

# FLYING HORSE FOUNDATION SITE DEVELOPMENT PLAN & SPECIAL USE PERMIT

A TRACT OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

**PROJECT INFORMATION:**

OWNER NAME: JEFFREY B. SMITH  
OWNER REPRESENTATIVE: DREW BALSICK  
CONTACT ADDRESS: 2138 FLYING HORSE CLUB DR  
COLORADO SPRINGS, CO 80921

**APPLICANT:**

ATTN: DREW BALSICK  
PHONE: (719) 785-3237  
EMAIL: DBALSICK@CLASSICHOMES.COM

**APPLICANT REPRESENTATIVE:**

COMPANY: HR GREEN DEVELOPMENT, LLC  
ADDRESS: 1975 RESEARCH PKWY SUITE 160  
COLORADO SPRINGS, CO 80920  
ATTN: RICHEL LYON, P.E.  
PHONE: (719) 394-2435  
EMAIL: RICHEL.LYON@HRGREEN.COM

**SITE INFORMATION:**

PROPERTY ADDRESS: 14820 BLACK FOREST RD  
COLORADO SPRINGS, CO 80908

PARCEL NUMBER: 5100000530 & 5100000531

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

**BASIS OF BEARINGS:** THE SOUTH LINE OF FLYING HORSE NORTH FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 225715505, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED EDWARDS-JAMES PLS 331941 AT GROUND LEVEL AND AT THE EAST END BY A NO. 5 REBAR AT GROUND LEVEL, ASSUMED TO BEAR N89°11'15"E A DISTANCE OF 2,327.40 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF FLYING HORSE NORTH FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 225715505, SAID POINT BEING THE POINT OF BEGINNING, THENCE N89°11'15"E ON THE SOUTHERLY BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 4, A DISTANCE OF 376.26 FEET TO THE NORTHWEST CORNER OF COUNTY VIEW ESTATES AS RECORDED UNDER RECEPTION NUMBER 9601204, THENCE S00°11'15"E ON THE WESTERLY BOUNDARY LINE OF SAID COUNTY VIEW ESTATES A DISTANCE OF 1,332.98 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PALMER DIVIDE AS RECORDED UNDER RECEPTION NUMBER 205084216, THENCE ON SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- S89°02'33"W A DISTANCE OF 659.21 FEET;
- S89°25'18"W A DISTANCE OF 478.81 FEET;

THENCE N00°36'14"W A DISTANCE OF 371.29 FEET; THENCE S89°23'03"W A DISTANCE OF 216.02 FEET; THENCE N60°58'22"W A DISTANCE OF 230.96 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N87°05'52"W, HAVING A DELTA OF 27°02'42", A RADIUS OF 365.00 FEET A DISTANCE OF 140.22 FEET TO A POINT TO YANGETT; THENCE N00°50'26"E A DISTANCE OF 417.47 FEET; THENCE S89°09'34"E A DISTANCE OF 95.48 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 89°19'19", A RADIUS OF 365.00 FEET A DISTANCE OF 416.13 FEET TO A POINT ON CURVE; THENCE N89°11'15"E A DISTANCE OF 409.87 FEET; THENCE N04°49'59"W A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF FLYING HORSE NORTH FILING NO. 5 AS RECORDED UNDER RECEPTION NUMBER 225715504, THENCE N89°11'15"E ON THE SOUTHERLY BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 5, A DISTANCE OF 236.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,742.745 SQUARE FEET OR 40.008 ACRES.

EXISTING ZONING: RR-5  
CURRENT USE: RESIDENTIAL  
PROPOSED USE: SPECIAL USE - PHILANTHROPIC INSTITUTION

FRONT SETBACK: 25.0'  
SIDE SETBACK: 25.0'  
REAR SETBACK: 25.0'  
CORRAL STRUCTURE SETBACKS: 35.0'

PROP. BLDG. AREA: 52,000 SF  
GROSS BLDG AREA W/ PR. BLDG.: 69,706 SF

STRUCTURE COVERAGE OF LOT: 7.93%

OPEN SPACE AREA: 1,623,920 SF (37.28 AC)

