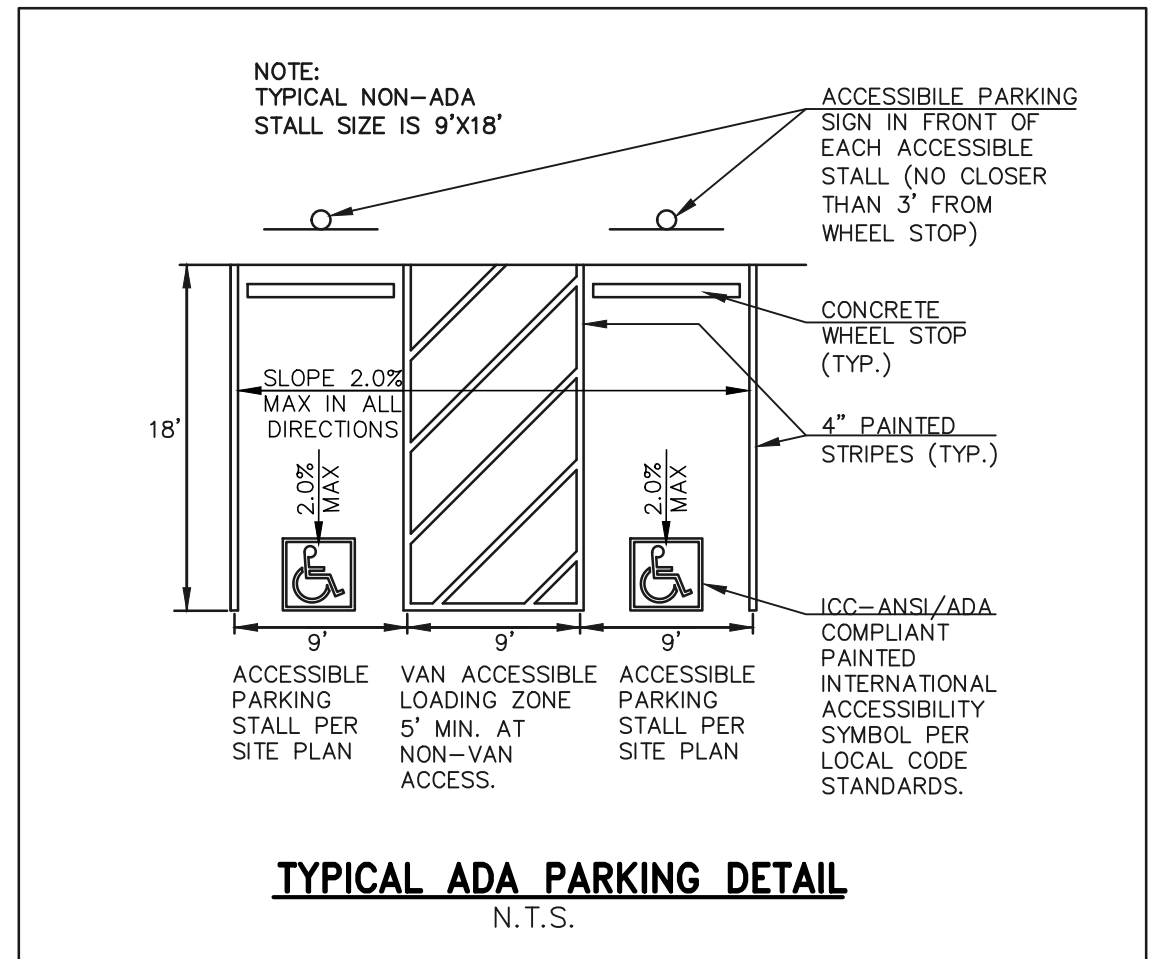
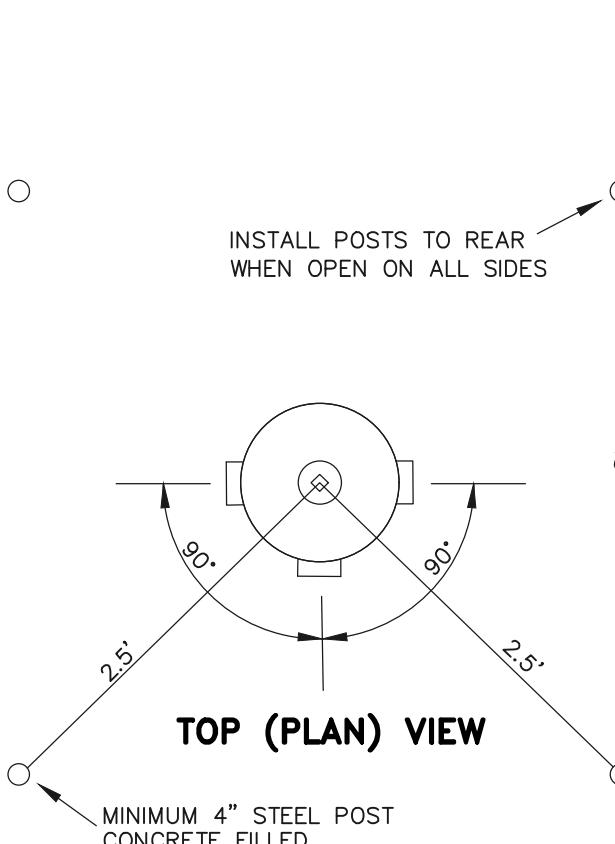
#### SITE DATA:

