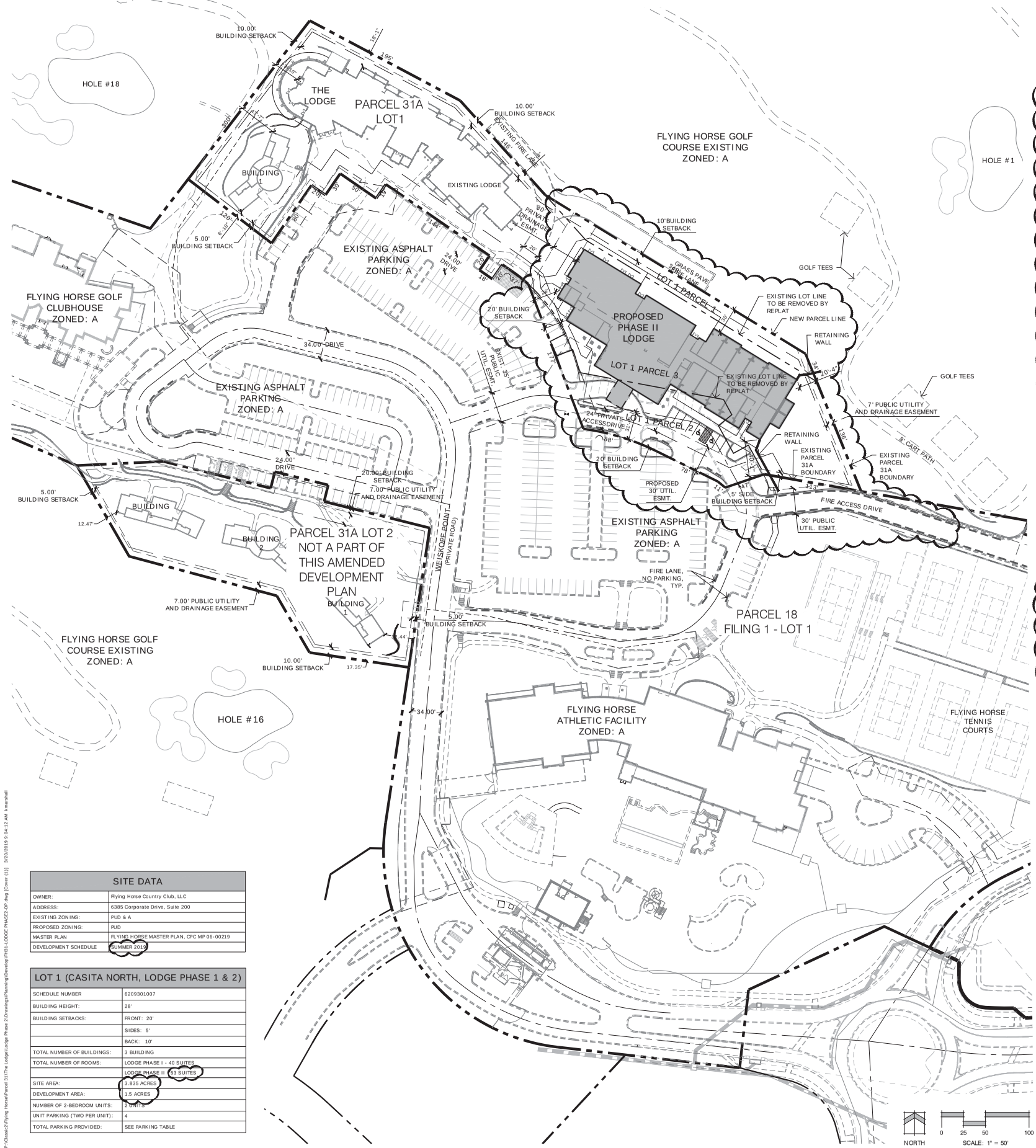
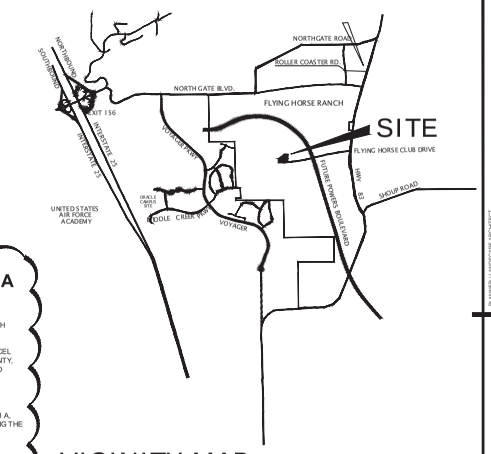
FLYING HORSE LODGE PHASE II

CITY OF COLORADO SPRINGS, COLORADO

PUD DEVELOPMENT PLAN



AMENDMENT HISTORY TABLE		
File No.	Date:	Description
CPC-PUD 06-00269 A1MM08	May 2008	Casitas South
CPC-PUD 13-00137	May 2014	New DP: Lodge & Guestrooms
CPC-PUD 13-00137 A1MJ18	Feb. 2019	Lodge Phase II - New proposed building footprint and elevations, Size & use increase from previously approved DP, Parking reformed on Parcel 18



VICINITY MAP

LEGAL DESCRIPTION: LOT 1, FLYING HORSE 31A

LEGAL DESCRIPTION:

(3) THREE PARCELS OF LAND LOCATED IN SECTIONS AND 9, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF LOT 1 AS PLATTED IN FLYING HORSE PARCEL NO. 18, FILING NO. 31 A RECORDED UNDER RECEPTION NO. 213713356, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "CGES LLC PLS 30118", ASSUMED TO BEAR S80°00'00"E, A DISTANCE OF 306.84 FEET.

