

FILE LOCATION: S:\21.1256-001 ELLSTON PARK DR-CD-100 DWG-104 PLAN SETS\DEVELOPMENT PLANS\CD-1.DWG

ELLSTON PARK FILING NO. 1 & 1A

COLORADO SPRINGS, COLORADO

PUD DEVELOPMENT PLAN MINOR MODIFICATION

PART OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

GENERAL DEVELOPMENT PLAN NOTES

- PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATING OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY. AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977
- ACCESS ROADS SHALL BE KEPT CLEAR OF ALL OBSTRUCTION SUCH AS, BUT NOT LIMITED TO, LOW HANGING WIRES, CONSTRUCTION MATERIALS, CONSTRUCTION EQUIPMENT, CONTRACTOR TRAILS AND CONTRACTOR VEHICLES AND IN ALL TYPES OF WEATHER.
- ALL 'STOP SIGNS' WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES' ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE' IN ACCORDANCE WITH THE UTILITIES' REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.

ADA NOTES

- 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 GUIDELINE AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
 - PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
 - ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR-INCH (4") LINES.
 - ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY-FIVE-DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.
 - EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, "VAN ACCESSIBLE". MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (12") WIDE. SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACES WITH THE BOTTOM OF THE SIGN(S) BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.

FIRE NOTES

- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. ALL DRIVES WILL BE BUILT TO MEET A MINIMUM OF 27,000 LBS SINGLE AXLE WEIGHT AND 75,000LB TOTAL APPARATUS WEIGHT.
- PRIOR TO CERTIFICATE OF OCCUPANCY, A FIRE INSPECTION IS REQUIRED TO VERIFY ALL FIRE LANE MARKINGS AND SIGNAGE HAVE BEEN INSTALLED. A FIRE INSPECTION MAYBE REQUESTED BY CALLING 719-385-5978.
- A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPE.

WILDLAND URBAN INTERFACE

- RESIDING IN OR NEAR WILDLAND URBAN INTERFACE OR INTERMIX AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES. ALL RESIDENTIAL LOTS WITHIN THE DEVELOPMENT ARE SUBJECT TO FUELS MANAGEMENT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO IMPLEMENT FUELS MANAGEMENT PROCEDURES AS DEFINED IN CHAPTER 8 OF THE CITY CODE. REFER TO ADDITIONAL NOTES ON OP01.

FEMA NOTE

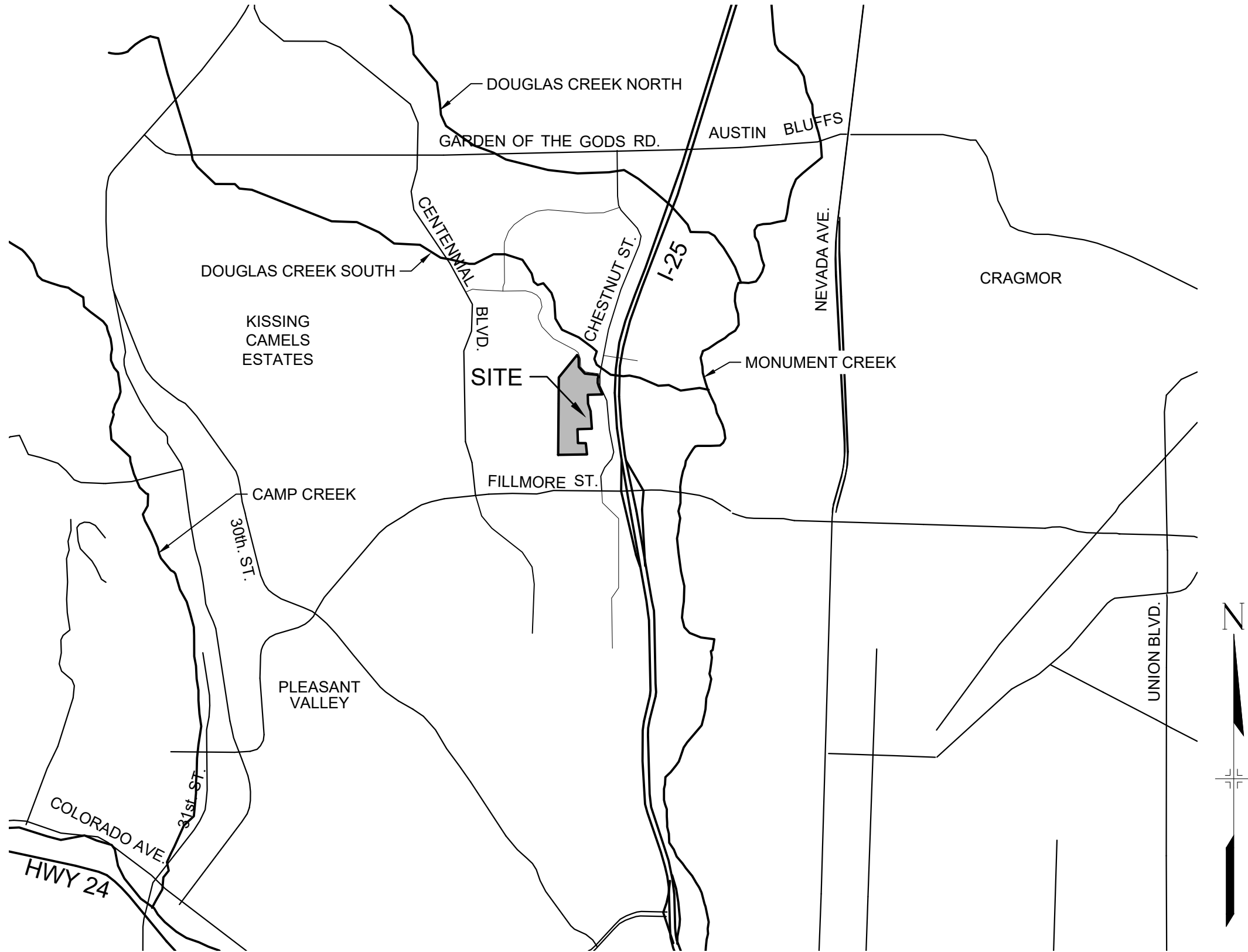
- THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0514F, EFFECTIVE MARCH 17, 1997 AND RE-VALIDATED ON 'DECEMBER 8, 2018' - REF# 07-08-0392V-080060.

REPORTS AND REFERENCES

- THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGICAL HAZARD REPORT PREPARED BY CTL THOMPSON, DATED MAY 24, 2021, WITH AMENDMENT DATE OF MAY 20, 2022 WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGICAL HAZARDS ON THE PROPERTY: POTENTIALLY UNSTABLE SLOPES, EXPANSIVE SOILS, BEDROCK, AND UNDOCUMENTED FILL. THESE CAN BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THE AREA. IN ADDITION, THE REPORT RECOMMENDS THE FOLLOWING: ADDITIONAL GLOBAL STABILITY ANALYSIS SHOULD BE CONDUCTED AS PART OF THE WALL DESIGN AND TEMPORARY EXCAVATION CONDITIONS SHOULD BE FURTHER EVALUATED ONCE CONSTRUCTION PROCEDURES ARE KNOWN AND WALL DESIGNS PERFORMED. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #AR PUD 22-00345 OF THE CITY OF COLORADO SPRINGS - DEVELOPMENT SERVICES, 30 S. NEVADA AVE. SUITE 701, COLORADO SPRINGS, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THE ELLSTON PARK CONCEPT PLAN (FILE # CPC PUP 21-00186) FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. THE DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT FUTURE ANTICIPATED ROADWAY IMPROVEMENTS THAT WERE OUTLINED IN THE TRAFFIC IMPACT STUDY.
- PUBLIC WORKS HAS GRANTED THE REQUEST FOR VARIANCE TO THE SIDEWALK REQUIREMENTS AND CITY'S TYPICAL STREET SECTION AS PROPOSED (SEE SITE PLAN AND STREET SECTIONS PROVIDED ON DT01) PER ELLSTON PARK VARIANCE REQUEST RESPONSE BY CITY ENGINEER DATED MARCH 9, 2023.

LANDSCAPE NOTES

- ALL LANDSCAPE PLANTING AND IMPROVEMENTS WITHIN TRACTS SHALL BE OWNED AND MAINTAINED BY EITHER A HOMEOWNERS ASSOCIATION OR METROPOLITAN DISTRICT.
- ALL LANDSCAPE PLANTING AND IMPROVEMENTS WITHIN PUBLIC R.O.W. ARE TO BE MAINTAINED BY THE ABUTTING PROPERTY OWNER, OR THEIR ASSIGNS.
- LANDSCAPE SETBACKS ARE SHOWN ON THE PUD DEVELOPMENT PLAN.
- LANDSCAPING AND IRRIGATION TO BE FIELD MODIFIED TO ACCOMMODATE RETAINING WALL & LOT REVISIONS PER 2024 DP MODIFICATION. MODIFICATION IS NOT ANTICIPATED TO SIGNIFICANTLY CHANGE THE LAYOUT & INTENT OF THE LANDSCAPING PLANS.



