

FLYING HORSE FOUNDATION
ALTERNATIVE LANDSCAPE PLAN

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: RICHIE LYON, P.E.
PHONE: (719) 394-2435
EMAIL: RICHIE.LYON@HRGREEN.COM

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

PARCEL NUMBER: 5100000291
LEGAL DESCRIPTION: NE4SW4, W2NW4SE4 OF SEC 31-11-65, TOG WITH RW
OVER N 30 FT OF NE4NW4SE4, NE4SE4 SD SEC 31
LOT SIZE: 2,638,355 SF (60.57 AC)

EXISTING ZONING: RR-5
PROPOSED ZONING: LOT 1 - RR-5
LOT 2 - PUD

CURRENT USE: RESIDENTIAL
PROPOSED USE: LOT 1 - PHILANTHROPIC INSTITUTION
LOT 2 - RESIDENTIAL

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

GROSS BLDG AREA: 69,706 SF
STRUCTURE COVERAGE OF LOT: 7.93%
OPEN SPACE AREA: 795,715 SF (18.27 AC)
GRAVEL SURFACE AREA: 13,747 SF (0.32 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: 30.0'

REQUIRED PARKING SPACES:
SEE PARKING TABLE

SCOPE OF WORK:
PROPOSED BUILDING (52,000 SF), GRAVEL DRIVE RECONSTRUCTION (3,998 SF), PRIVATE
UTILITIES (8,300 SF), CONSTRUCTION CONTROL MEASURES OUTSIDE OF DEVELOPMENT AREA
(17,000 SF), SITE EARTHWORK AND FINAL STABILIZATION (148,200 SF)

