

PONY PARK DEVELOPMENT PLAN

A REPEAT OF LOT 42, BLOCK 1, THE COLORADO SPRINGS RANCH FILING NO. 4, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 45 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:
A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 45 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
LOT 42, BLOCK 1, THE COLORADO SPRINGS RANCH FILING NO. 4 (PLAT BOOK A-4 PAGE 80, EL PASO COUNTY, COLORADO RECORDS), CONTAINING 4.000 ACRES (174,240 SQUARE FEET), MORE OR LESS.

PROJECT CONTACTS

OWNER & DEVELOPER
ROCKWOOD HOMES, LLC
10000 N. CASCADILLA BLVD.
DENVER, CO 80231
CONTACT: JOHN HAPTS
PHONE: 719.393.9887

CIVIL ENGINEER
ALTITUDE LAND CONSULTANTS
10000 N. CASCADILLA BLVD.
DENVER, CO 80231
CONTACT: JOHN W. COLSON, R.A.
PHONE: 719.231.3959

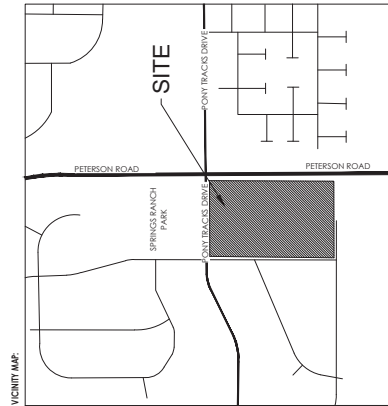
LANDSCAPE ARCHITECT
ALTITUDE LAND CONSULTANTS
10000 N. CASCADILLA BLVD.
DENVER, CO 80231
CONTACT: JOHN W. COLSON, R.A.
PHONE: 719.231.3959

CONSTRUCTION SCHEDULE

Commence Construction: Fall 2019

COMMON OPEN SPACE REQUIREMENTS

See Small Lot Guidelines, 4.00 ac. lot, required per lot under 3,999 sq. ft.
Total no. of lots under 3,999 sq. ft. 36
Total sq. ft. of provided common open space 15,550 sq. ft.



Site Vicinity Map



DRAWING NO.	DRAWING NAME	SHEET NO.
DP1	COVER SHEET & NOTES	01 OF 06
DP2	SITE PLAN	02 OF 06
DP3	PRELIMINARY GRADING & DRAINAGE PLAN	03 OF 06
DP4	PRELIMINARY UTILITY & PUBLIC FACILITY PLAN	04 OF 06
DP5	PRELIMINARY LANDSCAPE PLAN	05 OF 06
DP6	ARCHITECTURAL ELEVATIONS	06 OF 06

TRACT SCHEDULE	PURPOSE	50' FT. MAINTAINED BY
TRACT A	STORMWATER MANAGEMENT	12,622 NOA
TRACT B	PRIVATE STREETS AND UTILITIES	61,119 NOA
TRACT C	OPEN SPACE AND COMMON LANDSCAPE	27,157 NOA
LOTS	36 - SINGLE FAMILY HOMES	73,351 PRIVATE

NOTICE TO CONTRACTOR
COMMENTS: SEE THE DEVELOPMENT PLAN FOR THE LOCATION OF THE COMMON OPEN SPACE AND THE LOCATION OF THE COMMON OPEN SPACE. THE COMMON OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNER AND SHALL BE SUBJECT TO THE COMMON OPEN SPACE REQUIREMENTS SET FORTH IN THE DEVELOPMENT PLAN.

