PERKINS, BLAINE, 7/2/2025 9:33 AM

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 ADDDRESS:	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 R/W 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)

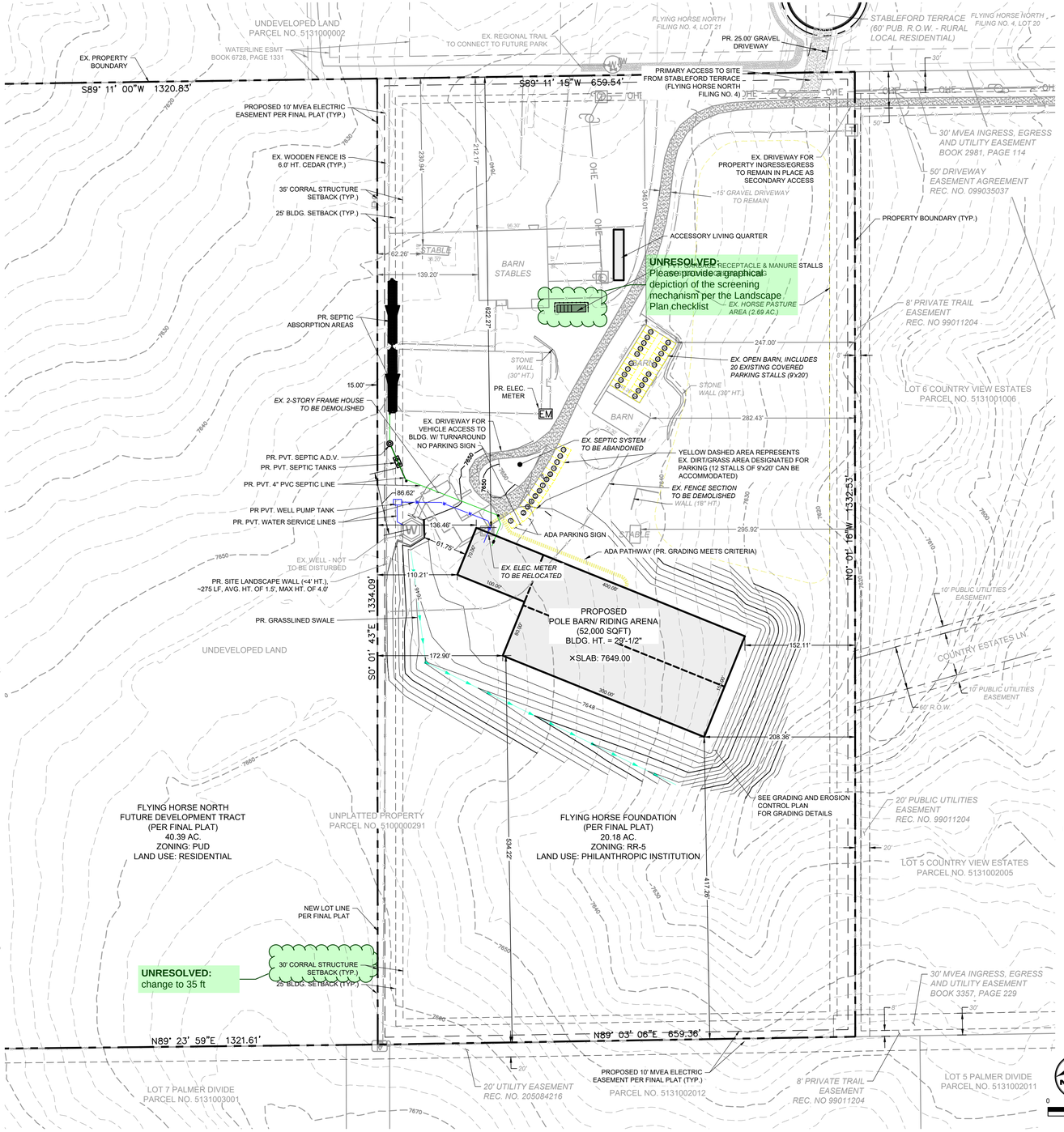
DEVELOPMENT SCHEDULE
CONSTRUCTION: SUMMER 2025
STABILIZATION: FALL 2025

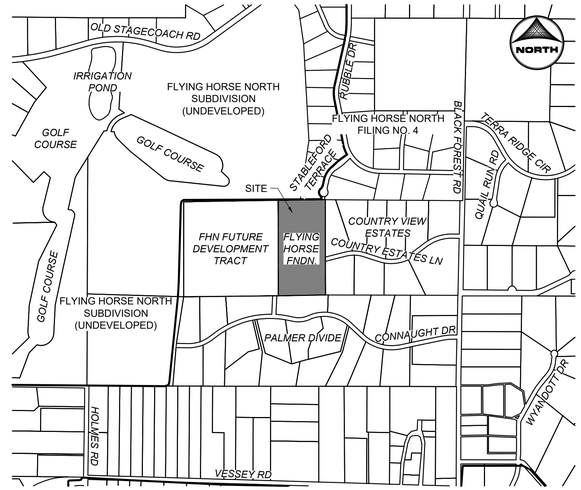
FLOODPLAIN STATEMENT:
PER FEMA MAP NO. 08041C0315G, DATED DECEMBER 7, 2018, THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN AND IS DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD)

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)





VICINITY MAP
SCALE: NTS

LEGEND

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

WATER

BLOW OFF VALVE	
GATE VALVE	
MANHOLE	W
WELL	W
WATER WARNING SIGN	

DRY UTILITIES

ELECTRIC METER	EM	EV
ELECTRIC BOX	E	
FIBER OPTIC BOX	F	
FIBER OPTIC WARNING SIGN		
TELEPHONE PEDESTAL	T	
UTILITY POLE		

NOTES:

1. THE PROPOSED DISTURBANCE AND CONSTRUCTION IS NOT WITHIN A NON-BUILD AREA.
2. 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.
3. THERE ARE NO FEMA FLOODPLAINS, FORMAL DRAINGEWAYS, OR DRAINAGE FACILITIES WITHIN THE VICINITY OF THIS DEVELOPMENT.
4. THERE ARE NO EXISTING SIDEWALKS OR TRAILS WITHIN THE VICINITY OF THIS DEVELOPMENT.
