

FLYING HORSE NO. 22 FILING NO. 4

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

PUD DEVELOPMENT PLAN

THE FAIRWAYS AT FLYING HORSE

SEPTEMBER 2019

SITE DATA:

OWNER/APPLICANT:

ARCHITECT:

LANDSCAPE ARCHITECT:

CIVIL ENGINEER:

LIGHTING CONSULTANT:

DEVELOPMENT SCHEDULE:

SITE ADDRESS:

SITE ACREAGE:

TAX SCHEDULE #:

EXISTING USE:

MASTER PLAN:

CONCEPT PLAN:

PLANNED USE:

DENSITY:

MAXIMUM BUILDING HEIGHT:

PROPOSED BLDG. HEIGHT:

% BUILDING COVERAGE:

% PAVEMENT SURFACES:

DRAINAGE BASIN:

BUILDING SETBACKS:

MONUMENT BRANCH:

25' (FRONT)

25' (REAR)

25' (WEST SIDE)

25' (EAST SIDE)

25' (SILVERSMITH ROAD)

25' (POWERS BOULEVARD)

25' (POWERS BOULEVARD)

75' SPACES REQUIRED

98 SPACES REQUIRED

174 SPACES TOTAL REQUIRED

81 SPACES

OPEN SPACES

188 SPACES PROVIDED

11 ACCESSIBLE SPACES INCLUDED IN TOTAL (5 IN GARAGE)

6 STANDARD SPACES

5 VAN ACCESSIBLE SPACES

1 OF 12

2 OF 12

3 OF 12

4 OF 12

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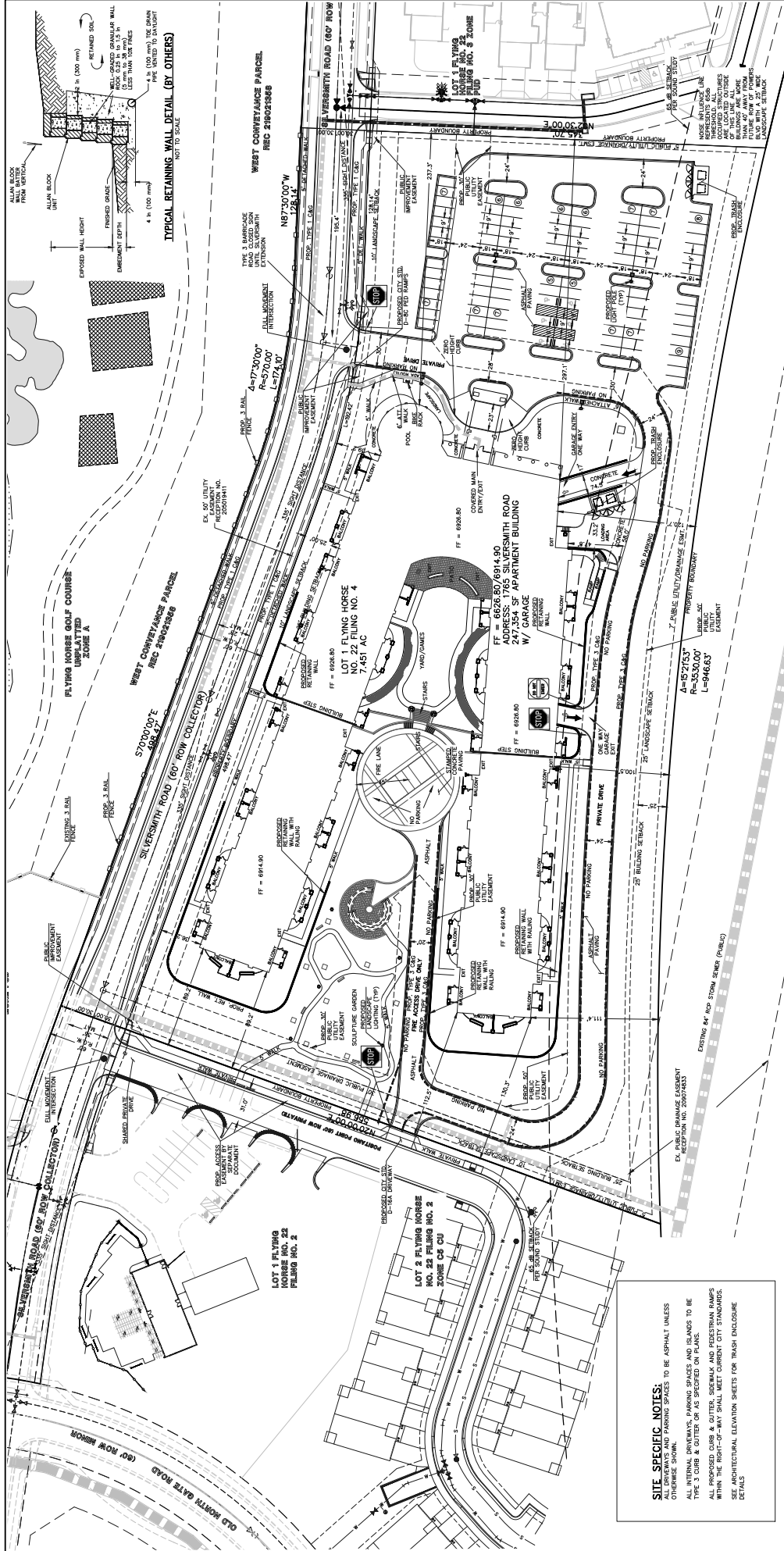
5 OF 12

