

# **LETTER OF INTENT**

## **Flying Horse North Temporary Clubhouse / Event Lawn Site Development Plan**

**Owner:** *Flying Horse Country Club, LLC*  
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**Applicant/  
Consultant:** **Classic Consulting, LLC**  
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**Tax Schedule No.** 61360-04-038

### **REQUEST / SITE DESCRIPTION:**

The Request is for a Site Development Plan for a temporary development on a portion of Tract K as platted within Flying Horse North Filing No. 1. Tract K contains a total area of 65.023 ac. of Golf Course use. As approved on the Flying Horse North PUD, a portion of this tract is planned for the Golf Course clubhouse and associated uses while the rest of the tract is a portion of the Golf Course. This development is temporary in nature, as the ultimate clubhouse development will be planned after a few more seasons of Golf Course grow-in and private membership level able to support this facility. The temporary uses planned are as follows: temporary clubhouse consisting of three large trailers, a cart barn to store and maintain all the golf carts, an event lawn and a parking lot for the golf members and guests.

The site is located within Section 36, Township 11 South, Range 66 West of the Sixth Principal Meridian, El Paso County, Colorado. The portion of the site proposed for development is bounded on the north by rural residential lots 32 and 33, Flying Horse North Filing No. 1, on the east by Allen Ranch Road, on the west and south by Flying Horse North Golf Course within the remaining portion of Tract K, Flying Horse North Filing No. 1. The entire property is zoned PUD and is planned for Golf Course use.

Given the temporary nature of this development, the majority of the facilities proposed at this time will be removed or re-planned into the ultimate Clubhouse site plan. Therefore, we request a waiver for the following: formal landscape plan requirements and formal site lighting requirements. A temporary sediment basin will be installed for this development to handle sediment control for the site development. A downstream permanent detention/stormwater quality pond (Pond 12) continues to handle the stormwater quality for the site. (Reference SF-181 Final Drainage Report for Flying Horse North Filing No. 1) This temporary sediment basin will remain in place until a permanent facility is constructed in the future with the ultimate Clubhouse site development. An amendment to the approved overall Grading and Erosion Control Plan will be provided for the minor on-site grading adjustments per the Site Development Plan. Per request by County Engineering, a new financial assurance for the amended GEC has also been provided.

### TRAFFIC

The overall Flying Horse North development TIS accounts for this proposed use with public access taken directly from Allen Ranch Road. Line of site is adequate for this location with no further traffic improvements need to be made at this time. A driveway permit will need to be requested from El Paso County for the proposed driveway access. This access location may change in the future upon the ultimate clubhouse site design.

A golf cart crossing of Allen Ranch Road is also being proposed at this time. Proposed signage and striping for this crossing of public ROW are included on the plan. Additional coordination with County Engineering will take place for the determination of permitting required for this crossing. A work in the ROW permit will also be required for this work. This location is planned to be permanent and continued to be utilized with the future clubhouse site plan.

### UTILITIES

The on-site permitted Golf Course well will be utilized for water service along with a buried cistern as shown on the Site Plan. Given the temporary nature of this facility, the cistern will provide domestic water service for this temporary use. Fire protection will be handled by a proposed on-site fire hydrant off the irrigation pump system, as approved by BFFR.

A temporary buried septic tank as located on the Site Plan will be used for sewer service.

Mountain View Electric will serve the site with underground facilities along Allen Ranch Rd.

Black Hill Energy (gas) will serve the site with buried facilities in Allen Ranch Rd.

Black Forest Fire and Rescue (BFFR) will provide fire protection.

This temporary clubhouse will not have a formal food preparation area and thus will not generate enough trash to provide a formal trash enclosure. Trash pickup will take place weekly along with the surrounding residential homes.