GRAVEL SURFACE AREA: 49,149 (1.13 AC)

ULTIMATE DRAINAGEWAY: SOUTH PLATTE RIVER

SOIL GROUP: 100% PEYTON-PRING COMPLEX

**BUILDING INFORMATION:**  
NEW BUILDING AREA: 52,000 SF  
TYPE OF CONSTRUCTION: TYPE IIB  
FIRE SYSTEM: NONE  
AREA SEPARATION WALLS: NONE  
STRUCTURAL HEIGHT: 29.04'

**REQUIRED PARKING SPACES:**

SEE PARKING TABLE

**SCOPE OF WORK:**

PROPOSED BUILDING (52,000 SF), GRAVEL DRIVE RECONSTRUCTION (49,149 SF), PRIVATE UTILITIES, CONSTRUCTION CONTROL MEASURES OUTSIDE OF DEVELOPMENT AREA, SITE EARTHWORK AND FINAL STABILIZATION

**DEVELOPMENT SCHEDULE**

CONSTRUCTION: FALL 2025

STABILIZATION: FALL 2025

**FLOODPLAIN STATEMENT:**

PER FEMA MAP NO. 08041C0315G, DATED DECEMBER 7, 2018, THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN AND IS DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD)

PARKING TABLE			
LAND/BLDG USE	AREA (SF) OR UNIT NO.	NO. OF REQ'D PARKING STALLS	NO. OF PROP. PARKING STALLS
PROFESSIONAL OFFICE / EMPLOYEE PARKING	16	16	16
OPERATIONAL SPACES - PERSONAL VEHICLES	9	9	12
TOTAL		25	33