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

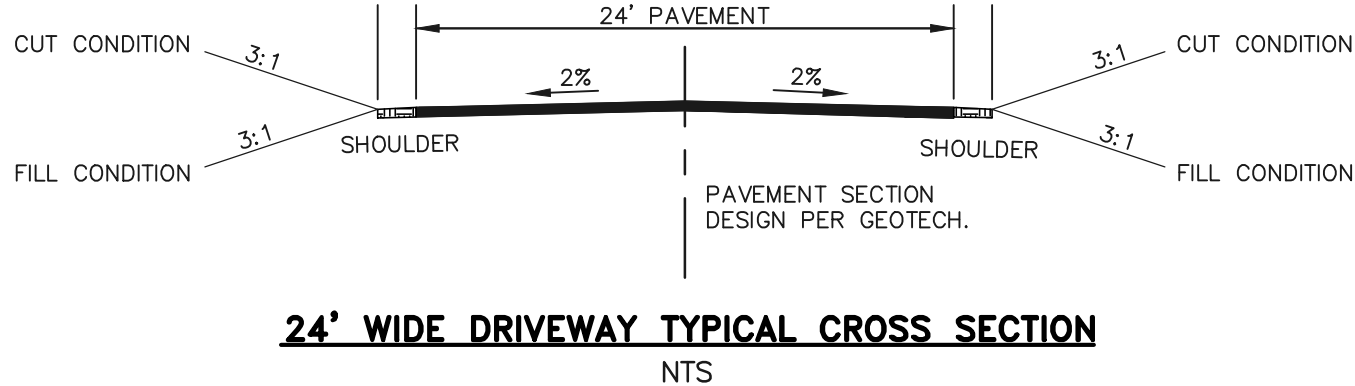
PROPOSED SITE BUILDINGS: TEMPORARY GOLF COURSE CLUBHOUSE (36'x60') 2,160 SF (INCLUDES MEN'S/WOMEN'S RESTROOMS - NO KITCHEN)  
GOLF CART STORAGE BUILDING (60'x100') 6,000 SF  
MAX. BUILDING HEIGHT: 35'  
REQUIRED PARKING: GOLF COURSE - 4 SPACES PER HOLE  
19 HOLES = 76 STALLS  
DISABLED PARKING - 4 SPACES  
80 STALLS TOTAL REQUIRED  
PROVIDED PARKING: 131 STALLS  
4 DISABLED STALLS  
135 STALLS TOTAL



#### FIRE HYDRANT BOLLARD DETAIL



PCD FILE NO. PPR-20-043



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
1	ADDRESS COUNTY COMMENTS	2-15-21
2	ADDRESS COUNTY COMMENTS	3-4-21
3	ADDED FIRE HYDRANT PER BFFR COMMENTS	3-11-21
4	REVISED PER COUNTY COMMENTS	4-21-21