DATE: 01/04/19
BY: JWC
CHECKED: JWC
DATE: 02/24/19
BY: JWC
CHECKED: JWC
DATE: 07/19/19
BY: JWC
CHECKED: JWC

COVER SHEET AND NOTES
DP1

SHEET 01 OF 06

18-004
PONY PARK
DEVELOPMENT PLAN
3035 FLYING HORSE ROAD
CITY OF COLORADO SPRINGS, STATE OF COLORADO

GENERAL NOTES

- All utility, parking, driveway, common areas, open space and landscape improvements shall be installed in accordance with the City of Colorado Springs Engineering Department standards. This shall include the long term maintenance of any existing or proposed fire flow, any new fire piping, within the ROW, and the existing masonry and along Peterson Road.
- Final construction shall be completed within 180 days of the date of the start of construction of the 50-year floodplain permit form (8841020395) with an effective date of December 7, 2018.
- School fees in lieu of bond deduction shall be provided at the time of building permit.
- Final construction shall be completed within 180 days of the date of the start of construction of the 50-year floodplain permit form (8841020395) with an effective date of December 7, 2018.
- The developer and final contractor shall be responsible for the design and construction of the driveway and final lot of record measures, shown on the Development Plan to meet MUTCD standards.
- Signage not approved with this plan. A separate signmaster is required. Please contact the City Engineering Department for more information.
- The developer shall be responsible for the design and construction of the driveway and final lot of record measures, shown on the Development Plan to meet MUTCD standards.
- City Engineer shall be responsible for the design and construction of the driveway and final lot of record measures, shown on the Development Plan to meet MUTCD standards.
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SITE DATA

Master Plan: Single-Family Residential
Zoning: R-10
Subdivision: No
Proposed Land Use: PUP - 36 Single Family Homes-Maximum
Maximum Lot Area: 10,000 sq. ft.
Lot Area: 10,000 sq. ft.
Proposed Gross Density: 3.6
Lot Area: 10,000 sq. ft.
Proposed Net Density: 3.6
Lot Area: 10,000 sq. ft.
Drainage Basin: Sand Creek
Construction Schedule: Fall 2019
Proposed Number of Units: 36

DIMENSIONAL CONTROLS

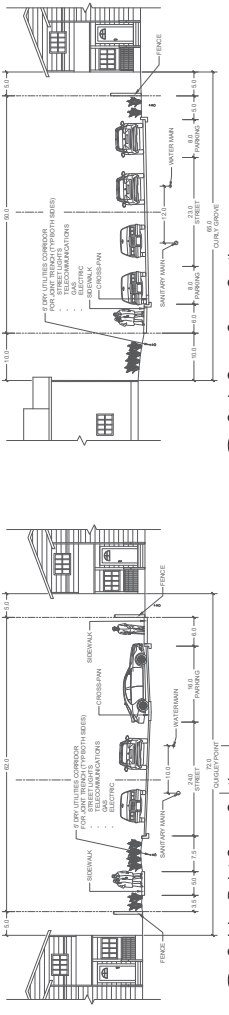
Maximum Building Height: 35 feet
Minimum Building & Landscape setbacks: See DP Sheet 2 for required setbacks and lot typicals
Proposed Lot Coverage: Site Area (including ROW): 174,240 sq. ft. (100%)
Proposed Lot Coverage: Lot (including building with setback): 50,080 sq. ft. (46%)
Open Space (including utility): 164,160 sq. ft. (93%)

BUILDING INFORMATION

Building Type: Single family Homes (36) with Garage

PARKING SUMMARY

Minimum parking spaces required: 27
Minimum parking spaces required (1/2 lot): 14
Minimum parking spaces required (1/3 lot): 14
Homes without driveway parking: 14
Homes with driveway parking: 14
Total parking spaces provided: 28
Total parking spaces required: 27
ADA Accessible Parking Spaces: 2
ADA Accessible Parking Stalls: 2
Typical Parking: 9' x 18' 6", 21' Overhang, Ramped 6% Rise
Typical ADA Parking Stall: 9' x 18' Standard Ramped 6% Rise
Typical ADA Loading Space: 5' x 8' x 18' Slipped Area



A1 Quigley Point Cross Section
DP1 1"=10'

B1 Curly Grove Cross Section
DP1 1"=10'

B2 Curly Grove Alley Cross Section
DP1 1"=10'