6 OF 12

7 OF 12

8 OF 12

9 OF



CLASSIC CONSULTING ENGINEERS & SURVEYORS
 618 N. Cascade Avenue, Suite 200
 Fort Collins, Colorado 80501
 (970) 226-2323 (fax)

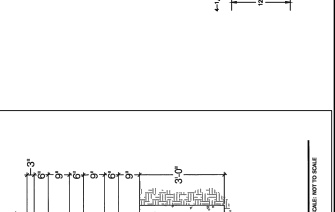
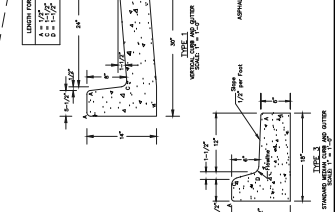
DESIGNED BY: D.L.C. SCALE: DATE: 09/09/19
 DRAWN BY: D.L.C. (H) 1" = 40' SHEET 2 OF 12
 CHECKED BY: (V) 1" = 40' JOB NO.: 2548.00

AR PUD 19-00162
 FLYING HORSE NO. 22 PLING NO. 4
 THE FARWAYS AT FLYING HORSE
 PUD DEVELOPMENT PLAN

09/10/2019
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 hvanniwegen

Colorado Department of Transportation
 Land Use Review
 Approved

NOTE:
 WHERE REQUIRED, FIRE APPARATUS ACCESS ROADS SHALL BE WITH APPROVED SIGN OR STRIPING AS REQUIRED BELOW:
 1. ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADS LESS THAN 28' WIDE.
 2. ON ONE SIDE OF FIRE DEPARTMENT ACCESS ROADS WITH WIDTHS OF 28' OR MORE, BUT LESS THAN 34' WIDE.
 3. NO SIGNAGE IS REQUIRED FOR ACCESS ROADS 34' OR MORE.