NO. OF ADA SPACES REQUIRED = 1 PER 25 TOTAL PARKING SPACES, 2 REQUIRED

NO. OF ADA SPACES PROVIDED = 2

MAXIMUM NUMBER OF ANTICIPATED EMPLOYEES AT ANY ONE TIME: 16

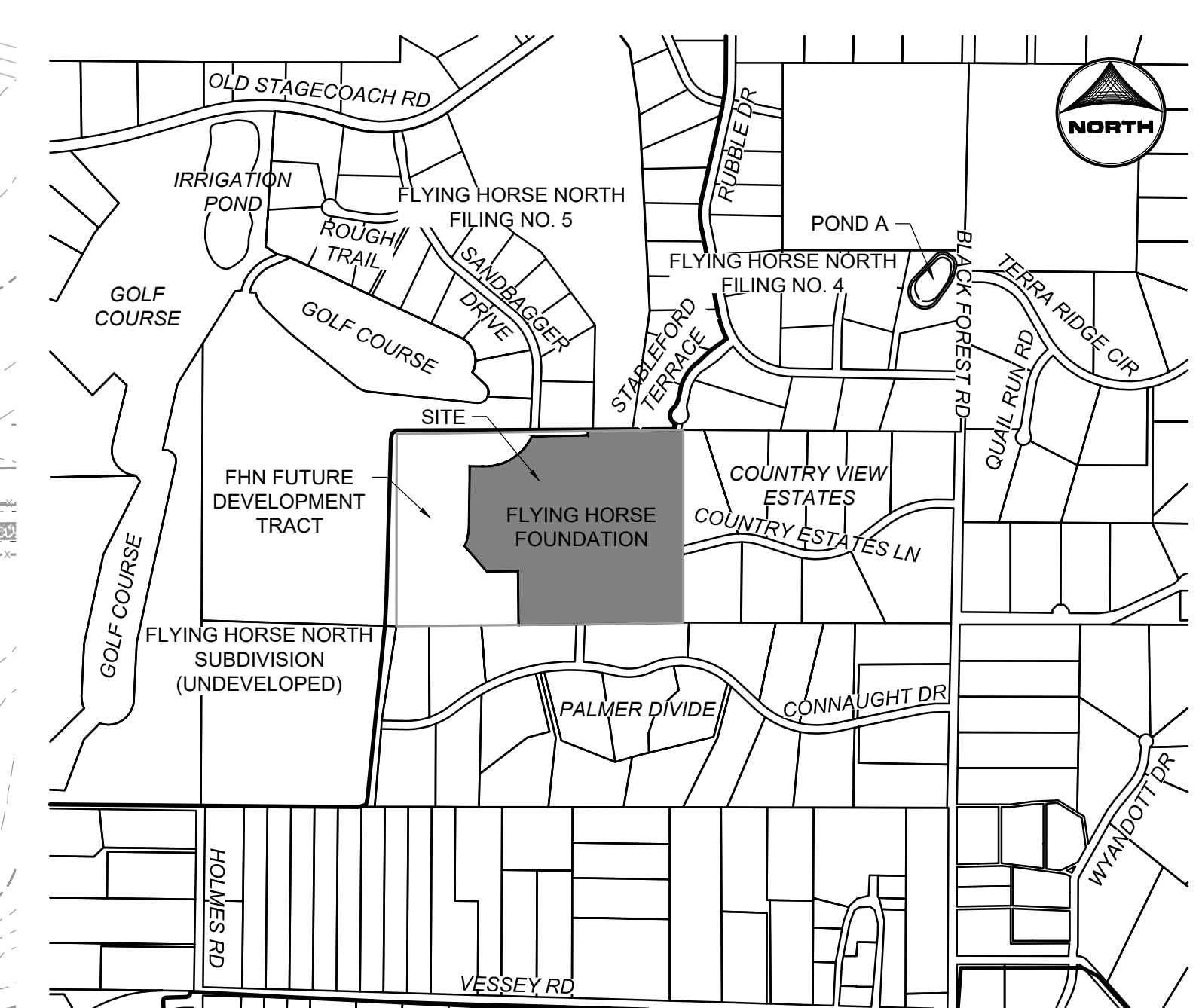
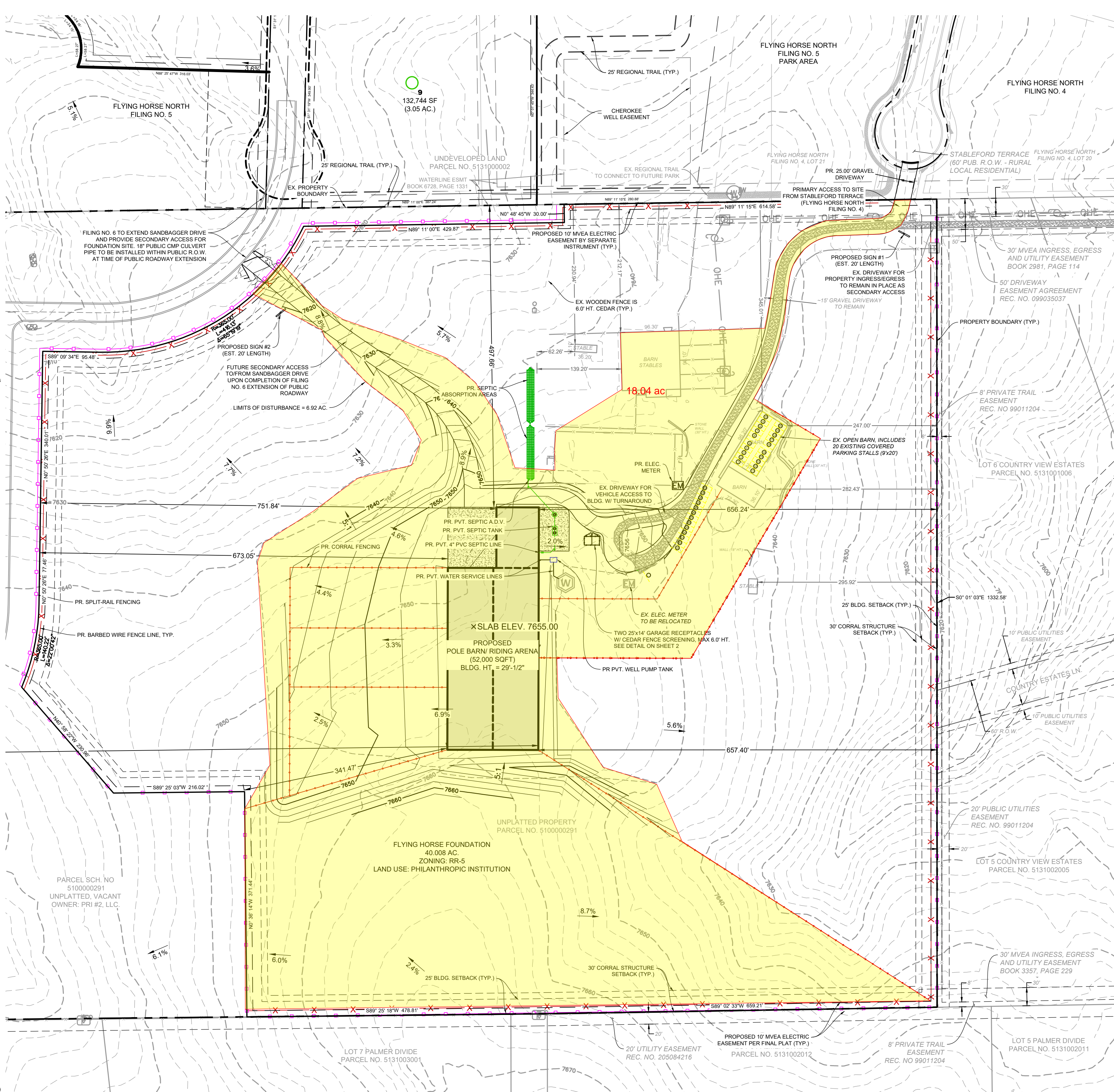
OPERATIONS - PASSENGER VAN: 1 (PICK UP, DROP OFF) + 8 PERSONAL VEHICLES