PROJECT NOTES

- THE DEVELOPER WILL BE RESPONSIBLE TO STRIPE A TWO WAY LEFT TURN LANE (TWLTL) ALONG VONDEL PARK DRIVE BETWEEN THE EXISTING WESTBOUND LEFT TURN LANE AT THE SITE ACCESS AND THE EXISTING EASTBOUND LEFT TURN LANE AT CHESTNUT. IMPROVEMENTS IMPROVEMENTS ARE SHOWN ON DEVELOPMENT PLANS AND FURTHER DETAIL IS TO BE REVIEWED WITH CONSTRUCTION DOCUMENTS.
- THERE WILL BE NO DIRECT RESIDENTIAL LOT ACCESS ONTO VONDEL PARK DRIVE AND N. CHESTNUT STREET.
- THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE ELLSTON PARK METROPOLITAN DISTRICT, WHICH IS CREATED BY ORDINANCE NO. 21-064 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 221219966.
- NO MORE THAN 70% OF THE REQUIRED FRONT YARD, AS MEASURED FROM THE FRONT LOT LINE TO THE 20' FRONT SETBACK LINE, SHALL BE USED AS DRIVEWAYS OR PARKING AREA.
- DRIVEWAYS SHALL BE A MINIMUM OF 20' IN LENGTH FROM BACK OF SIDEWALK TO GARAGE DOOR OPENING.
- RETAINING WALL DESIGN REQUIRES AN UPDATED SLOPE STABILITY ANALYSIS THAT WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT.

LEGAL DESCRIPTION

ELLSTON PARK FILING NO. 1

TO BE REPLATTED LEGAL DESCRIPTION

ELLSTON PARK FILING NO. 1 & ELLSTON PARK FILING NO. 1 A

AMENDMENT HISTORY

AMENDMENT	DATE	DESCRIPTION
ORIGINAL APPROVAL (PUDD-22-0005)	APRIL 2023	ORIGINAL PUD DEVELOPMENT PLAN
MINOR MODIFICATION (PUDD-24-0005)	CURRENT	ADJUSTMENT OF 4 LOTS (17-20) AND REVISION OF RETAINING WALLS TYPES/TIERS

PROJECT TEAM

OWNER

FILLMORE HEIGHTS, LLC
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

DEVELOPER

D.R. HORTON
9555 S KINGSTON CT
ENGLEWOOD, CO 80112
PHONE: (303)488-0061

APPLICANT

MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

LANDSCAPE ARCHITECT

MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

CIVIL ENGINEER

MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

SUMMARY DATA

PROPERTY SIZE	29.374 ACRES
TAX SCHEDULE NO.	7325415008, 7336100046
PROJECT ADDRESS	777 VONDEL PARK DRIVE
DEVELOPMENT SCHEDULE	WINTER 2023 / SPRING 2024
DRAINAGE BASIN	MESA & DOUGLAS CREEK
MASTER PLAN	NONE
CONCEPT PLAN	ELLSTON PARK PUD CONCEPT PLAN (FILE # CPC PUP 21-00186)
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT) SINGLE FAMILY RESIDENTIAL ATTACHED & DETACHED, 3.0-6.0 DU/AC, 35' MAX HEIGHT
PUD ORDINANCE	22-23
EXISTING LAND USE	VACANT COMMERCIAL
PROPOSED LAND USE	SINGLE-FAMILY ATTACHED RESIDENTIAL
PROPOSED LOT/UNIT COUNT	174 UNITS
PROPOSED TOTAL GROSS DENSITY	5.923 DU/AC
BUILDING SETBACKS	SEE LOT TYPICAL (OP01) AND DEVELOPMENT PLAN SHEETS (SP01-SP03)
LANDSCAPE SETBACKS	SEE SITE PLAN AND LANDSCAPE PLAN
MAX BUILDING HEIGHT	35'
PROPOSED BUILDING HEIGHT	30'
MAX. BLDG. LOT COVERAGE	60%
MIN. LOT SIZE	2,400 SF

PARKING SUMMARY

UNIT COUNT	PARKING FORMULA	PARKING REQUIRED	PARKING PROVIDED
174 SINGLE FAMILY RESIDENTIAL	2.0 SPACES PER DWELLING UNIT	348 SPACES	348 GARAGE
	GUEST PARKING FORMULA	GUEST PARKING	PROVIDED GUEST PARKING
	0.50 SPACES PER UNIT	174 SPACES	348 DRIVEWAY

PARK LAND DEDICATION ORDINANCE (PLDO)

DENSITY	8 DU/AC & UNDER
# OF UNITS PER STRUCTURE	2
# OF UNITS	174
LAND (ACRES/UNIT)	0.0117
LAND DEDICATION REQUIREMENT	12.0358 AC
FEES IN LIEU PER UNIT	\$1,363
FEES IN LIEU REQUIREMENT	\$237,162
PLDO REQUIREMENT MET BY:	\$237,162 FEE IN LIEU

SHEET INDEX

DESCRIPTION	NUMBER	TITLE
COVER SHEET	1	CS01
DEVELOPMENT PLAN - OVERALL	2	OP01
SITE & RETAINING WALL DETAILS	3	DT01
DEVELOPMENT PLAN	4 - 6	SP01-SP03
PRELIMINARY GRADING PLAN	7 - 9	GR01-GR03
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN	10 - 12	UT01-UT03
PRELIMINARY LANDSCAPE COVER	13	LS01
PRELIMINARY LANDSCAPE NOTES	14	LS02
PRELIMINARY LANDSCAPE DETAILS	15	LS03
PRELIMINARY LANDSCAPE PLAN	16 - 20	LS04-LS08
ARCHITECTURE ELEVATIONS	21 - 22	AE01-AE02
DUPLEX EXTERIOR ELEVATIONS	23 - 30	A2.9, A2.40

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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COLORADO SPRINGS, CO 80920
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FAX: (719) 575-0208

OWNER/DEVELOPER:

OWNER

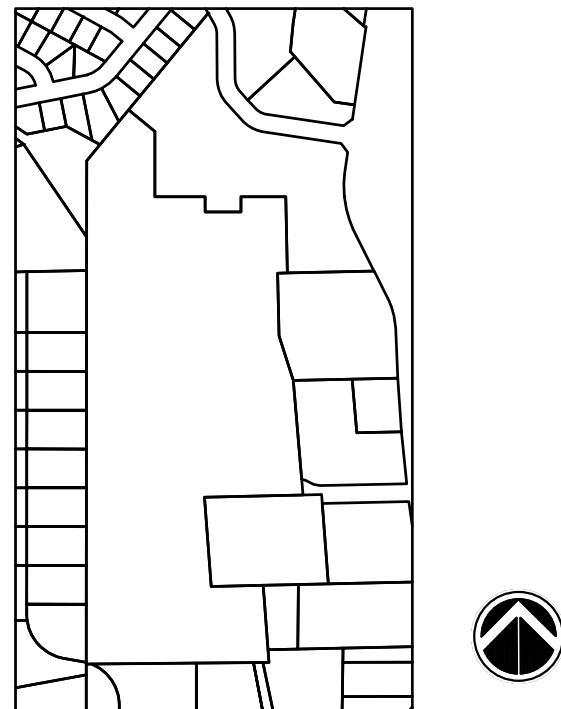
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DEVELOPER

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9555 S KINGSTON CT
ENGLEWOOD, CO 80112
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SHEET INDEX VICINITY MAP:



PROJECT:

ELLSTON PARK FILING 1 & 1A
PUD DEVELOPMENT PLAN
MINOR MODIFICATION
CITY OF COLORADO SPRINGS
FEBRUARY 20, 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	02/20/2024	INITIAL SUBMITTAL	KM
2	03/27/2024	SECOND SUBMITTAL	KM
3	04/23/2024	FOR APPROVAL	DW
			###
			###

DRAWING INFORMATION:

PROJECT NO: 21.1256.001

DRAWN BY: KMM

CHECKED BY: JAO

APPROVED BY: JAO

SHEET TITLE:

COVER SHEET

CS01

SHEET 1 OF 30

CITY FILE NO.: PUDD-24-0005

WILDLAND URBAN INTERFACE NOTES, CONTINUED

STRUCTURE PROTECTION: THE FOLLOWING REQUIREMENTS SHALL BE ENFORCED FOR ALL HOMES CONSTRUCTED OR RECONSTRUCTED, AFTER THE ADOPTION OF THIS ORDINANCE, WITHIN THE WILDLAND URBAN INTERFACE FOR IGNITION-RESISTANT CONSTRUCTION AND FUELS MANAGEMENT:

- A CLASS A ROOF COVERING (EXCLUDING SOLID WOOD MATERIALS) SHALL BE INSTALLED ON ALL RESIDENTIAL OCCUPANCIES AND A MINIMUM CLASS B ROOF COVERING SHALL BE INSTALLED ON REMAINING OCCUPANCIES, UNLESS OTHERWISE PERMITTED.
- EXTERIOR CLADDING, EAVES AND SOFFITS SHALL BE CONSTRUCTED OF IGNITION-RESISTANT MATERIALS APPROVED BY THE FIRE CODE OFFICIAL. APPROVED MATERIALS INCLUDE, BUT ARE NOT LIMITED TO: FIBER-CEMENT BOARD, STUCCO, MASONRY/BRICK, MANUFACTURED STONE, AND SIMILAR MATERIALS. NATURAL WOOD/CEDAR SIDING, HARDBOARD, VINYL, AND SIMILAR COMBUSTIBLE MATERIALS ARE NOT ALLOWED.