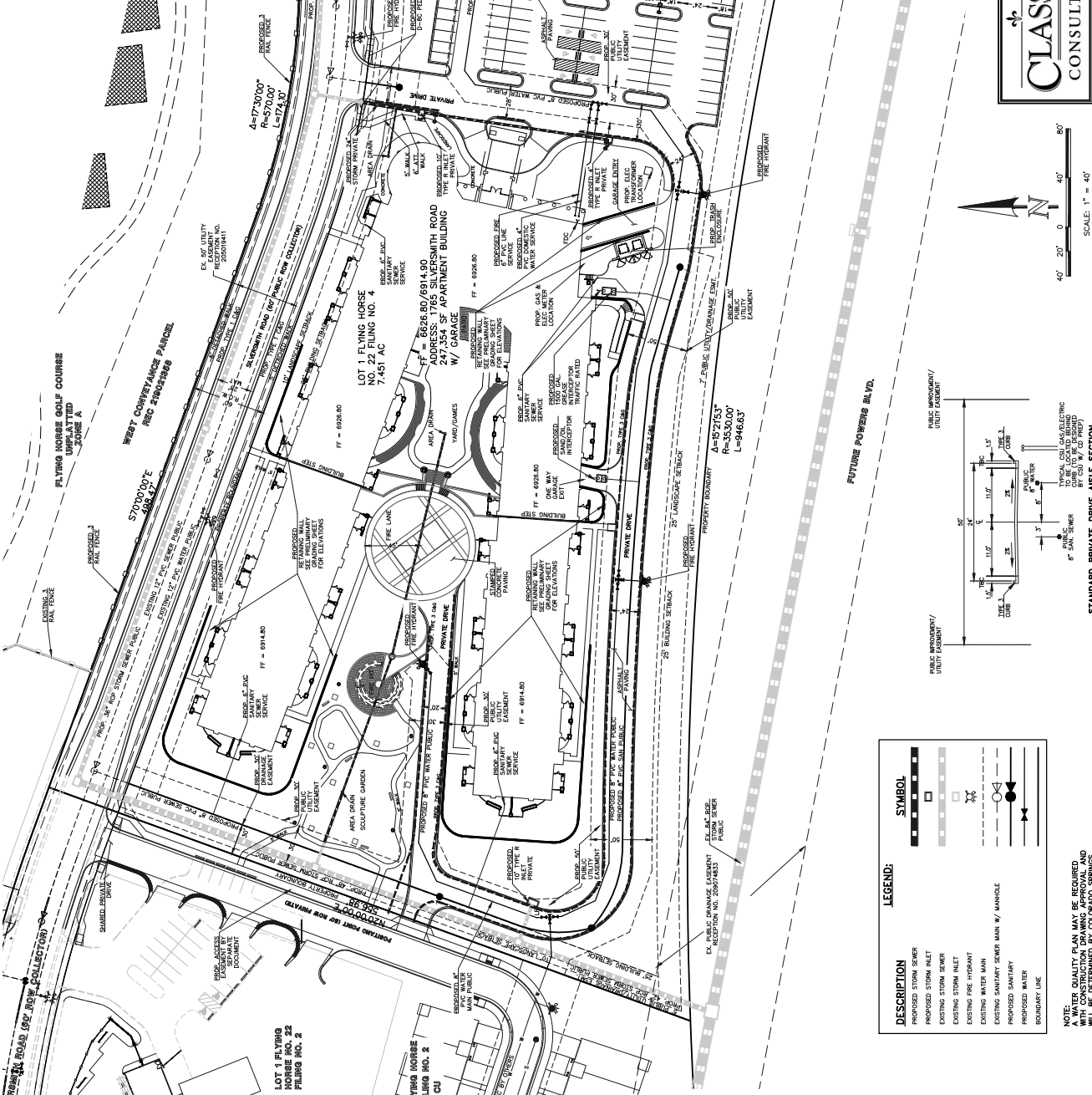


SITE SPECIFIC NOTES:
 1. ALL PAVING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.
 2. ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.
 3. ALL PROPOSED CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT CITY STANDARDS.
 4. SEE ARCHITECTURAL ELEVATION SHEETS FOR TRASH ENCLOSURE DETAILS.

1	2	3	4	5	6	7	8	9	10
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FIRE SERVICE NOTE:
 FIRE LINES SHOULD ENTER THE BUILDING PERPENDICULAR TO THE OUTSIDE WALL
 WITH NEARLY ALL FIRE LINES SHOULD NEVER BE UNDERGROUND FOR MORE THAN 3
 FEET NEAR THE BUILDING.

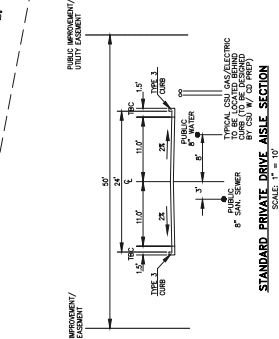
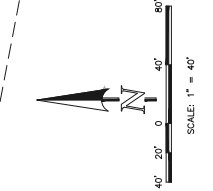
NOTE:
 ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY
 ENGINEERING DEVELOPMENT REVIEW INSPECTION.



