

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  
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  
1975 RESEARCH PKWY SUITE 160  
COLORADO SPRINGS, CO 80920  
ATTN: RICHIE LYON, P.E.  
PHONE: (719) 984-2435  
EMAIL: RICHIE.LYON@HRGREEN.COM

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

PARCEL NUMBER: 5100000291  
LEGAL DESCRIPTION: NE4SW4, W2NW4SE4 OF SEC 31-1-65, 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 - CHARITABLE FOUNDATION  
LOT 2 - RESIDENTIAL

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)

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)

ULTIMATE DRAINAGEWAY: SOUTH PLATTE RIVER

SOIL GROUP: 100% PEYTON-PRING COMPLEX

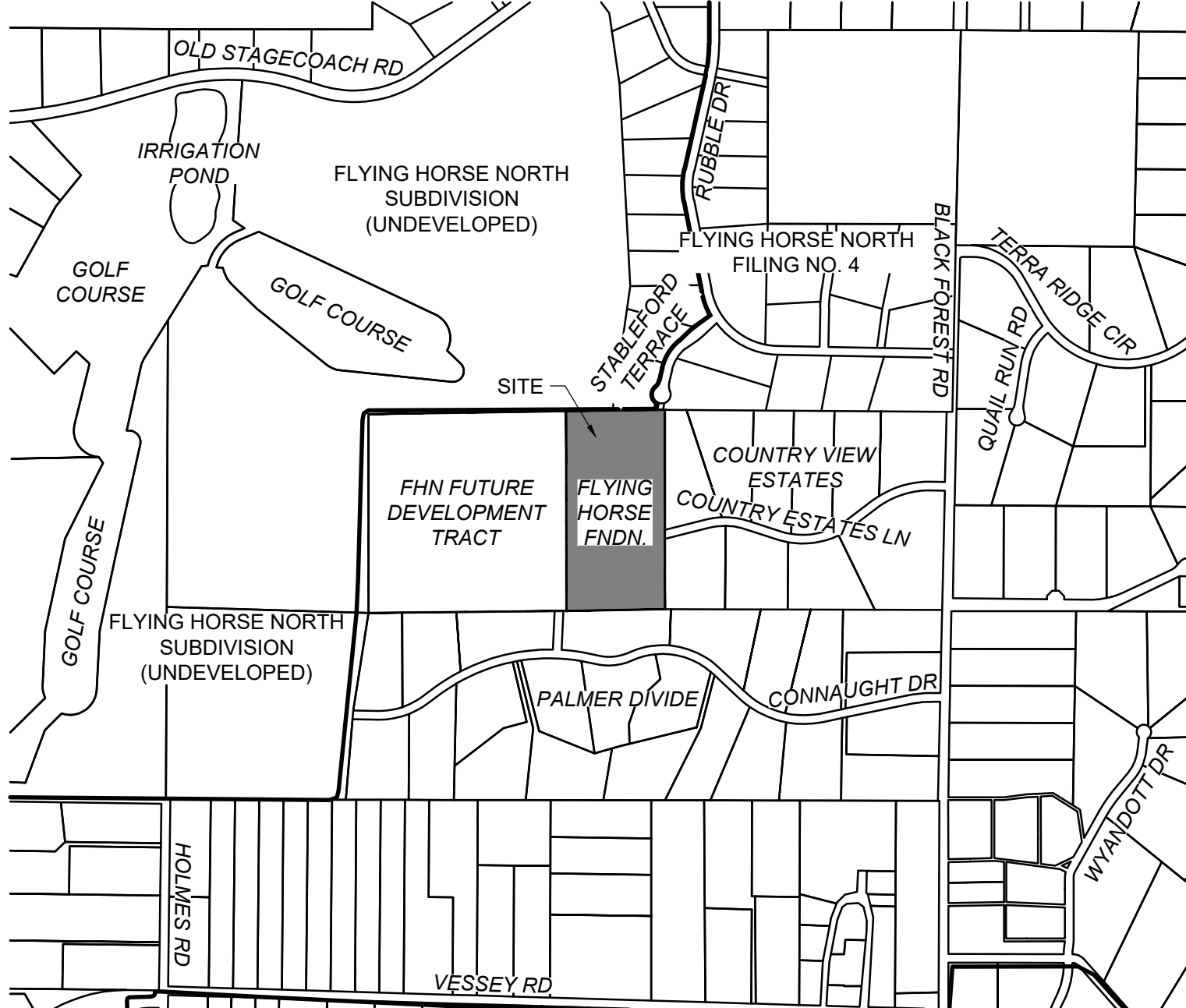
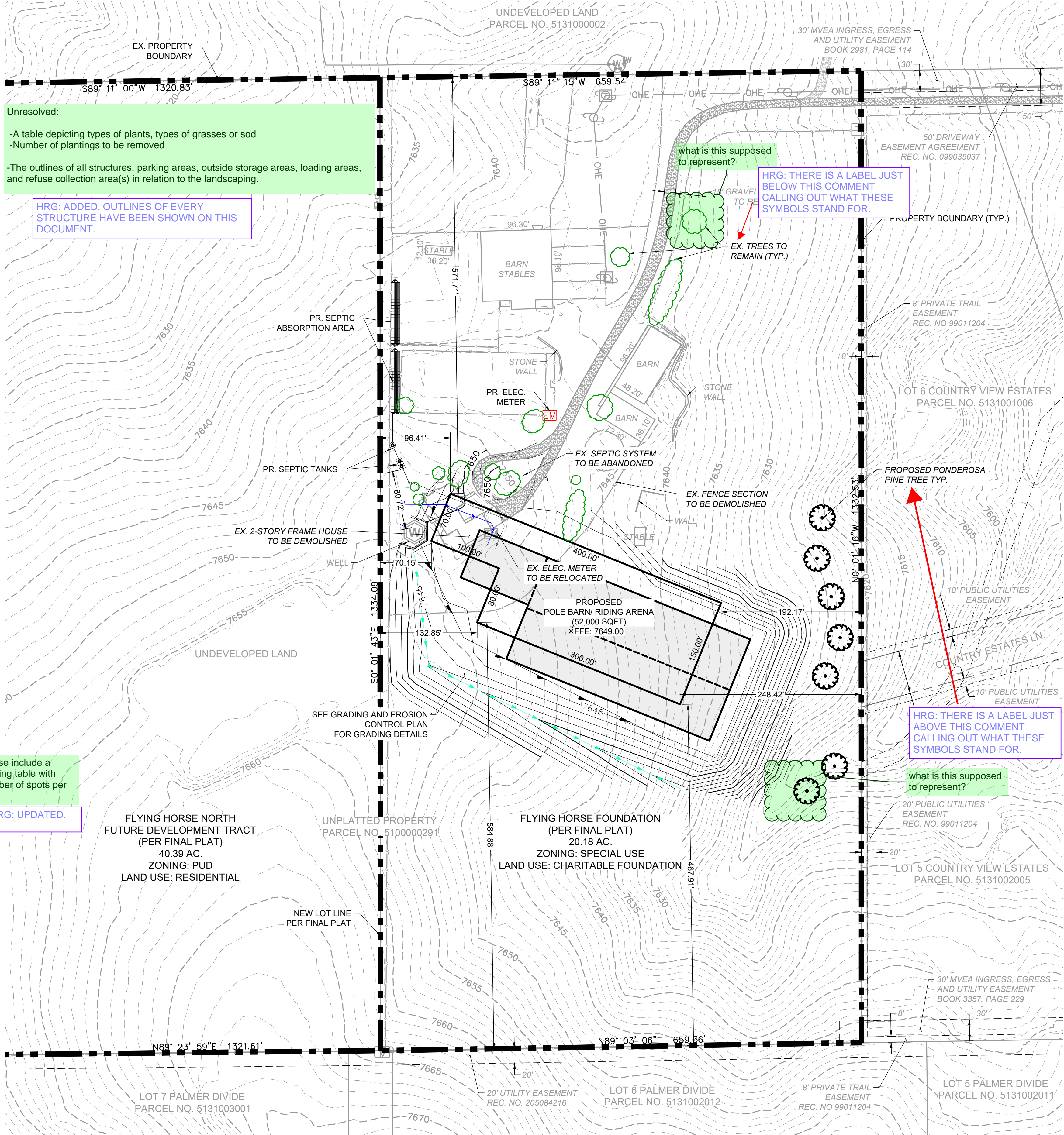
BUILDING INFORMATION  
NEW BUILDING AREA: 52,000 SF  
TYPE OF CONSTRUCTION: TYPE IIB  
FIRE SYSTEM: NONE  
AREA SEPARATION WALLS: NONE  
STRUCTURAL HEIGHT: 30.0'  
FRONT SETBACK: 25.0'  
SIDE SETBACK: 25.0'  
REAR SETBACK: 25.0'  
CORRAL STRUCTURE SETBACKS: 35.0'