EXCEPTION: NATURAL WOOD OR PLASTIC PRODUCTS USED FOR FASCIA, TRIM BOARD MATERIALS AND TRIM ACCENTS, SUCH AS CORBELS, FALSE RAFTER TAILS, FAUX TRUSSES, SHUTTERS AND DECORATIVE VENTS MATERIAL ARE ALLOWED WHEN PAINTED OR AS APPROVED.

- FOR ANY PORTION OF THE ATTACHED STRUCTURE WITH PROJECTIONS OR OVERHANGS, THE AREA BELOW THE STRUCTURE SHALL HAVE ALL HORIZONTAL UNDER-FLOOR AREAS ENCLOSED WITH IGNITION RESISTIVE MATERIALS SUCH AS THOSE ALLOWED IN ITEM 2 ABOVE.

EXCEPTION: HEAVY TIMBER OR DIMENSIONAL LOG CONSTRUCTION IS ALLOWED.

- EXTERIOR DOORS SHALL BE NONCOMBUSTIBLE OR SOLID CORE NOT LESS THAN 1-3/4" THICK. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL BE TEMPERED SAFETY GLASS OR MULTILAYERED GLAZED PANELS.

EXCEPTION: DECORATIVE SINGLE PANE GLAZING IN FRONT ENTRY DOORS IS ALLOWED.

- EXTERIOR WINDOWS SHALL BE A MINIMUM DOUBLE PANE. TEMPERED PANES ARE PREFERABLE BUT NOT REQUIRED.

- ALL ATTIC VENTS SHALL BE SCREENED WITH WIRE MESH OR HARDWARE CLOTH HAVING OPENINGS NO LARGER THAN 1/8-INCH UNLESS AN ALTERNATIVE DESIGN OR PRODUCT IS ALLOWED BY THE FIRE CODE OFFICIAL. SOFFIT VENTS MAY BE ALLOWED BY ONLY AS APPROVED BY THE FIRE CODE OFFICIAL.

- GUTTERS AND DOWNSPOUTS THAT ARE OF NONCOMBUSTIBLE CONSTRUCTION SHALL BE INSTALLED SUCH THAT THE LEADING EDGE OF THE ROOF IS FINISHED WITH A METAL DROP EDGE SO THAT NO WOOD SHEATHING IS EXPOSED. THE DRIP EDGE SHALL EXTEND INTO THE GUTTER. VINYL GUTTERS MAY BE ALLOWED BUT MUST HAVE A NONCOMBUSTIBLE LANDING AREA BELOW THE ROOF LINE, THAT IS A MINIMUM 5 FOOT DISTANCE FROM THE SIDE OF THE STRUCTURE OR FOUNDATION.

NOTE: GUTTER CAPS ARE HIGHLY ENCOURAGED AS A HOMEOWNER MAINTENANCE ITEM TO PREVENT COMBUSTIBLE DEBRIS FROM COLLECTING IN THE TROUGH.

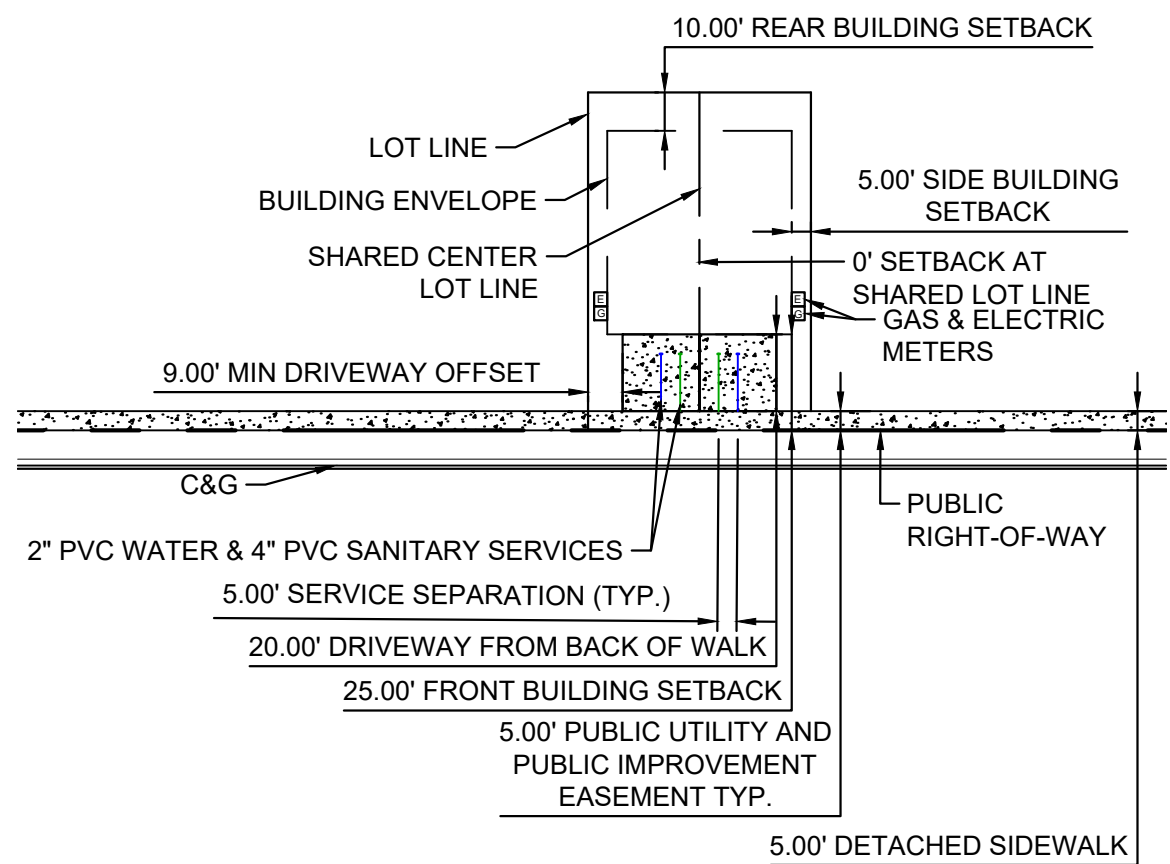
- DECKS AND OTHER HABITABLE SPACES SHALL BE OF IGNITION RESISTANT OR NON-COMBUSTIBLE DECKING MATERIALS, SUCH AS COMPOSITE OR METAL DECKING. WOOD IS NOT PERMITTED TO BE USED FOR THE DECKING SURFACE, BUT CAN BE USED FOR ALL LARGE STRUCTURAL COMPONENTS AND RAILING.

- THE BASE OF EXTERIOR WALLS, POSTS OR COLUMNS SHALL BE PROTECTED ON THE BOTTOM SIDE WITH PROVISIONS SUCH AS FIRE-RESISTANT FOAM OR WIRE MESH HAVING OPENINGS NO LARGER THAN 1/8-INCH TO PROTECT THEM FROM EMBER INTRUSION AND STILL ALLOW FOR WEEPING AND MOISTURE CONTROL.