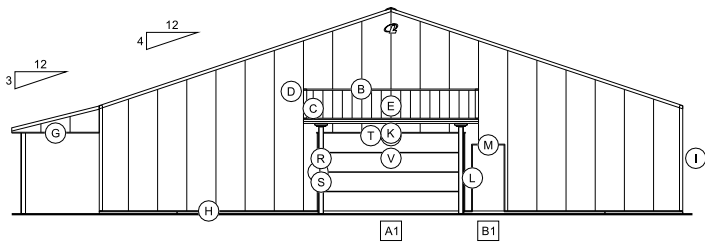
REVIEW:  
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  
MARC A. WHORTON, COLORADO P.E. #37155  
4/21/2021  
DATE



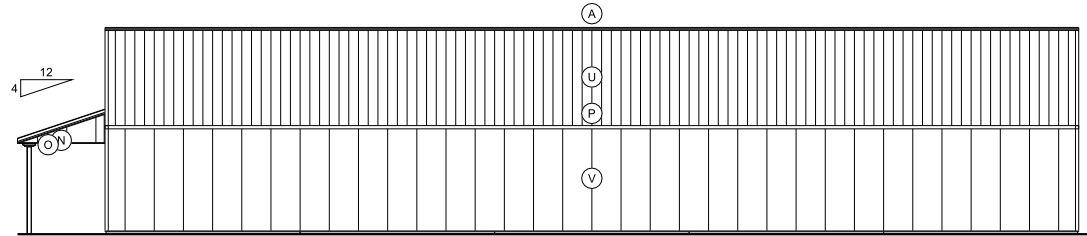
FLYING HORSE NORTH GOLF COURSE TEMPORARY CLUBHOUSE / EVENT LAWN SITE DEVELOPMENT PLAN	DESIGNED BY MAW	SCALE (H) 1" = 40' (V) 1" = N/A	DATE 10/21/20
	DRAWN BY MAW	SHEET 1 OF 3	
	CHECKED BY	JOB NO. 1096.15	