COLORADO
 LAND USE & SITE
 CONSULTANTS
 Approved
 09/10/2019
 12:10:41 PM
 ryanmweber

AR PUD 19-00162
 FLYING HORSE NO. 22 FILING NO. 4
 PRELIMINARY UTILITY AND
 PUBLIC FACILITIES PLAN
 DESIGNED BY JHR SCALE 1/8" = 1'-0"
 DRAWN BY JHR (H) 1" = 40' SHEET 4 OF 12
 CHECKED BY (V) 1" = N/A JOB NO. 2548.00

CLASSIC CONSULTING
 618 N. Cascade Avenue, Suite 200
 Grand, CO 80424
 (719) 852-0398
 (719) 852-5216 (fax)



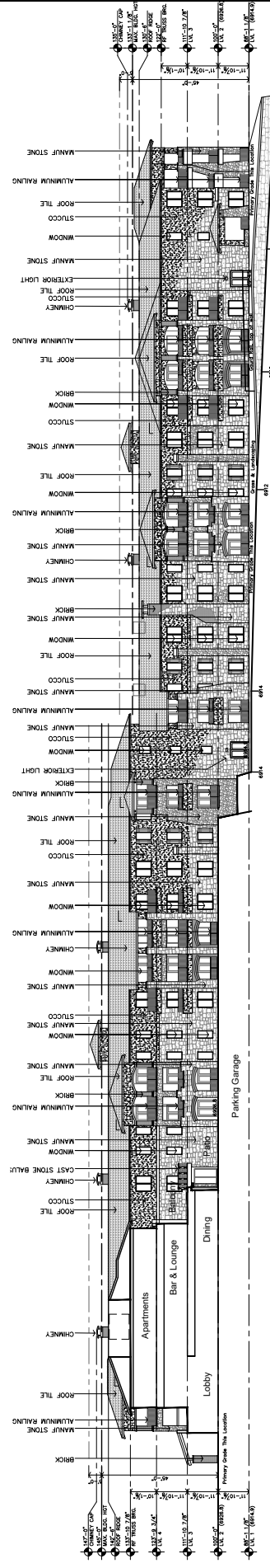
LEGEND:

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	—●—●—●—
PROPOSED STORM INLET	□
EXISTING STORM INLET	□
EXISTING FIRE HYDRANT	⊗
EXISTING WATER MAIN	—○—○—○—
PROPOSED SANITARY SEWER MAIN W/ MANHOLE	—●—●—●—
PROPOSED SANITARY	—○—○—○—
BOUNDARY LINE	—

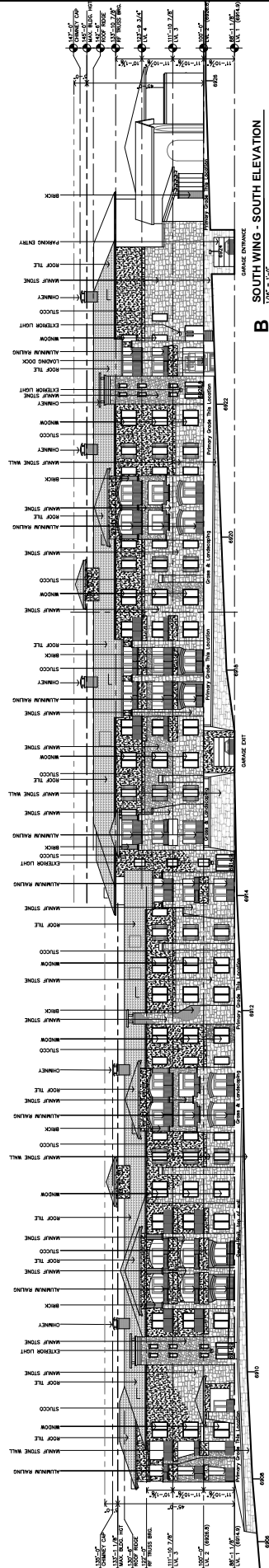
NOTE:
 A WATER QUALITY PLAN MAY BE REQUIRED
 AND WILL BE DETERMINED BY COLORADO
 UTILITIES LABORATORY SERVICES SECTION (LSS)

**GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
 (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)
 PROPERTY OWNERS) (NONRESIDENTIAL AND HORSE) TO THE FOLLOWING UPON
 APPROVAL OF PRELIMINARY UTILITY PLAN:**

1. COLORADO UTILITIES LABORATORY SERVICES SECTION (LSS) SHALL REVIEW THE PLAN TO DETERMINE IF THE LOCATION OF THE PROPOSED UTILITY LINES IS ACCEPTABLE.
2. PROPERTY OWNERS SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL REVIEW THE PLAN TO DETERMINE IF THE LOCATION OF THE PROPOSED UTILITY LINES IS ACCEPTABLE.
3. PROPERTY OWNERS SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL REVIEW THE PLAN TO DETERMINE IF THE LOCATION OF THE PROPOSED UTILITY LINES IS ACCEPTABLE.
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10. PROPERTY OWNERS SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL REVIEW THE PLAN TO DETERMINE IF THE LOCATION OF THE PROPOSED UTILITY LINES IS ACCEPTABLE.
11. PROPERTY OWNERS SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL REVIEW THE PLAN TO DETERMINE IF THE LOCATION OF THE PROPOSED UTILITY LINES IS ACCEPTABLE.