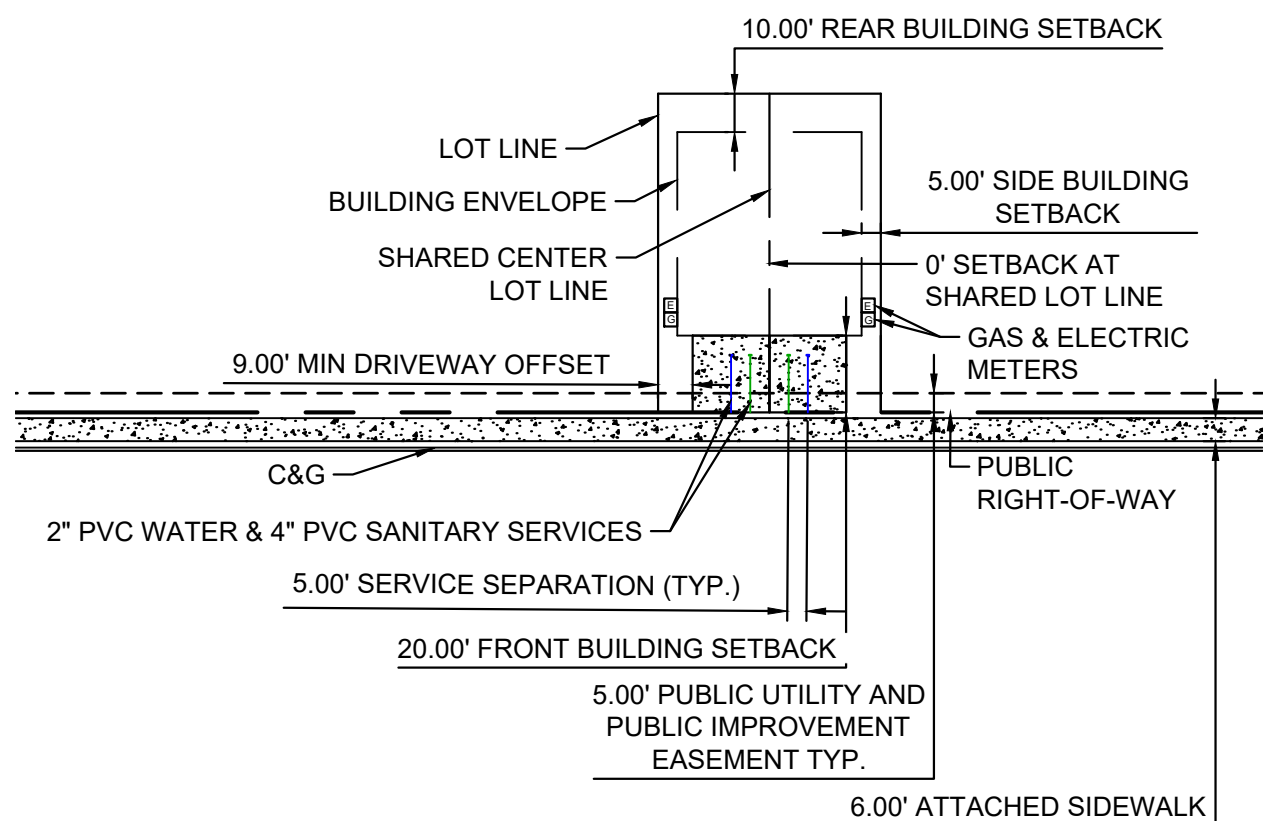
- CHIMNEYS SERVING FIREPLACES, AS WELL AS OTHER HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUELS ARE USED, SHALL HAVE AN APPROVED SPARK ARRESTOR OR CAP. (ORDINANCE 18-50, 8.4.105, K104.1).

TRACT INFORMATION

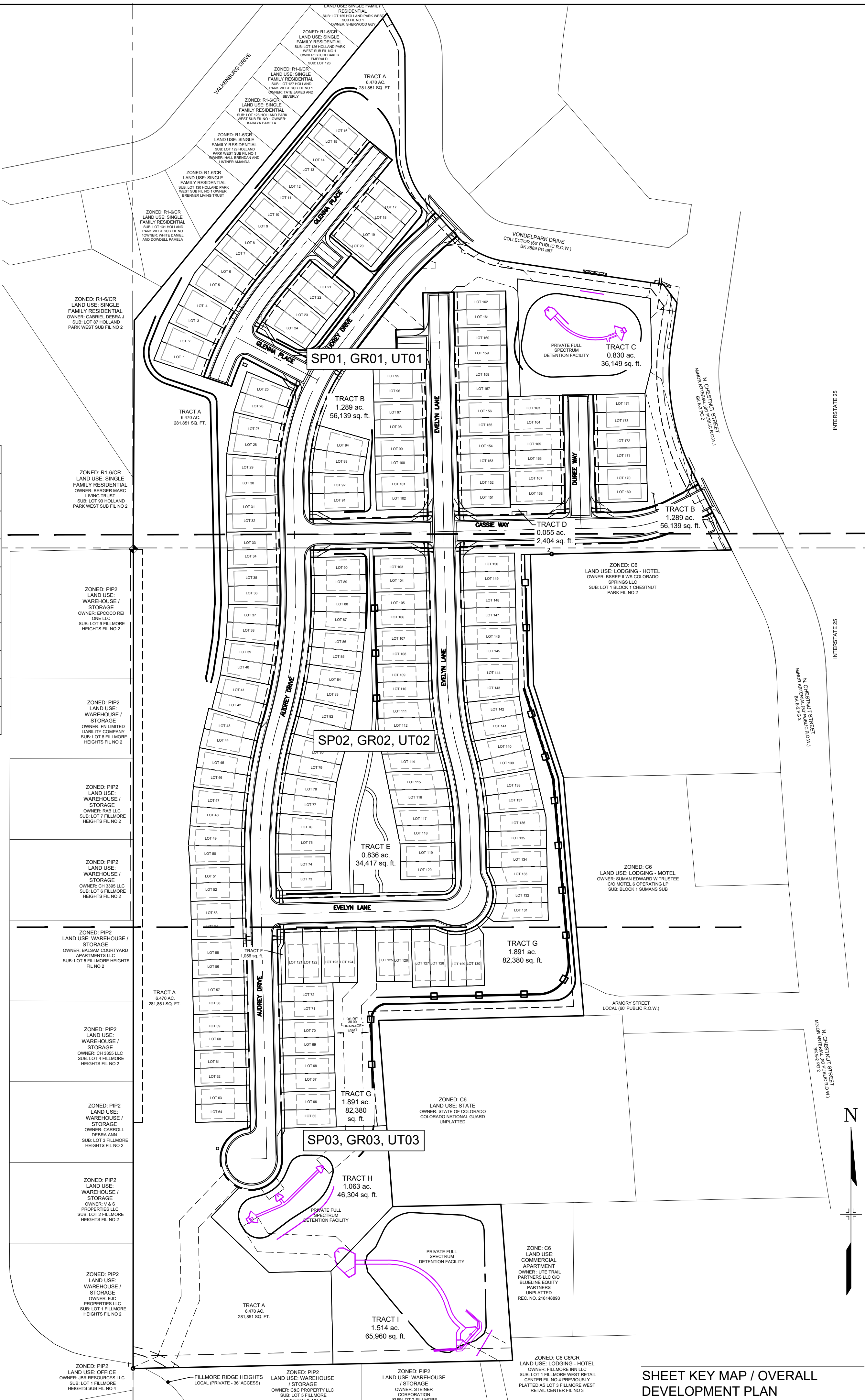
TRACT	SIZE	OWNER AND MAINTENANCE	PURPOSE
A	6.470 AC 281,851 SQ. FT.	ELLSTON PARK METRO DISTRICT	PRIVATE OPEN SPACE, PUBLIC IMPROVEMENT, PRIVATE INGRESS/EGRESS, PUBLIC AND PRIVATE UTILITIES AND ACCESS, PRIVATE ACCESS, PRIVATE STORM, DRAINAGE, LANDSCAPE, STRUCTURAL RETAINING WALLS, AND LANDSCAPE RETAINING WALLS
B	1.269 AC 56,139 SQ. FT.	ELLSTON PARK METRO DISTRICT	PRIVATE OPEN SPACE, PUBLIC IMPROVEMENT, PUBLIC AND PRIVATE UTILITIES, PUBLIC STORM, DRAINAGE, LANDSCAPE, MAIL KIOSKS, STRUCTURAL RETAINING WALLS, AND LANDSCAPE RETAINING WALLS
C	0.830 AC 36,149 SQ. FT.	ELLSTON PARK METRO DISTRICT	PRIVATE OPEN SPACE, PUBLIC UTILITIES, PUBLIC STORM AND ACCESS, PRIVATE DETENTION, DRAINAGE, AND LANDSCAPE
D	0.055 AC 2,404 SQ. FT.	ELLSTON PARK METRO DISTRICT	PRIVATE OPEN SPACE, PUBLIC IMPROVEMENT, PUBLIC AND PRIVATE UTILITIES, DRAINAGE, AND LANDSCAPE
E	0.836 AC 36,417 SQ. FT.	ELLSTON PARK METRO DISTRICT	PRIVATE OPEN SPACE, PUBLIC IMPROVEMENT, PUBLIC AND PRIVATE UTILITIES, DRAINAGE, LANDSCAPE, MAIL KIOSK, AND LANDSCAPE RETAINING WALLS
F	1,056 SQ. FT.	ELLSTON PARK METRO DISTRICT	PUBLIC IMPROVEMENT, PUBLIC AND PRIVATE UTILITIES, AND LANDSCAPE
G	1.891 AC 82,380 SQ. FT.	ELLSTON PARK METRO DISTRICT	PRIVATE OPEN SPACE, PUBLIC IMPROVEMENT, PUBLIC AND PRIVATE UTILITIES, PUBLIC STORM, DRAINAGE, LANDSCAPE, STRUCTURAL RETAINING
H	1.063 AC 46,304 SQ. FT.	ELLSTON PARK METRO DISTRICT	PRIVATE OPEN SPACE, PUBLIC IMPROVEMENT, PUBLIC STORM AND ACCESS, PRIVATE DETENTION, DRAINAGE, AND LANDSCAPE
I	1.514 AC 65,960 SQ. FT.	ELLSTON PARK METRO DISTRICT	PRIVATE OPEN SPACE, PRIVATE UTILITIES, PUBLIC STORM AND ACCESS, PRIVATE ACCESS, PRIVATE DETENTION, AND DRAINAGE