PROFESSIONAL OFFICES: 1 PARKING SPACE PER 200 SF, 4 REQ'D. (INCLUDED IN EMPLOYEE PARKING SPACE COUNT)

FINAL CONDITIONS SITE COVERAGE TABLE		
	AREA (AC.)	% OF PROPERTY
OPEN SPACE / LANDSCAPING	37,280	93.2%
BUILDING / ROOF	1,600	4.0%
IMPERVIOUS AREA (GRAVEL, PAVEMENT)	1,128	2.8%
TOTAL	40,008	100.0%

Cut Factor 1.00  
Fill Factor 1.15  
Cut volume (adjusted) 1,448.22 Cu. Yd.  
Fill volume (adjusted) 53,212.60 Cu. Yd.  
Net volume (adjusted) 51,764.38 Cu. Yd.-Fill

Cut Factor 1.00  
Fill Factor 1.00  
Cut volume (unadjusted) 1,448.22 Cu. Yd.  
Fill volume (unadjusted) 46,271.82 Cu. Yd.  
Net volume (unadjusted) 44,823.60 Cu. Yd.-Fill



**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
OVERHEAD ELECTRIC	OHE	OHE
WATER MAIN	---	---
SEPTIC LINE	---	---
SWALE	---	---
TRAIL	---	---
EDGE OF GRAVEL	---	---
INDEX CONTOUR	---	---
INTER. CONTOUR	---	---
BARBED WIRE FENCE	---	---
CORRAL WOOD FENCE	---	---
PERIMETER CEDAR FENCE	---	---
<b>WATER</b>		
BLOW OFF VALVE	W	W
GATE VALVE	W	W
MANHOLE	W	W
WELL	W	W
WATER WARNING SIGN	W	W
<b>DRY UTILITIES</b>		
ELECTRIC METER	EM	EM
ELECTRIC BOX	EB	EB
FIBER OPTIC BOX	FOB	FOB
FIBER OPTIC WARNING SIGN	FOB	FOB
TELEPHONE PEDESTAL	TP	TP
UTILITY POLE	UP	UP