APPROVAL BOX

CRC PUD19-00007 - PONY PARK - DEVELOPMENT PLAN

FIGURE 1

PONY PARK DEVELOPMENT PLAN

ALITUDE
 ARCHITECTURAL & ENGINEERING
 3401 RANSBY CT, SUITE #205
 DENVER, CO 80239
 303.733.1100
 WWW.ALITUDEARCH.COM

PONY PARK
 DEVELOPMENT PLAN
 3055 FLYING HORSE ROAD
 CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-004

NOT FOR CONSTRUCTION

NO. DATE REVISION:
 1 05.14.19
 2 05.14.19
 3 07.11.19

DATE DRAWN BY: JMD
 CHECKED BY: JMD
 BLANKS: JMD

SITE PLAN

DP2

SHEET 02 OF 06

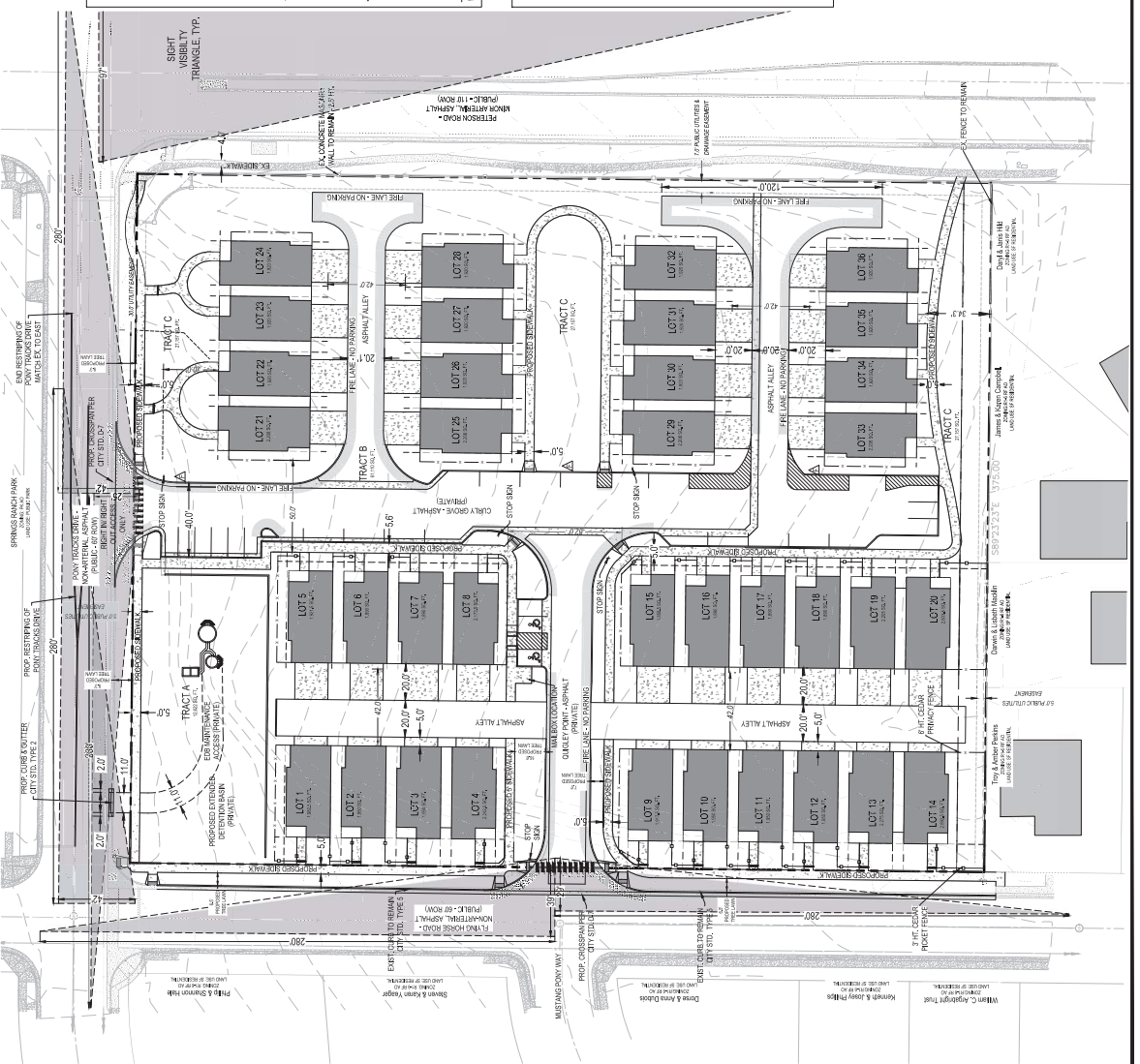
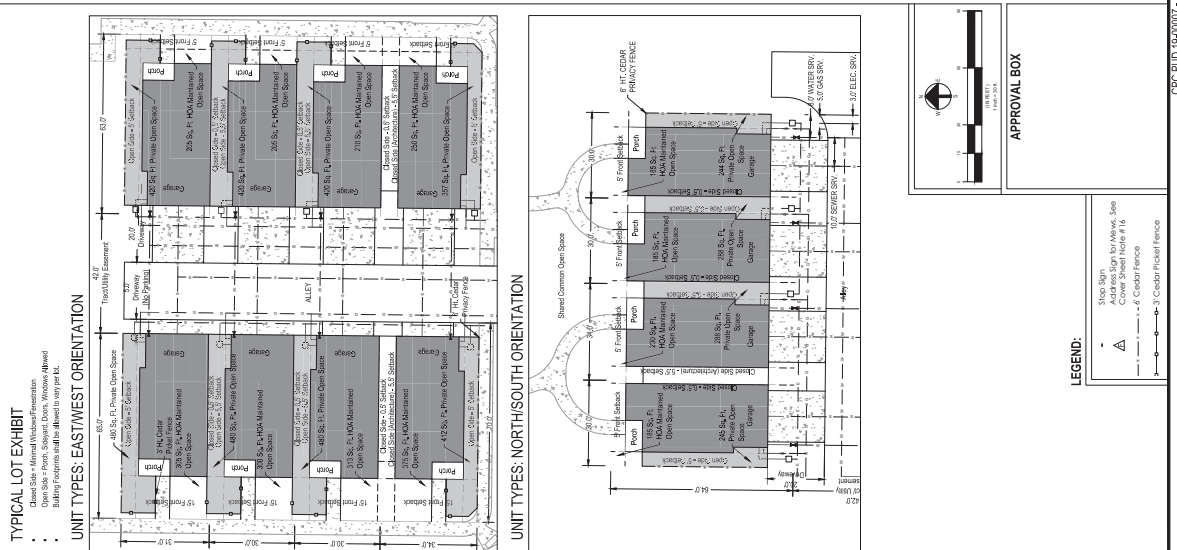
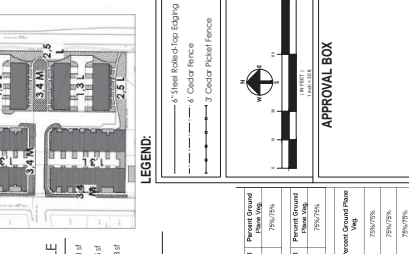
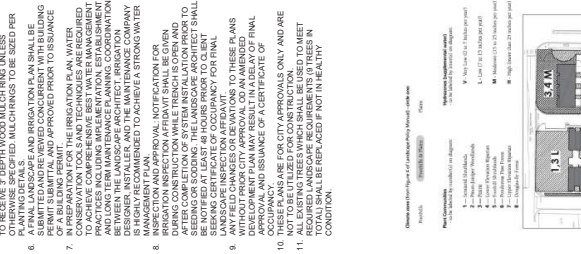