LOT TYPICAL - DETACHED SIDEWALK STREET SECTION



LOT TYPICAL - ATTACHED SIDEWALK STREET SECTION



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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COLORADO SPRINGS, CO 80920
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OWNER/DEVELOPER:

OWNER

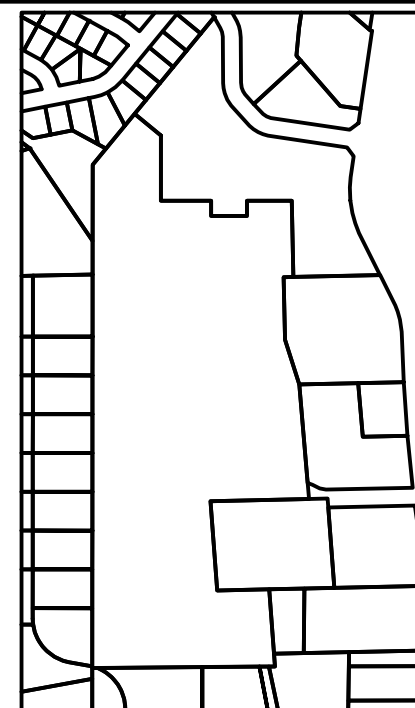
FILLMORE HEIGHTS, LLC
14160 GLENLEAGUE DRIVE
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DEVELOPER

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SHEET INDEX VICINITY MAP:



PROJECT:

ELLSTON PARK FILING 1 & 1A
PUD DEVELOPMENT PLAN
MINOR MODIFICATION
CITY OF COLORADO SPRINGS
FEBRUARY 20, 2024

REVISION HISTORY:

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			###

DRAWING INFORMATION:

PROJECT NO: 21.1256.001

DRAWN BY: KMM

CHECKED BY: KMM

APPROVED BY: GGS

SHEET TITLE:

DEVELOPMENT
PLAN - OVERALL

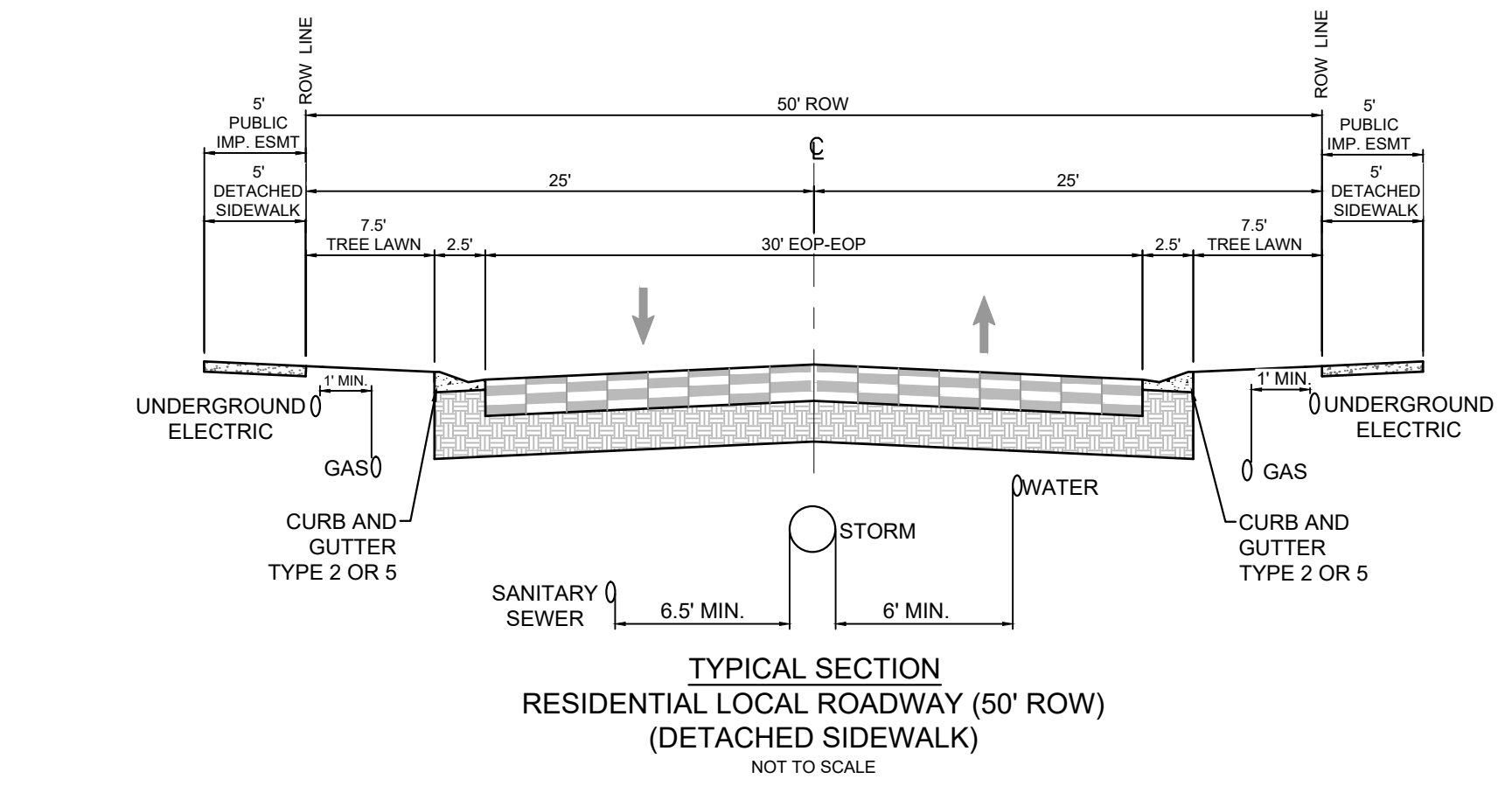
OP01

SHEET 2 OF 30

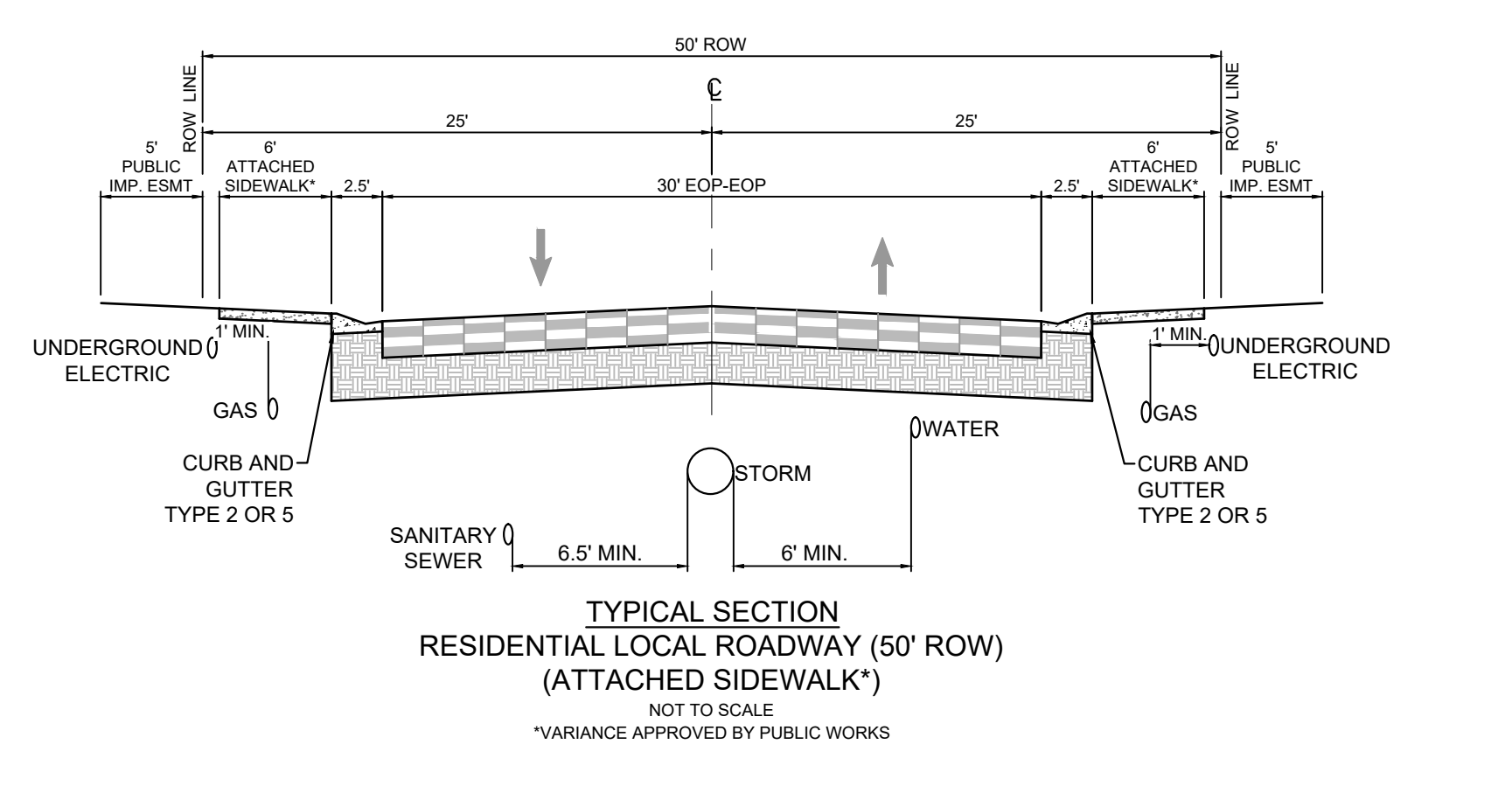
SHEET KEY MAP / OVERALL
DEVELOPMENT PLAN