- NOTES:**
- THE PROPOSED DISTURBANCE AND CONSTRUCTION IS NOT WITHIN A NON-BUILD AREA.
  - THERE ARE NO EXISTING PRESERVATION EASEMENTS, NO-BUILD DESIGNATIONS, GEOLOGICAL HAZARDS, STREAMSIDE ZONES, WETLANDS, OR RIPARIAN AREAS THAT PREVENT DEVELOPMENT AS IT IS SHOWN ON THIS PLAN.
  - THERE ARE NO FEMA FLOODPLAINS, FORMAL DRAINAGEWAYS, OR DRAINAGE FACILITIES WITHIN THE VICINITY OF THIS DEVELOPMENT.
  - THERE ARE NO EXISTING SIDEWALKS OR TRAILS WITHIN THE VICINITY OF THIS DEVELOPMENT.
  - ALL EXISTING AND PROPOSED WALLS AND FENCES ARE SHOWN ON THIS PLAN FOR THIS PROPERTY. THERE ARE NO KNOWN BERMS OR GRADED-IN DRAINAGE FEATURES ON THIS PROPERTY.
  - THERE ARE NO EXISTING SIGNS.
  - THERE ARE PROPOSED SIGNS ASSOCIATED WITH THIS DEVELOPMENT AND ARE VIA A SEPARATE SIGN APPLICATION. THE LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE.
  - THERE IS NO PROPOSED PAVED PARKING FOR THIS DEVELOPMENT. EXISTING UNDISTURBED GROUND AREA OF APPROPRIATE GRADES CONDUCTIVE TO ADA PARKING ARE WITHIN THE VICINITY OF THE BUILDING, ADJACENT TO THE EXISTING DIRT DRIVEWAY.
  - THIS AREA IS SHOWN ON THIS PLAN WITH YELLOW DASHED LINES REPRESENTING THE PARKING AREAS.
  - THERE ARE NO OFF-STREET PARKING OR LOADING AREAS ASSOCIATED WITH THIS PLAN. UTILIZATION OF THE EXISTING DRIVEWAY IS THE INGRESS/EGRESS AND DESIGNATED VEHICLE MANEUVERING AREA FOR THE DEVELOPMENT.
  - THE ADA PATHWAY SHOWN ON THIS PLAN MEETS GRADING CRITERIA. SEE DETAILED GRADING PLAN / GEC PLAN SET. THE PATHWAY DOES NOT EXCEED 2.0% CROSS SLOPE AND DOES NOT EXCEED 8.33% LONGITUDINAL SLOPE.
  - THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED 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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
  - THE HEIGHTS OF ALL EXISTING BUILDINGS ON THIS PROPERTY DO NOT EXCEED 30'-0" IN TOTAL HEIGHT.
  - THE EXISTING BARN CENTRAL TO THE SITE IS UTILIZED FOR PARKING AND INCLUDES 20 EXISTING COVERED PARKING SPACES (TWO ROWS OF 10 SPACES).
  - THE OWNER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY ROAD IMPACT FEES AFTER DECEMBER 31, 2024, IN ACCORDANCE WITH BOCC RESOLUTION 24-377. THE FEE IS PAID FOR NEW RESIDENTIAL AND NON-RESIDENTIAL USES AND STRUCTURES AND EXPANSIONS OF NON-RESIDENTIAL USES AND STRUCTURES. ROAD IMPACT FEES ARE TYPICALLY PAID AT TIME OF BUILDING PERMIT. IF NO BUILDING PERMIT IS BEING OBTAINED FOR A PARTICULAR LAND USE APPLICATION, THEN ROAD IMPACT FEES MUST BE PAID AT THE TIME OF SITE DEVELOPMENT PLAN OR SPECIAL USE APPROVAL.

DRAWN BY: CMD JOB DATE: 9/30/2025  
APPROVED: RDL JOB NUMBER: 2502010  
CAD DATE: 1/23/2025  
CAD FILE: J:\2025\2502010\CAD\DWG\C\New Site Plan\Site\_Plan

NO.	DATE	BY	REVISION DESCRIPTION

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FLYING HORSE FOUNDATION  
JEFFREY B. SMITH  
EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN & SPECIAL USE PERMIT  
SITE PLAN

SHEET SDP 1

PCD FILE NO.: AL257