A SOUTH WING - NORTH ELEVATION
 1/8" = 1'-0"



B SOUTH WING - SOUTH ELEVATION
 1/8" = 1'-0"

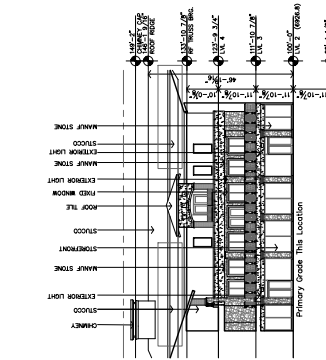
NOTE:
 The gas regulator vent must be at least 3 feet away from any electric meter socket, or cabinet (not including cables in riser pipe or gutters) and openings like windows, doors and garage doors.

ELEVATIONS

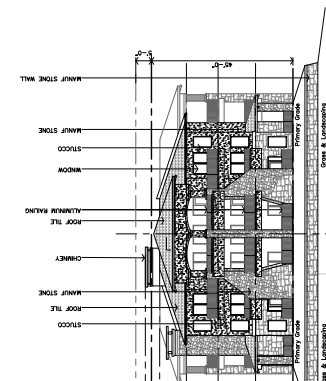
**FLYING HORSE
 PARCEL 22 FILING NO. 4**

Company: Overland Property Group
 Address: 5345 West 151 Street Terrace,
 Leawood, KS 66224
 City/State: Leawood, KS 66224
 Phone: 913-626-2237
 913-396-6310 Ext. 110
 City File No: AR PUD 19-00162

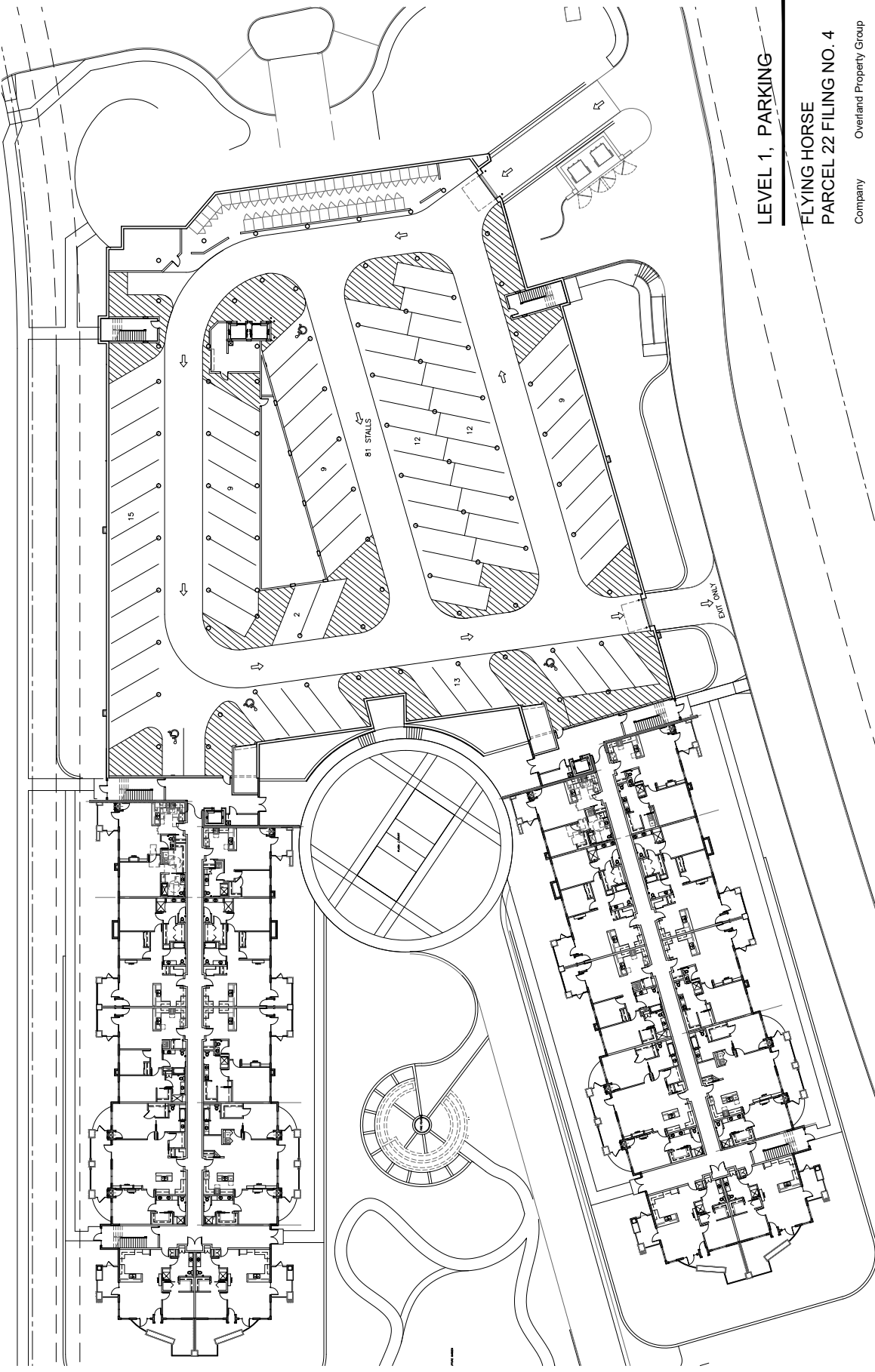
COLORADO
 CONSTRUCTION
 Approved
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 hvantimwegen