CITY FILE NO.: PUDD-24-0005

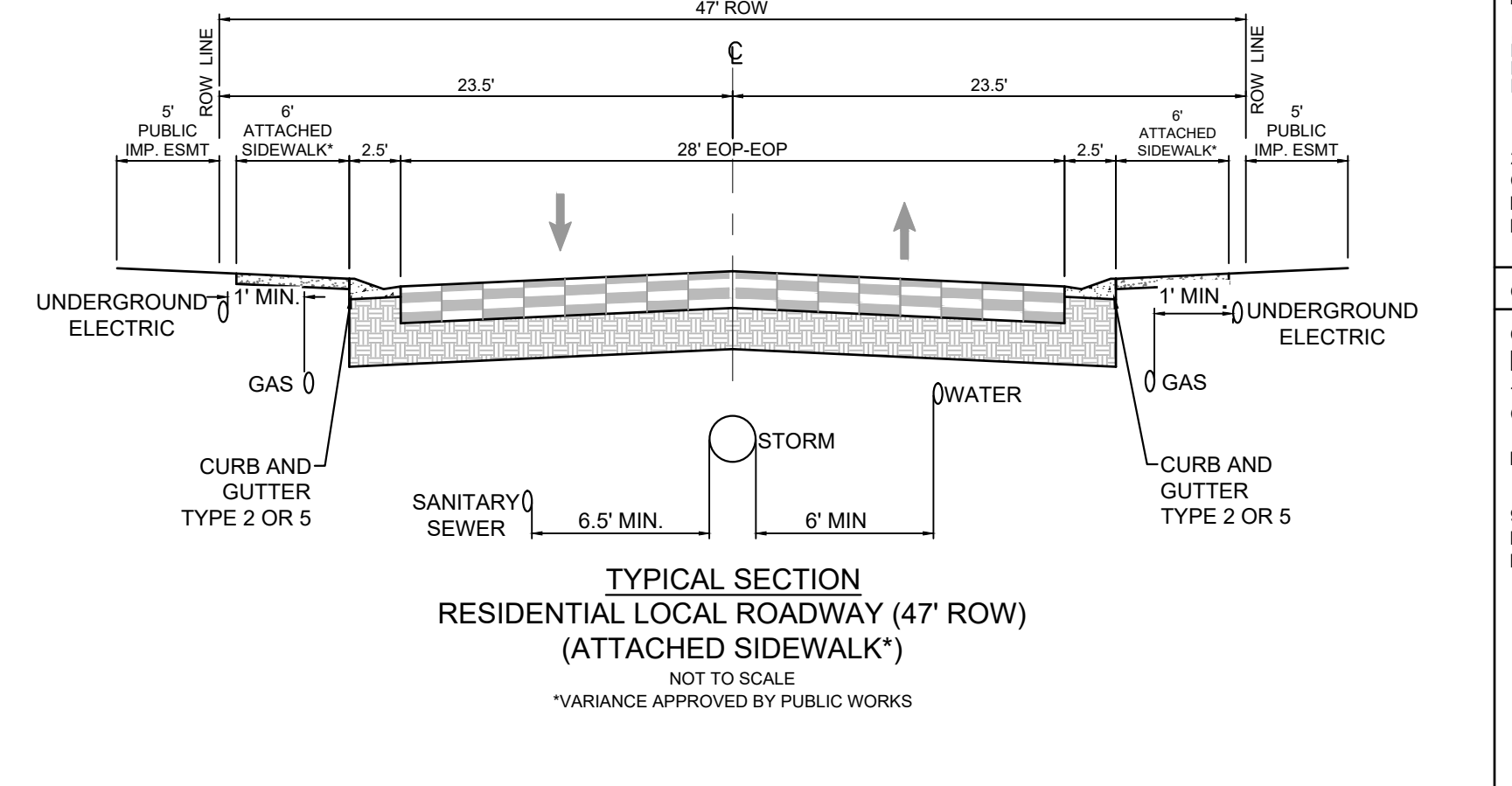
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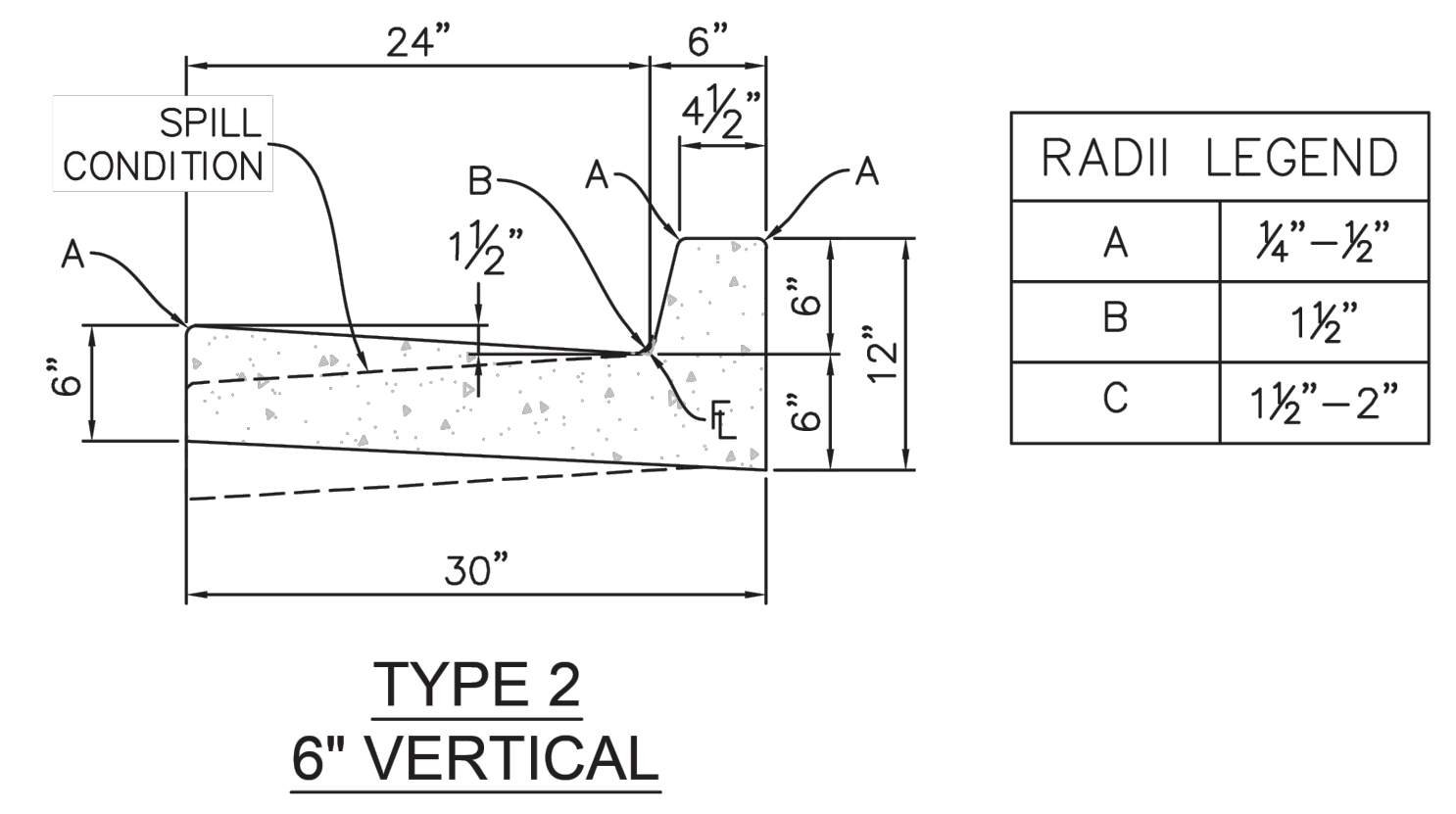
TYPICAL SECTION
RESIDENTIAL LOCAL ROADWAY (50' ROW)
(DETACHED SIDEWALK)
NOT TO SCALE