FIGURE 1

NOTES:
1. CONTRACTOR TO UTILIZE STOCKPILE TOPSOIL FROM SOIL SAMPLING OPERATIONS TO REHABILITATE TALLEYS TOP 6" OF SOIL.
2. DRAWING PLAN REFER TO CIVIL ENGINEERS DRAWING.
3. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL BE INSTALLED TO IRRIGATE ALL PLANTINGS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO IRRIGATE ALL PLANTINGS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO IRRIGATE ALL PLANTINGS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO IRRIGATE ALL PLANTINGS.
4. GROUND COVER PLANTING ARE AS AND SPRAY ANY TURF.
5. NOTES APPLICATION RATES BASED ON TURF TYPE AND NOT RATES FOR NEW PLANTED PLANTS.
6. ANY NECESSARY ADJUSTMENTS TO SPRINGS AND FALLS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL) SHALL BE PROVIDED AT THE TIME OF FINAL LANDSCAPE PLAN.
7. TO RECEIVE 2" DEPTH WOOD MULCH RING UNLESS PLANTING DETAILS.
8. A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL PRIOR TO OBTAINING PERMITS FOR THE IRRIGATION PLAN. WATER CONSERVATION TOOLS AND TECHNIQUES ARE REQUIRED TO BE INCLUDED IN THE IRRIGATION PLAN. ESTABLISHMENT PRACTICES INCLUDING IRRIGATION ESTABLISHMENT BETWEEN THE LANDSCAPE ARCHITECT, IRRIGATION DESIGNER, INSTALLER, AND THE MAINTENANCE COMPANY SHALL BE INCLUDED IN THE IRRIGATION PLAN.
9. IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH BODIES AND SEEDING OR SOODING. THE LANDSCAPE ARCHITECT SHALL BE REQUIRED TO SIGN AND DATE THE AFFIDAVIT. THE AFFIDAVIT SHALL BE REQUIRED TO SIGN AND DATE THE AFFIDAVIT. THE AFFIDAVIT SHALL BE REQUIRED TO SIGN AND DATE THE AFFIDAVIT.
10. APPROVAL AND ASSURANCE OF A CERTIFICATE OF FINAL OCCUPANCY.
11. NOT TO BE UTILIZED FOR CONSTRUCTION.
12. REQUIRED LANDSCAPE REQUIREMENTS TO TREES IN TOTAL SHALL BE REPLACED IF NOT IN HEALTHY CONDITION.