5. 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.
6. THERE ARE NO EXISTING SIGNS.
7. THERE ARE NO PROPOSED SIGNS ASSOCIATED WITH THIS DEVELOPMENT.
8. THERE IS NO PROPOSED PAVED PARKING FOR THIS DEVELOPMENT. EXISTING, UNDISTURBED GROUND AREA OF APPROPRIATE GRADES CONDUCIVE 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.
9. 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.
10. 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.
11. 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.
12. THE HEIGHTS OF ALL EXISTING BUILDINGS ON THIS PROPERTY DO NOT EXCEED 30'-0" IN TOTAL HEIGHT.
13. THE EXISTING BARN CENTRAL TO THE SITE IS UTILIZED FOR PARKING AND INCLUDES 20 EXISTING COVERED PARKING SPACES (TWO ROWS OF 10 SPACES).

FILE NO.: PPR258

DRAWN BY:	CMD	JOB DATE:	6/26/2025
APPROVED:	RDL	JOB NUMBER:	2502010
CAD DATE:	1/23/2025		
CAD FILE:	J:\2025\2502010\CAD\Dwgs\C\Site Plan\Site_Plan		

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

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

SITE DEVELOPMENT PLAN & SPECIAL USE PERMIT
SITE PLAN

SHEET SDP 1

HR GREEN Xrefs: XV_UTIL_2502010; XC_DSGN_2502010; XV_DSGN_2502010; XV_ROW_2502010; xc-row-030.270; Vicinity_Map; xc-row-030.240; xc-row-030.250; Legend; XC_UTIL_2502010; xc-dsgn-240