PARCEL 1

COMMENCING AT AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF LOT 1, AS PLATTED IN FLYING HORSE NO. 31 A, RECORDED UNDER RECEPTION NO. 207712605, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (2) TWO COURSES;

1. N58°30'00"W A DISTANCE OF 310.00 FEET;
2. N42°00'00"W, A DISTANCE OF 69.45 FEET;

THENCE S58°37'16"E, A DISTANCE OF 348.94 FEET;
THENCE S22°00'00"E, A DISTANCE OF 34.40 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6,637 SQUARE FEET (0.152 ACRES)

PARCEL 2

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1 AS PLATTED IN FLYING HORSE PARCEL 18 FILING NO. 1 RECORDED UNDER RECEPTION NO. 213713356 RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BING THE POINT OF BEGINNING;

THENCE S71°10'02"W, A DISTANCE OF 47.19 FEET;
THENCE N51°06'40"W, A DISTANCE OF 11.10 FEET;
THENCE N63°39'02"W, A DISTANCE OF 77.81 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 18°36'50", A RADIUS OF 271.00 FEET AND A DISTANCE OF 88.28 FEET TO A POINT ON CURVE;
THENCE N30°50'11"W, A DISTANCE OF 177.24 FEET TO A POINT ON CURVE SAID POINT BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF LOT 1, AS PLATTED IN FLYING HORSE NO. 31 A, RECORDED UNDER RECEPTION NO. 207712605, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (11) ELEVEN COURSES;

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S42°03'35"W, HAVING A DELTA OF 21°01'02", A RADIUS OF 190.00 FEET AND A DISTANCE OF 71.35 FEET TO A POINT ON CURVE;
2. S63°15'27"W, A DISTANCE OF 19.94 FEET;
3. S25°14'37"E, A DISTANCE OF 18.02 FEET;
4. N59°15'13"E, A DISTANCE OF 19.34 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S69°38'07"W, HAVING A DELTA OF 08°15'09", A RADIUS OF 190.00 FEET AND A DISTANCE OF 27.37 FEET TO A POINT ON CURVE;
6. S79°23'02"E, A DISTANCE OF 167.75 FEET;
7. S28°36'40"E, A DISTANCE OF 19.91 FEET;
8. S50°15'24"W, A DISTANCE OF 19.87 FEET;
9. S28°36'40"E, A DISTANCE OF 35.85 FEET;
10. N81°23'20"E, A DISTANCE OF 18.50 FEET;
11. S28°36'40"E, A DISTANCE OF 37.96 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15,856 SQUARE FEET (0.364 ACRES)

PARCEL 3

LOT 1 AS PLATTED IN FLYING HORSE NO. 31 A, RECORDED UNDER RECEPTION NO. 207712605, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 101,016 SQUARE FEET (2.319 ACRES)

CONTAINING A TOTAL CALCULATED AREA OF 123,509 SQUARE FEET (2.835 ACRES)

GENERAL NOTES

1. Floodplain statement: this site, Flying Horse Club Drive is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041C0235G, effective December 7, 2018.
2. All private traffic signage shall be in conformance with MUTCD guidelines and installed by the developer.
3. All existing curb, gutter, pedestrian ramps and crosspans posing a safety hazard, damaged, exhibiting excessive deterioration or not meeting current city engineering standards along public streets adjacent to the site will need to be removed and replaced prior to issuing the certificate of occupancy(C.O.). An on site meeting can be set up with the engineering development review inspector to determine what, if any, improvements are required. The inspector can be reached at 719-385-5977.
4. The parties responsible for this plan have familarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other federal or state accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with federal and state accessibility laws lies with the property owner.
5. Notice: This property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the united states air force academy's airmanship program. This notice shall remain in effect until the academy shall cease to be actively used. this notice shall run with the land.
6. The development must comply with 2015 International Fire Code Access and Loading (2018 CSFC §D102.1) and Required Access During Construction (2018 CSFC §3310.1).
7. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. Private roads will be built to meet a minimum of 27000lbs single axle weight and 75000lb total apparatus weight.
8. Prior to certificate of occupancy of the first building, a fire inspection to verify fire lane marking installation shall occur. a fire inspection may be requested by calling 719-385-5978 Maintenance shall be the responsibility of the Flying Horse Club.
9. This property is subject to the findings, summary and conclusions of The Club at Flying Horse Geologic Hazard Investigation prepared by Entect Engineering, dated October 31, 2006. A copy of said report has been placed within the City Planning file AR FP 06-00846 at the City of Colorado Springs Planning Office, located at 30 South Nevada Avenue, Suite 301, Colorado Springs, CO.
10. Units do not have a kitchen.
11. Parking stalls follow Colorado Springs City standard of 9 x 18'.
12. Sidewalks are 8' minimum, unless otherwise noted.