CONCEPT PLANT SCHEDULE

Tree Type	Quantity	Spacing
Native Trees	20,161	14'
Shrub Area	13,765	14'
Shrub Area	27,873	14'

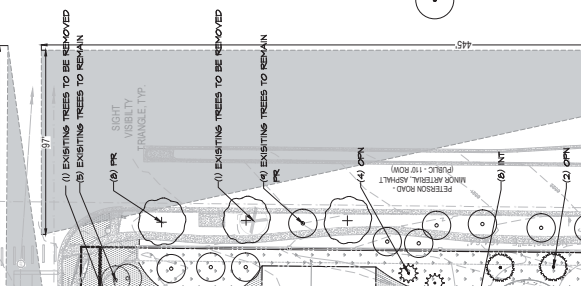


EXISTING TREE INVENTORY

Tree ID	Tree Species	Tree Size	Tree Health	Tree Status
1	Quercus macrocarpa	12"	Good	Remain
2	Quercus macrocarpa	12"	Good	Remain
3	Quercus macrocarpa	12"	Good	Remain

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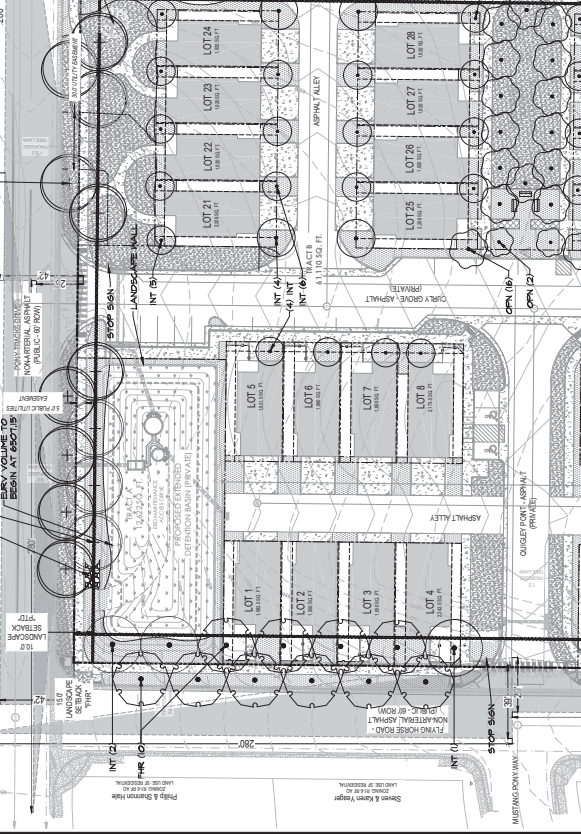