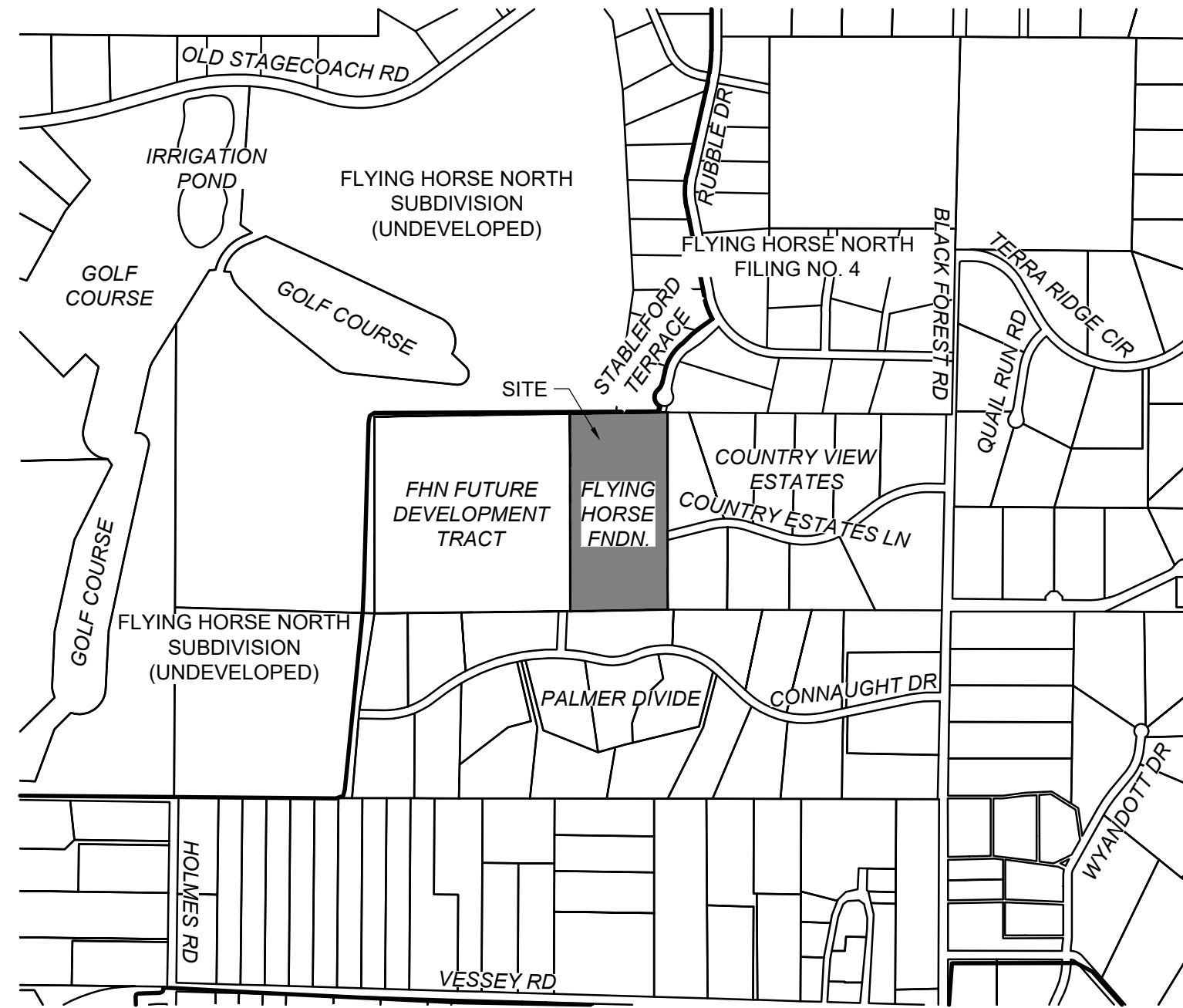
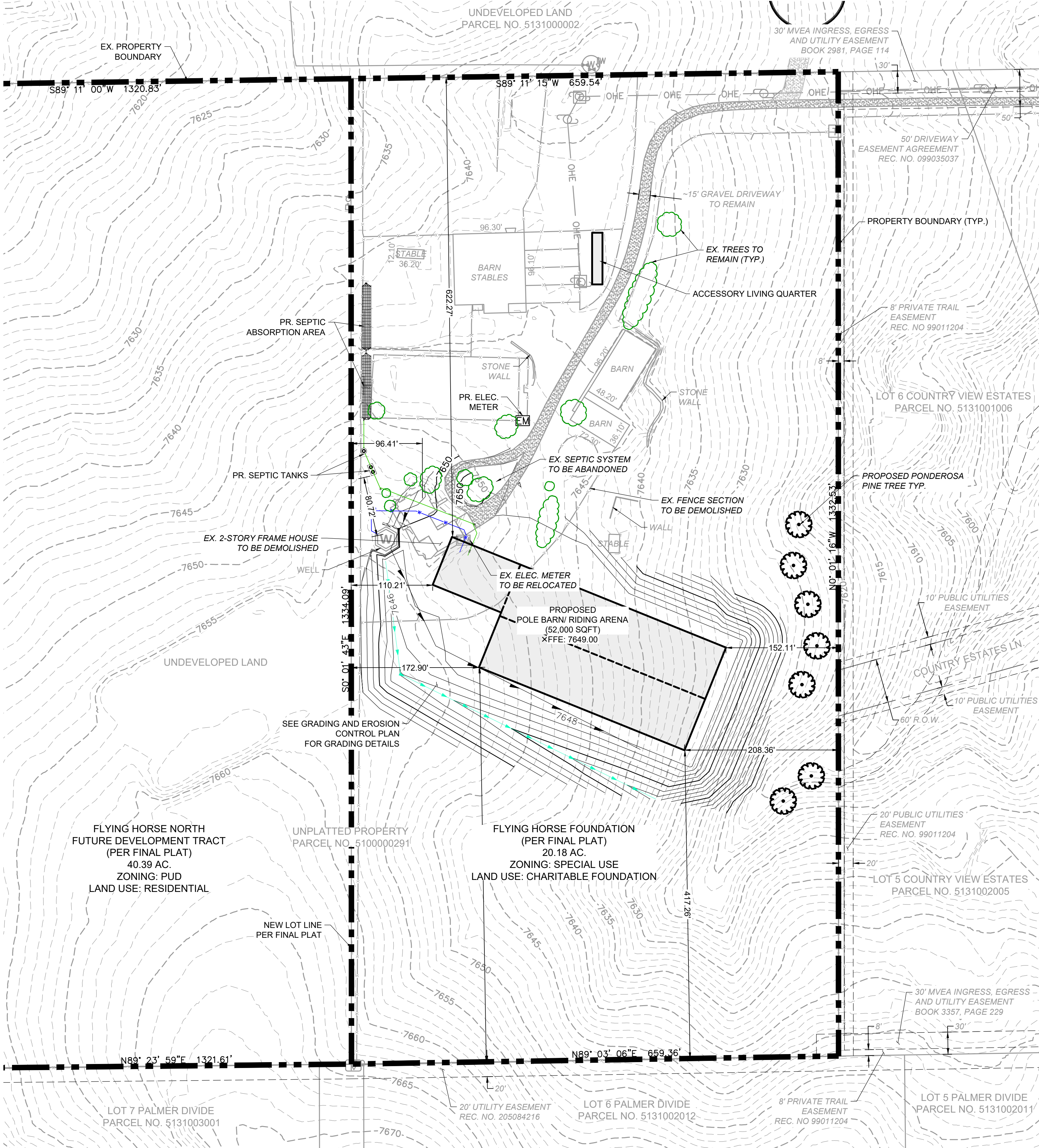
DEVELOPMENT SCHEDULE
CONSTRUCTION: SUMMER 2025
STABILIZATION: FALL 2025

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)

PROPOSED PLANT LIST			
EVERGREEN TREES (7)	SIZE	MATURE HT.	MATURE WIDTH
PONDEROSA PINE	6' HT.	50'	30'



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
WOODEN FENCE	---	---
OVERHEAD ELECTRIC	OHE	OE
WATER MAIN	---	W
SEPTIC LINE	---	S
SWALE	---	---
TRAIL	---	---
EDGE OF GRAVEL	---	---
INDEX CONTOUR	---	---
INTER. CONTOUR	---	---

WATER

BLOW OFF VALVE
GATE VALVE
MANHOLE
WELL
WATER WARNING SIGN

DRY UTILITIES

ELECTRIC METER
ELECTRIC BOX
FIBER OPTIC BOX
FIBER OPTIC WARNING SIGN
TELEPHONE PEDESTAL
UTILITY POLE



FILE NO.: PPR258

DRAWN BY: CMD JOB DATE: 7/2/2025
APPROVED: RDL JOB NUMBER: 2502010
CAD DATE: 1/23/2025
CAD FILE: J:\2025\2502010\CAD\DWG\ILLandscape_Plan

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0" 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY.

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
ALTERNATIVE LANDSCAPE PLAN

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1