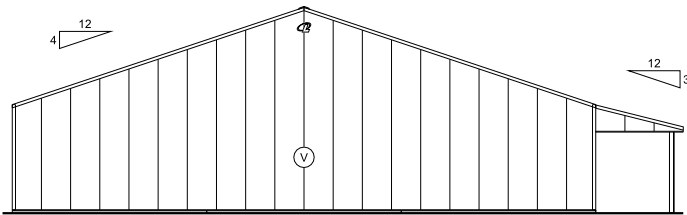




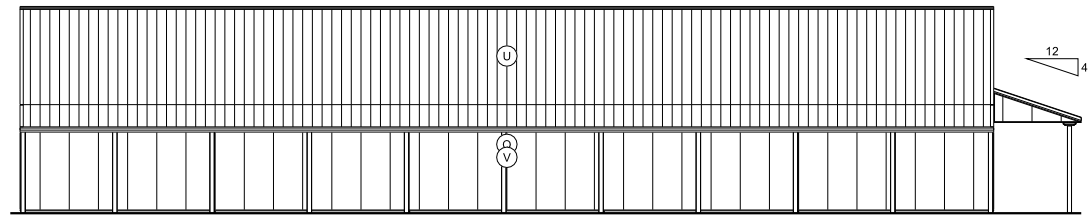
A2 ENDWALL 1 ELEVATION



B2 SIDEWALL 1 ELEVATION



C2 ENDWALL 2 ELEVATION



D2 SIDEWALL 2 ELEVATION

#### BUILDING COLORS

ROOF METAL	EVERGREEN	SLDG DR PANEL	--
SIDEWALL	BONE WHITE	SLDG DR VERTS	--
ENDWALL	BONE WHITE	SLDG DR JAMB TR	--
GABLES	--	SLDG DR TRACK	--
BASE	BONE WHITE	OVHD DR PANEL	--
CORNER	BONE WHITE	OVHD DR TRIM	BONE WHITE
EAVE/FASCIA	EVERGREEN	WALK DR	AJ WHITE
GABLE/RAKE	EVERGREEN	WALK DR TRIM	BONE WHITE
SOFFIT	--	WINDOW	--
WAINSCOT	--	WINDOW TRIM	--
ACCENT PANEL	--	SHUTTERS	--
GABLE LOUVER	--	SIG DR FIELD	--
INSUL WL BATTEN	--	SIG DR TRIM	--
RIDGE CAP	EVERGREEN	SIG DR JAMB TR	--
RIDGE VENT	--	SIG DR WINDOW	--
CUPOLA ROOF	--	SIG DR TRACK	--
CUPOLA BODY	--	LARGE DOOR	--
CUPOLA BASE	--	LARGE DOOR TRIM	--
GUTTER	--	DUTCH DR FRAME	--
DOWNSPOUT	--	DUTCH DR INSERT	--
PORCH ROOF	EVERGREEN	SHINGLES	--
PORCH COL CVR	EVERGREEN	MANSARD ROOF	--
PORCH CRWN/VBLK	ANTIQUE BROWN	MANSARD EAVE	--
PORCH SOFT/CLG	ANTIQUE BROWN	MANSARD SOFFIT	--
CLEAR OPNG TR	--	MODERRA	--
CURTAIN OPNG TR	--	BOX STALL GRILLS	--

#### FINISH SCHEDULE

ID	LOCATION	DESCRIPTION	DETAILS
	FINISH	ELEVATIONS ARE NOT FOR PANEL LAYOUT	
	FINISH	SEE PANELGEN REPORTING FOR ACTUAL LAYOUT	
A	RIDGE TRIM	#152 SOLID RIDGECAP	JF705
B	ROOF TRANSITION TR	#695 WALL-ROOF TRANSITION 4/12	JF446
C	GABLE TRIM	#890 SIDE JAMB C TRIM	MF516
D	RAKE TRIM	#820 RAKE AND CORNER	JF330
E	EAVE TRIM	#170 STANDARD EAVE	MF407
F	EAVE TRIM	#672 FASCIA WITH STIFFENER	JF153
G	GABLE TRIM	#312 BTM CLOSE 2" LEG	MF414
H	BASE TRIM	#190 BOTTOM CLOSURE	MF113
I	CORNER TRIM	#820 RAKE AND CORNER	MF511
J	OVHD DR TRIM	#890 SIDE JAMB C TRIM	LK424
K	OVHD DR TRIM	#260 J TRIM	LK424
L	WALK DR TRIM	#890 SIDE JAMB C TRIM	KC471
M	WALK DR TRIM	#260 J TRIM	KC471
N	RAKE TRIM	#672 FASCIA WITH STIFFENER	JF153
O	SOFFIT	#142 FJS 3/8THR SOFFIT	MF724
P	EAVE TRIM	#170 STANDARD EAVE	JF130
Q	EAVE TRIM	#674 FASCIA W/D RIP	JF153
R	PORCH CEILING	PORCH CROWN MOLDING	MF481
S	COL COVER	COLUMN COVER	MF433
T	PORCH SOFFIT	?	MF482
U	R1, R2	FINISH: UNI-RIB 28GA - AZ50 SMP	JF044
V	E1, E2, S1, S2	FINISH: UNI-RIB 28GA - AZ50 SMP	MF044

#### OPENING SCHEDULE

ID	MODEL	NOMINAL
A1	OVERHEAD DOOR OPENING - CUSTOM	180x96
B1	WLK DOOR R-51 SOLID	36x80

## GOLF CART STORAGE BUILDING



#### DEALER INFO.

X Bar V Construction LLC  
750 K Street  
Penrose, CO 81240

#### CUSTOMER INFO.

Drew Balsick  
5770 Ols Stagecoach Rd,  
Colorado Springs, CO 80908

#### BUILDING DESCRIPTION

60'-0" x 100'-1" x 10'-0"  
Uni-Frame Embedded  
QP082020

#### Customer Approval

(Initials)

DATE:

#### Bldg Direction



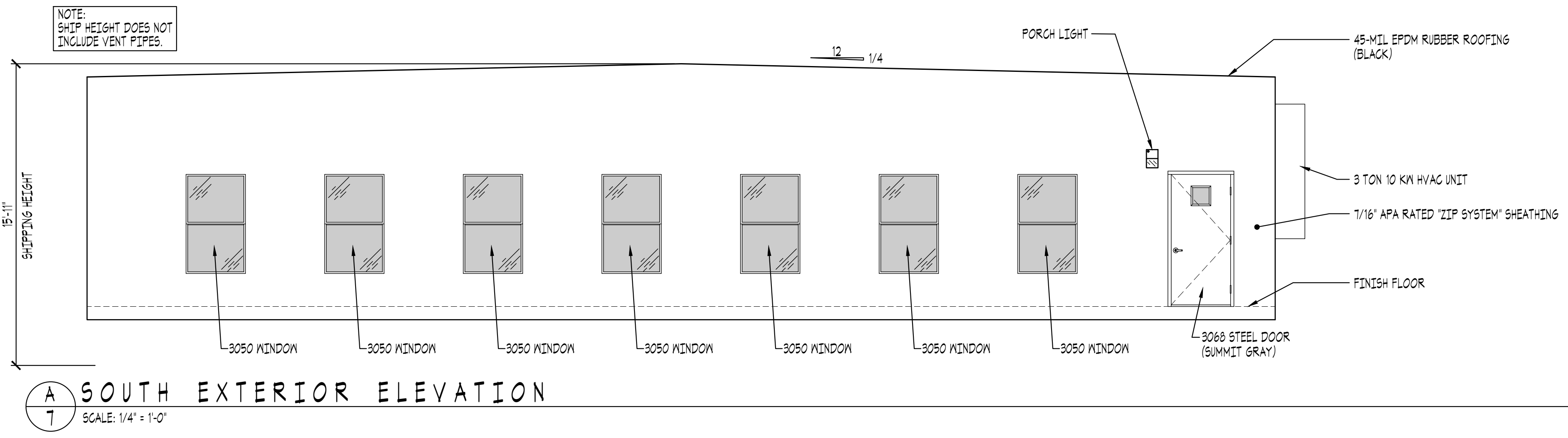
(Mark North)

PROJ: Q69A-15663-01-02  
PROPOSAL DRAWINGS ONLY  
Not Intended for Construction Purposes

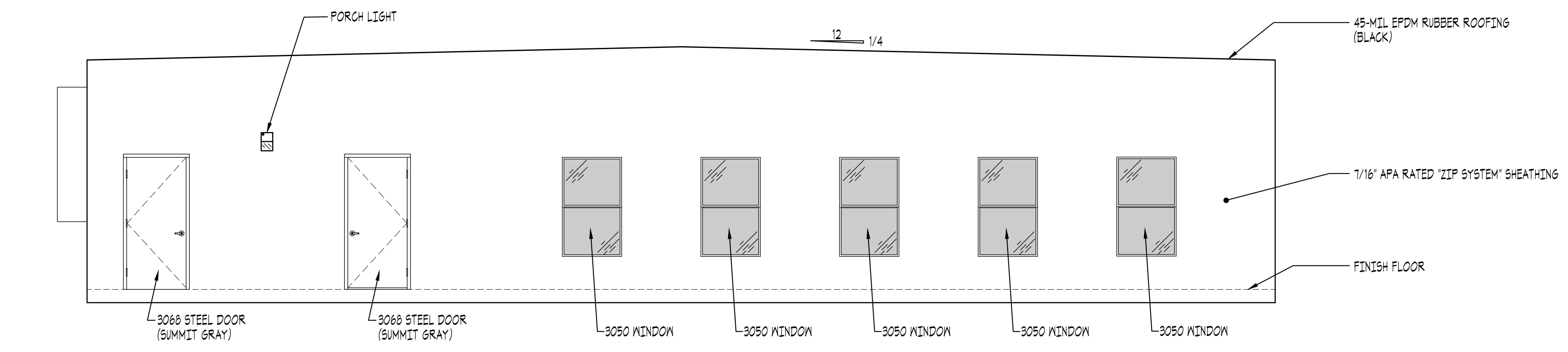
The information presented in this drawing is based on a preliminary design using the input provided. The final design is subject to Lester Engineering review.