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FIGURE 1

REVISIONS

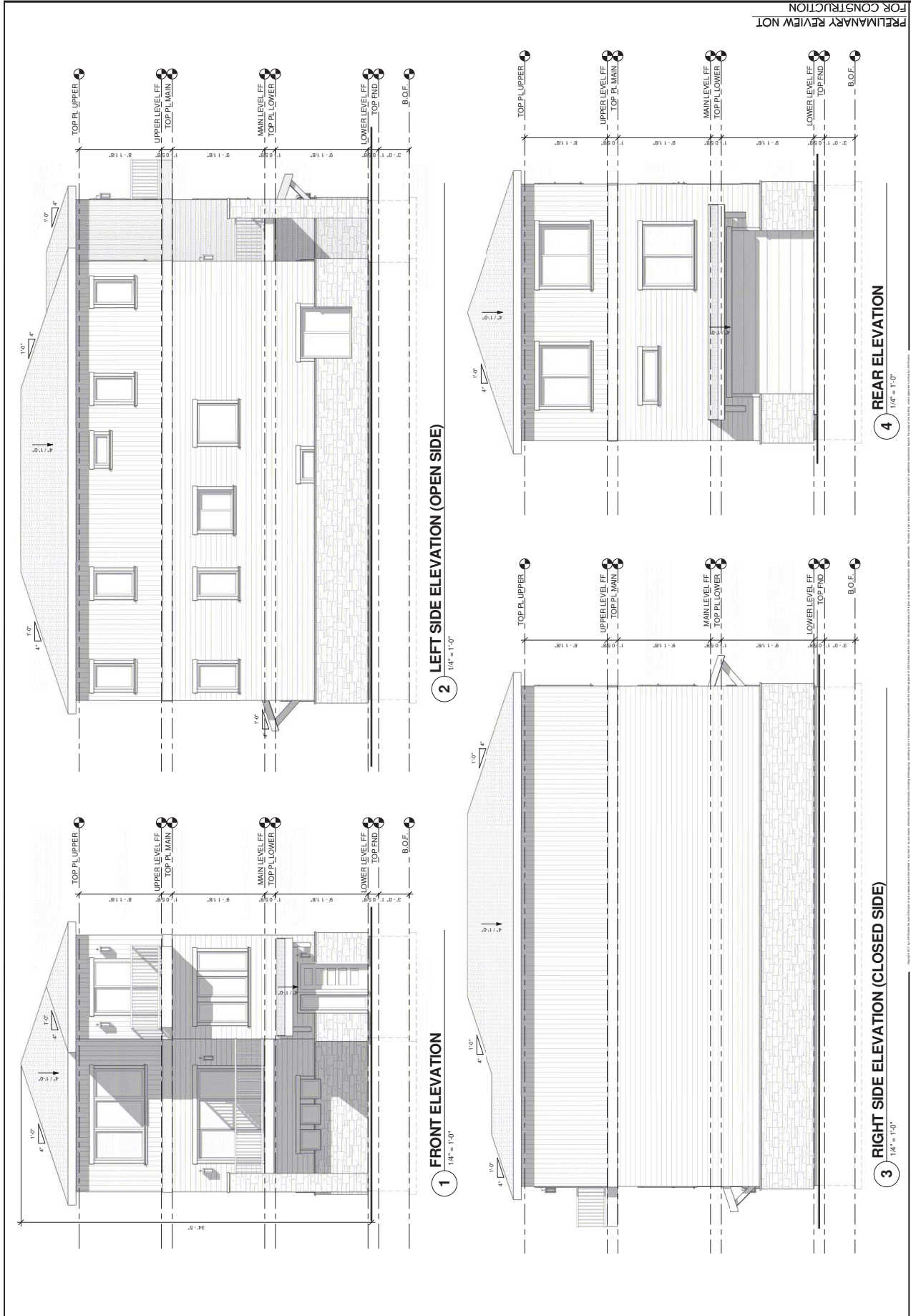
LSA STUDIOS
 201 E. Las Animas Street, Suite 113
 Colorado Springs, CO 80903
 Phone: (719) 635-0680
 Fax: (719) 634-2088
 LSAstudios@gmail.com
 www.lsa.com

CONTRACTOR
ROCKWOOD HOMES, LLC
 3055 FLYING HORSE ROAD
 COLORADO SPRINGS, CO 80918

PONY PARK
 DEVELOPMENT PLAN
 3055 FLYING HORSE ROAD
 CITY OF COLORADO SPRINGS, STATE OF COLORADO

DRAWN BY: MOW
 CHECKED BY: LGA
 PLOT: 022019
 ELEVATIONS

Sheet #
DP6
 SHEET 06 OF 06



ELEVATIONS

SCALE: AS INDICATED

FIGURE 1