REQUIRED PARKING SPACES:  
(NEW BUILDING)  
NO ADDITIONAL PARKING REQUIRED  
EXISTING ON SITE PARKING SUFFICIENT

SCOPE OF WORK: PROPOSED BUILDING (52,000 SF), GRAVEL DRIVES (3,998 SF), TOTAL (55,998 SF)

DEVELOPMENT SCHEDULE  
CONSTRUCTION: SUMMER 2025  
STABILIZATION: FALL 2025

NOTE: 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.



LEGEND

**EXISTING**

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

**PROPOSED**

PROPERTY LINE  
EASEMENT LINE  
RIGHT OF WAY  
CENTERLINE  
WOODEN FENCE  
OVERHEAD ELECTRIC  
WATER MAIN  
SEPTIC LINE  
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

please include a parking table with number of spots per use

HRG: UPDATED.

what is this supposed to represent?

HRG: THERE IS A LABEL JUST BELOW THIS COMMENT CALLING OUT WHAT THESE SYMBOLS STAND FOR.

HRG: THERE IS A LABEL JUST ABOVE THIS COMMENT CALLING OUT WHAT THESE SYMBOLS STAND FOR.

what is this supposed to represent?

HRG: ADDED.

Unresolved:  
File No.  
PPR258

DRAWN BY: CMD JOB DATE: 2/25/2025  
APPROVED: RDL JOB NUMBER: 2502010  
CAD DATE: 1/23/2025  
CAD FILE: J:\2025\2502010\CAD\DWG\SL\ Landscape\_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  
ALTERNATIVE LANDSCAPE PLAN

SHEET  
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