C COURTYARD WEST ELEVATION
 1/8" = 1'-0"



D NORTH & SOUTH WINGS - EAST ELEVATION
 1/8" = 1'-0"



LEVEL 1, PARKING

**FLYING HORSE
PARCEL 22 FILING NO. 4**

DATE:	8-22-2019
JOB:	19-2892
SHEET:	
COMPANY:	Overland Property Group
ADDRESS:	5345 West, 151 Street Terrace, Leawood, KS 66224
PHONE:	913-626-2237 913-396-6310 Ext. 110
CITY FILE NO:	AR PUD 19-00162




 COLORADO DEPARTMENT OF TRANSPORTATION

 Level Use Review Approved

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 hvannimwegen

A LEVEL 1 FLOOR PLAN


 ARCHITECTS PLANNERS DESIGNERS

 JONES GILLAM RENZ

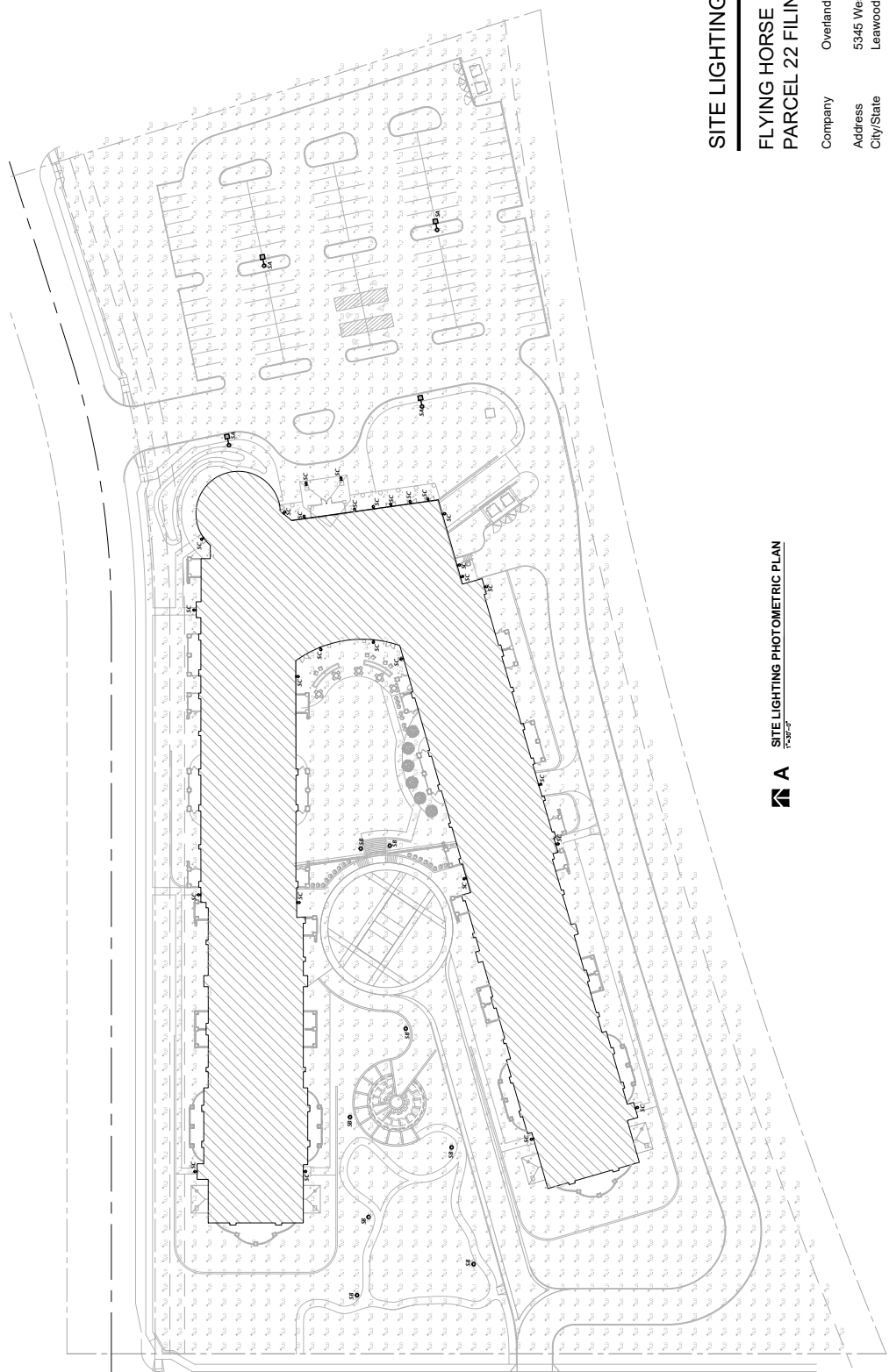
 1800 Pennsylvania St.