\* NOT TO SCALE \*

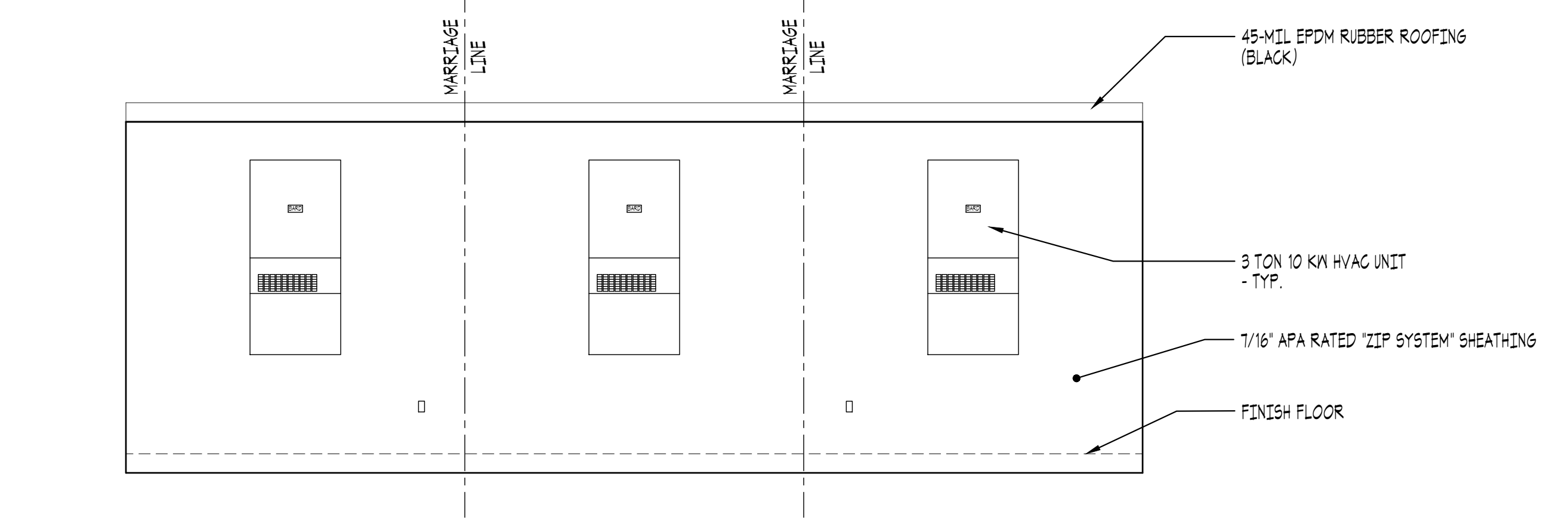




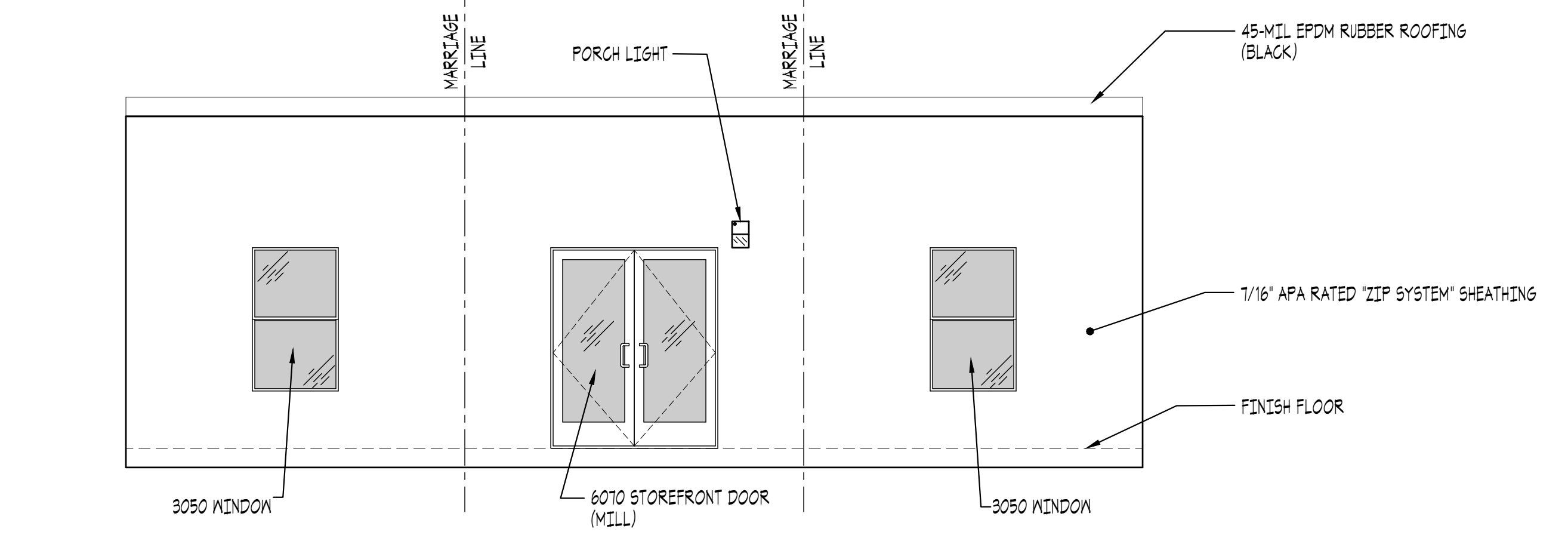
**A SOUTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**B NORTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**C EAST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**D WEST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