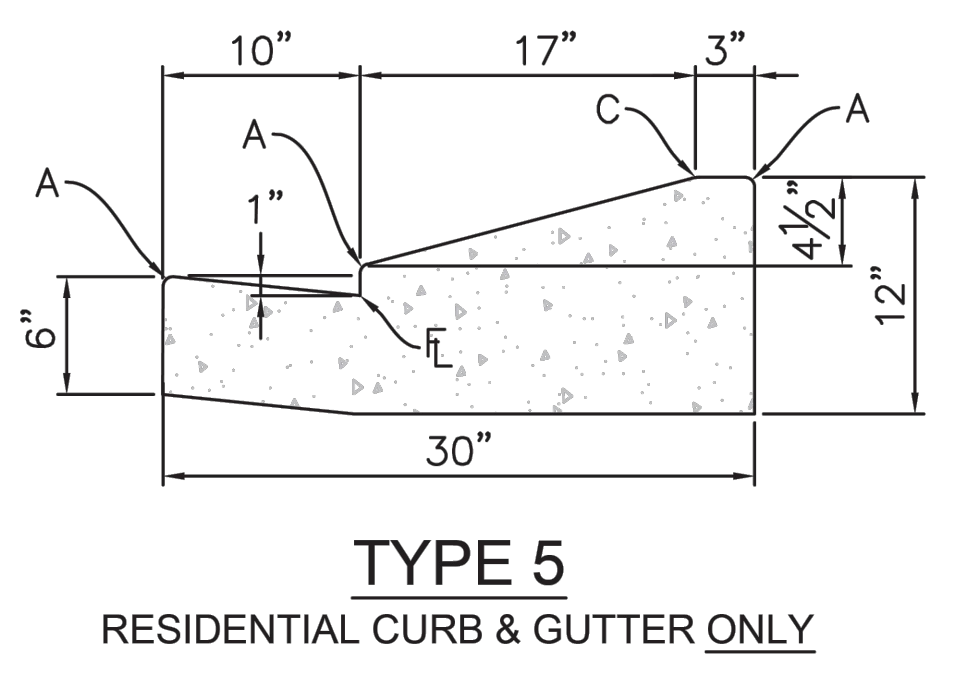
TYPICAL SECTION
RESIDENTIAL LOCAL ROADWAY (50' ROW)
(ATTACHED SIDEWALK*)
NOT TO SCALE
*VARIANCE APPROVED BY PUBLIC WORKS



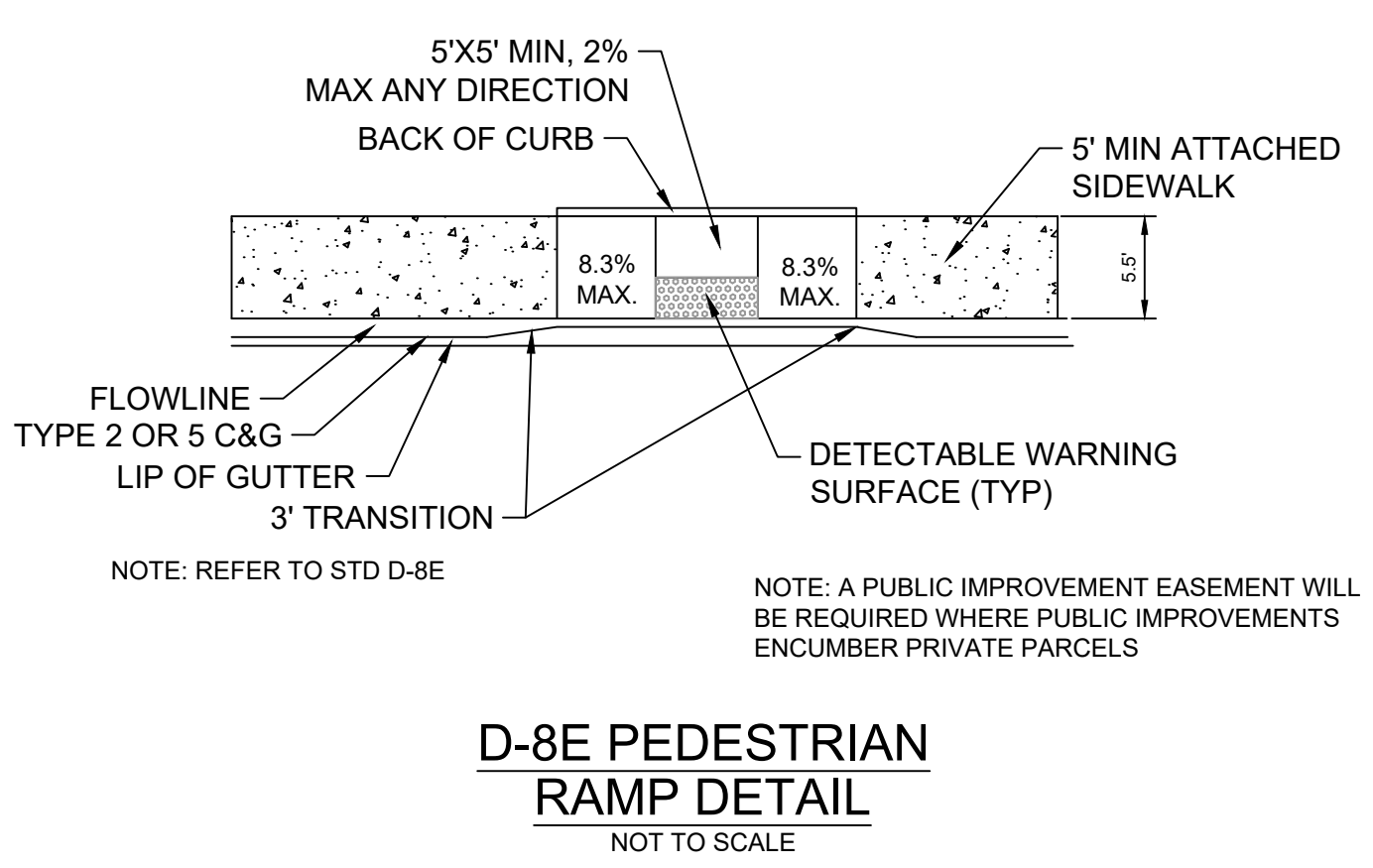
TYPICAL SECTION
RESIDENTIAL LOCAL ROADWAY (47' ROW)
(ATTACHED SIDEWALK*)
NOT TO SCALE
*VARIANCE APPROVED BY PUBLIC WORKS