FLYING HORSE PARKING DATA:

PARKING				
PARCEL 31A - Lot 1 & 2	Uses:	Required Parking Ratio:	Required	Provided
Casitas	4 Guestrooms	See Parking Note 1	8	
Lodge Phase I	40 Suites	See Parking Note 1	40	
Lodge Phase II			84	
Suites	53 suites	1 per suite	53	
Restaurant	3,537 SF	0.5 per 100 SF	18	
Meeting Space	100 seats	0.5 per 4 seats	13	
PARCEL 18 - Filing 1	Total Building Area		Required	Provided
Clubhouse & Golf Course	43,000 SF	See Parking Note 1	164	
Spa & Athletic Club	50,400 SF	See Parking Note 1	180	
				375
PARCEL 18 - Filing 2 Lot 1 Only			Required	Provided
Office	Total Building Area	31,250 SF	78	218
			Required	Provided
		Parking TOTAL	554	593

PARKING NOTES:
1. REFERENCE PREVIOUS DEVELOPMENT PLANS FOR PARKING REQUIRED FOR USES OF EXISTING BUILDINGS.
2. REFERENCE MASTER PARKING EXHIBIT WITHIN FILE # _____ TO SEE ENTIRE PARKING PLAN.

SITE DATA	
OWNER:	Flying Horse Country Club, LLC
ADDRESS:	6385 Corporate Drive, Suite 200
EXISTING ZONING:	PUD & A
PROPOSED ZONING:	PUD
MASTER PLAN	FLYING HORSE MASTER PLAN, CPC MP 06-00219
DEVELOPMENT SCHEDULE	SUMMER 2019

LOT 1 (CASITA NORTH, LODGE PHASE 1 & 2)	
SCHEDULE NUMBER	6209301007
BUILDING HEIGHT:	28'
BUILDING SETBACKS:	FRONT: 20'
	SIDES: 5'
	BACK: 10'
TOTAL NUMBER OF BUILDINGS:	3 BUILDING
TOTAL NUMBER OF ROOMS:	LODGE PHASE I - 40 SUITES
	LODGE PHASE II - 53 SUITES
SITE AREA:	3.835 ACRES
DEVELOPMENT AREA:	1.5 ACRES
NUMBER OF 2-BEDROOM UNITS:	2 UNITS
UNIT PARKING (TWO PER UNIT):	4
TOTAL PARKING PROVIDED:	SEE PARKING TABLE

SHEET INDEX:

SHEET 1 OF 9: COVER SHEET
SHEET 2 OF 9: DEVELOPMENT PLAN
SHEET 3 OF 9: PRELIMINARY UTILITY PLAN
SHEET 4 OF 9: PRELIMINARY GRADING PLAN
SHEET 5 OF 9: BUILDING ELEVATIONS - LODGE PHASE II
SHEET 6 OF 9: BUILDING ELEVATIONS - LODGE PHASE II
SHEET 7 OF 9: PRELIMINARY LANDSCAPE COVER
SHEET 8 OF 9: PRELIMINARY LANDSCAPE PLAN
SHEET 9 OF 9: PRELIMINARY LANDSCAPE PLAN

Land Planning
Landscape Architecture
Urban Design

NES

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619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
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www.nescolorado.com

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PLANNERS / LANDSCAPE ARCHITECT

ENGINEERS / SURVEYORS

FLYING HORSE LODGE PHASE II

PUD DEVELOPMENT PLAN

FLYING HORSE CLUB DR.
COLORADO SPRINGS,
CO 80921

PROJECT INFO

DATE: 12-12-18
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
02-20-19	KM	PER CITY REVIEW COMMENTS
03-19-19	KM	PER CITY REVIEW COMMENTS

ISSUE REVISION

COVER SHEET

SHEET TITLE

1 OF 9

SHEET NUMBER

CPC PUD 13-00137-A1MJ18

PLANNING FILE #

FIGURE 3

F:\Classic2\Flying Horse\Parcel 31\The Lodge\Lodge Phase 2\Drawings\Planning\Develop\PH3-LODGE PHASE2-DP.dwg [Cover (1)] 3/20/2019 9:54:12 AM kmarshall

FIGURE 3

Land Planning
Landscape Architecture
Urban Design

NES

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PUD DEVELOPMENT PLAN

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COLORADO SPRINGS,
CO 80921

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DEVELOPMENT PLAN

2 OF 9

CPC PUD 13-00137-A1MJ18