SCALE:  
NOTED

EXTERIOR ELEVATIONS

**CUSTOMER APPROVAL**  
☐ APPROVED  
☐ APPROVED EXCEPT AS NOTED  
☐ REVISE AS NOTED AND RESUBMIT  
APPROVAL BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
IT IS UNDERSTOOD THAT THIS APPROVAL REPRESENTS THE FINAL AGREEMENT BETWEEN ALL PARTIES AS TO PROJECT SPECIFICATIONS AND METHODS OF CONSTRUCTION. ANY MODIFICATION TO THESE PLANS MUST BE MADE BY CHANGE ORDER AND HAVE THE SIGNATURE OF ALL PARTIES INVOLVED.  
THIS APPROVAL SUPERSEDES ALL OTHER PLANS AND SPECIFICATIONS.  
THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO:  
ADVANCED MODULAR MANUFACTURING  
1168 S. LEGACY VIEW ST. • SALT LAKE CITY, UTAH 84104

**3. DISTRIBUTION** **HUBBELL SPECIFY**  
Modular Pendant arm only  
T-30LED-4K-700  
SLA-16-2  
T-30LED-4K-450  
SLA-16-2  
T-30LED-4K-450  
SLA-16-2

**4. MATERIALS**  
POLYESTER POWDER  
COAT  
RAL COLOR: BL  
FINISH: PROVIDE A SAMPLE COLOR CHIP  
LAMP TYPE: LED  
WATTAGE: 71 WATTS  
VOLTAGE: 120 VOLT 277 VOLT

**5. NOTES**  
HUBBELL  
Hubbell Lighting, Inc.  
17780 Redwood St.  
City of Industry, CA 91748  
800-878-9999

**architectural arealighting**  
Architectural Area Lighting  
Reserves The Right To Change  
Manufacturing Processes Without  
Notice

**DATE:** 2/28/2018  
**DATE:** APPROVED  
**DATE:** REVISION

**PROJECT:** Flying Horse Office Complex  
**JOB NAME:** Flying Horse Office Complex  
**DATE:** 2/28/2018  
**DATE:** APPROVED  
**DATE:** REVISION

SITE LIGHTING DETAIL

TEMPORARY CLUBHOUSE BUILDING

NOTE: UNAUTHORIZED USE OF THIS  
ADVANCED MODULAR MANUFACTURING  
PLAN, OR MAKING COPIES OF THIS  
PLAN, IS PROHIBITED BY LAW.  
WRITTEN PERMISSION FROM ADVANCED  
MODULAR MANUFACTURING IS REQUIRED  
TO REPRODUCE ANY PART OF THIS PLAN.

DATE: \_\_\_\_\_

REVISIONS: (1)

SHEET CONTENTS:

PROJECT TITLE:  
36' X 60'  
GOLF CLUB AT FLYING HORSE  
MODULAR OFFICE BUILDING  
PRESENTED BY:  
VESTA MODULAR, SOUTHFELD MI.

ADVANCED MODULAR MANUFACTURING  
1168 SOUTH LEGACY VIEW STREET  
SALT LAKE CITY, UTAH 84104  
PH: (801) 571-9841  
FAX: (801) 456-1699  
DRAWN BY: THE GHOST  
CHECKED BY: C.J.J.

DATE:  
SEPTEMBER 30, 2020

SHEET  
1 OF 1

VESTA3660GOLFCLUB