 Suite 102

 Kansas City, MO 64108

 785.827.0386

 jgr@jgrarchitect.com



COLORADO SPRINGS
 COMMERCIAL AREA
 Land Use Designation
 09/10/2019
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 hvainimwegen

SITE LIGHTING
FLYING HORSE
PARCEL 22 FILING NO. 4

A SITE LIGHTING PHOTOMETRIC PLAN
 Page 2

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City File No	913-396-6310 Ext. 110
	AR PUD 19-00162

ISSUE: 11
 SHEET: 11 OF 12
 DATE: 09-10-2019
 JOB: 19-00162
 DRAWING: 19-00162-01
 CHECKED: JER
 DESIGNED: JER
 DRAWN: JER
 PROJECT: 19-00162
 CLIENT: OVERLAND PROPERTY GROUP
 LOCATION: COLORADO SPRINGS, CO
 PROJECT: 19-00162
 SHEET: 11 OF 12

SITE LIGHTING LUMINAIRES



- TYPE 'SA' LUMINAIRE**
- SINGLE HEAD FULL CUT-OFF LED AREA LIGHT
 - 27 WATT, 823 LUMEN OUTPUT, BEC RATING - B1-U0-G4
 - 224 WATT, 24,400 LUMEN OUTPUT
 - MOUNTED TO 20" ROUND STRAIGHT STEEL PAFE ON 3" CONCRETE BASE
 - MCGRAW HILLSON #GLED-04-LED-E1-14W-BZ



- TYPE 'SB' LUMINAIRE**
- 8" DIAMETER, 42" HEIGHT
 - 27 WATT, 823 LUMEN OUTPUT
 - U.S. ARCHITECTURAL LIGHTING #RCS-LED-CL-24LEDNWZ77-RAL-8019-T



- TYPE 'SC' LUMINAIRE**
- FULL CUT-OFF LED WALL PACK
 - IS-TYPE BE DISTRIBUTION, BEC RATING - B1-U0-G1
 - 27 WATT, 823 LUMEN OUTPUT
 - MOUNTED ON 2" SQUARE BRASS AT 10' 0" AFF
 - INVUE #RNV-F01-LED-E1-RL2-BZ


COLORADO SPRINGS
 COLORADO SPRINGS, COLORADO
 09/10/2019
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 hvanninw@jgpr.com

ELEVATIONS

**FLYING HORSE
PARCEL 22 FILING NO. 4**

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