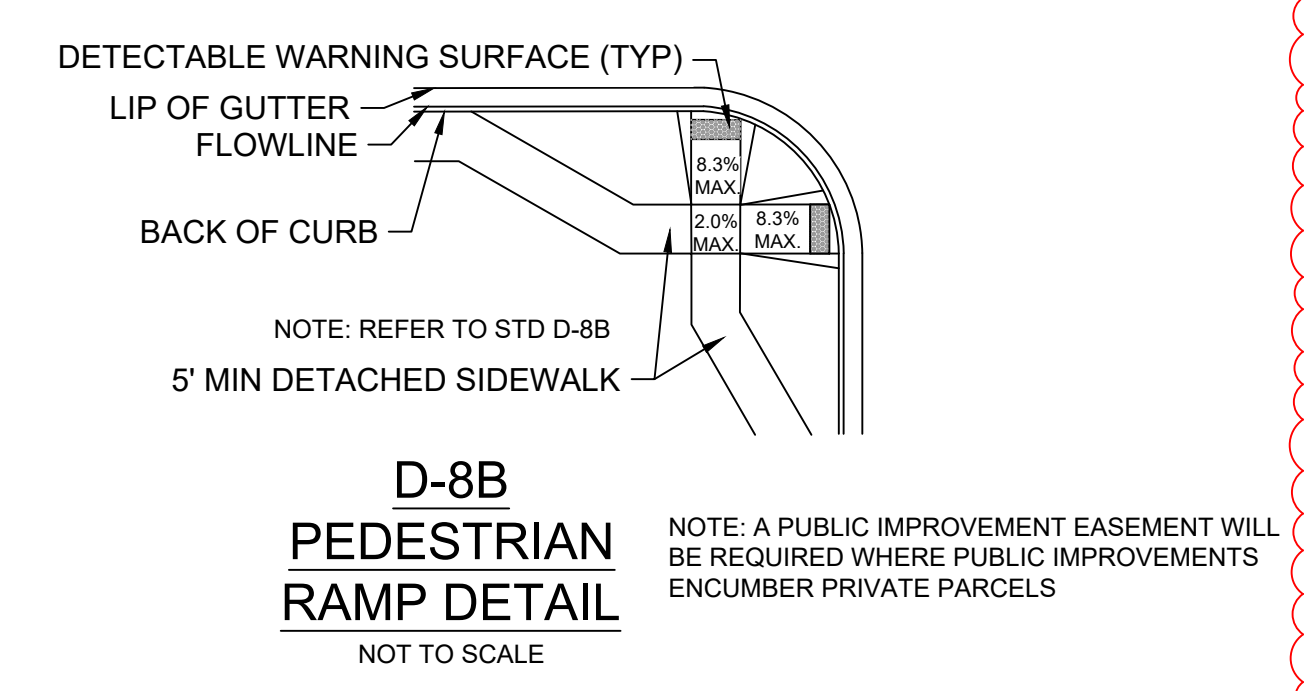
TYPE 2
6" VERTICAL



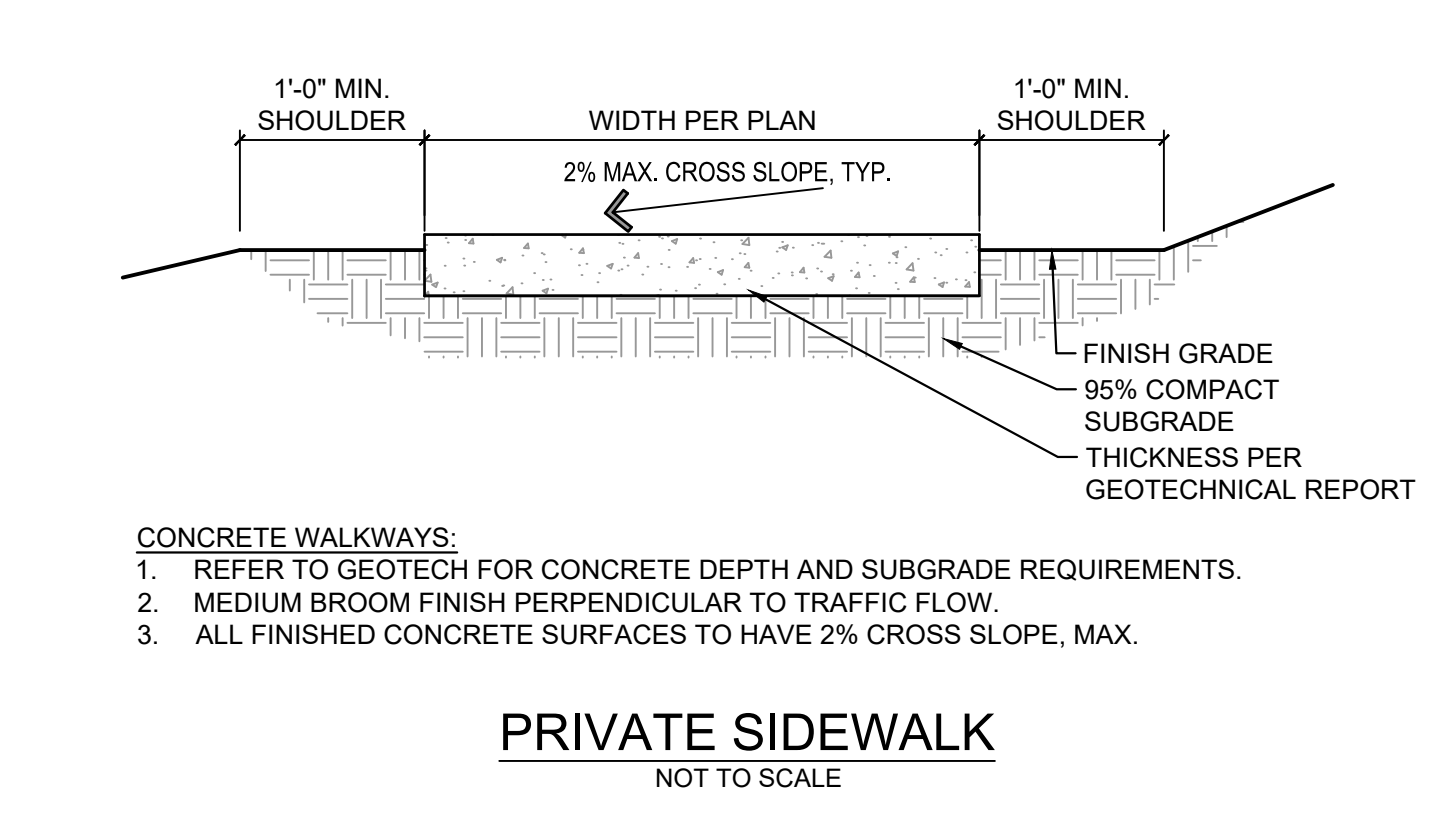
TYPE 5
RESIDENTIAL CURB & GUTTER ONLY



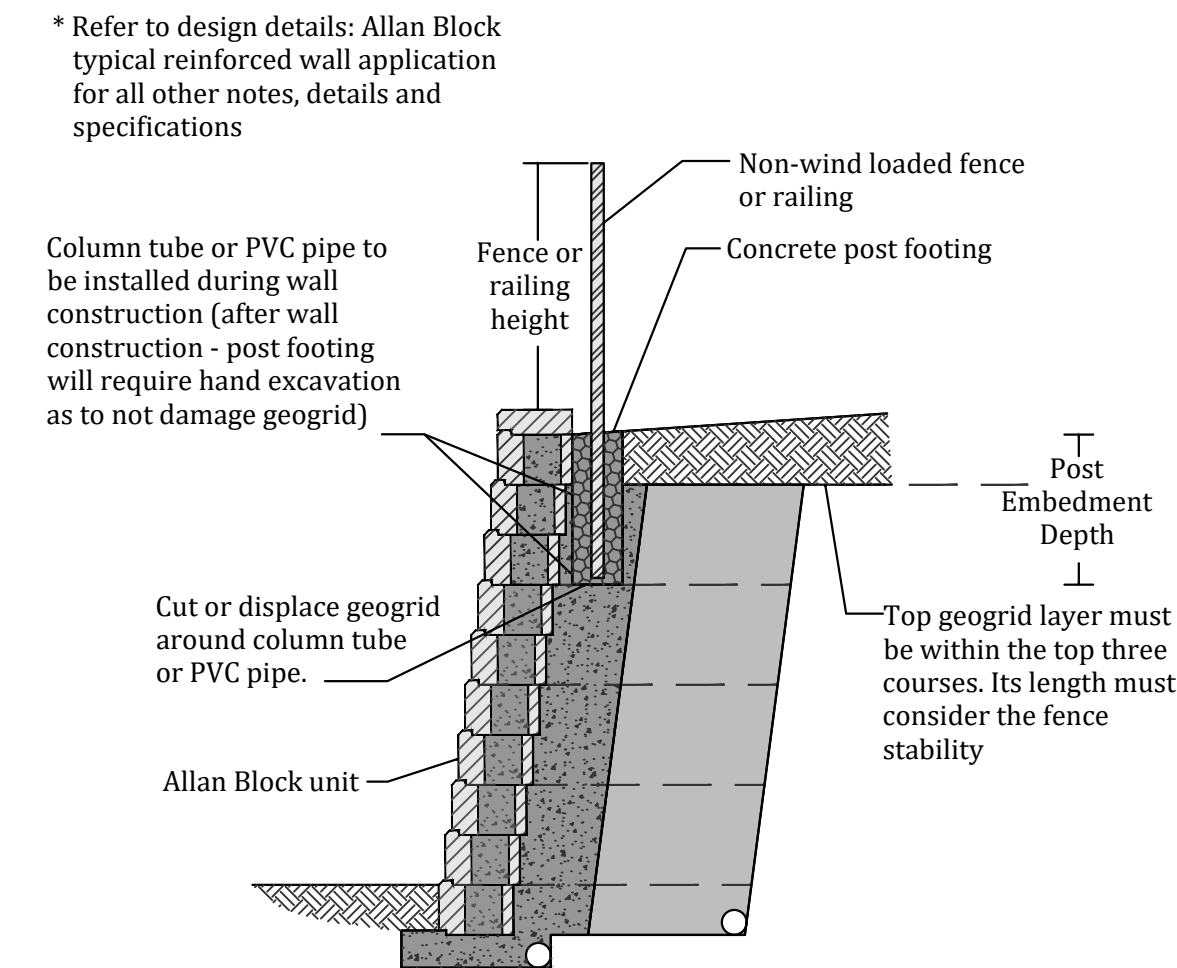
D-8E PEDESTRIAN
RAMP DETAIL
NOT TO SCALE



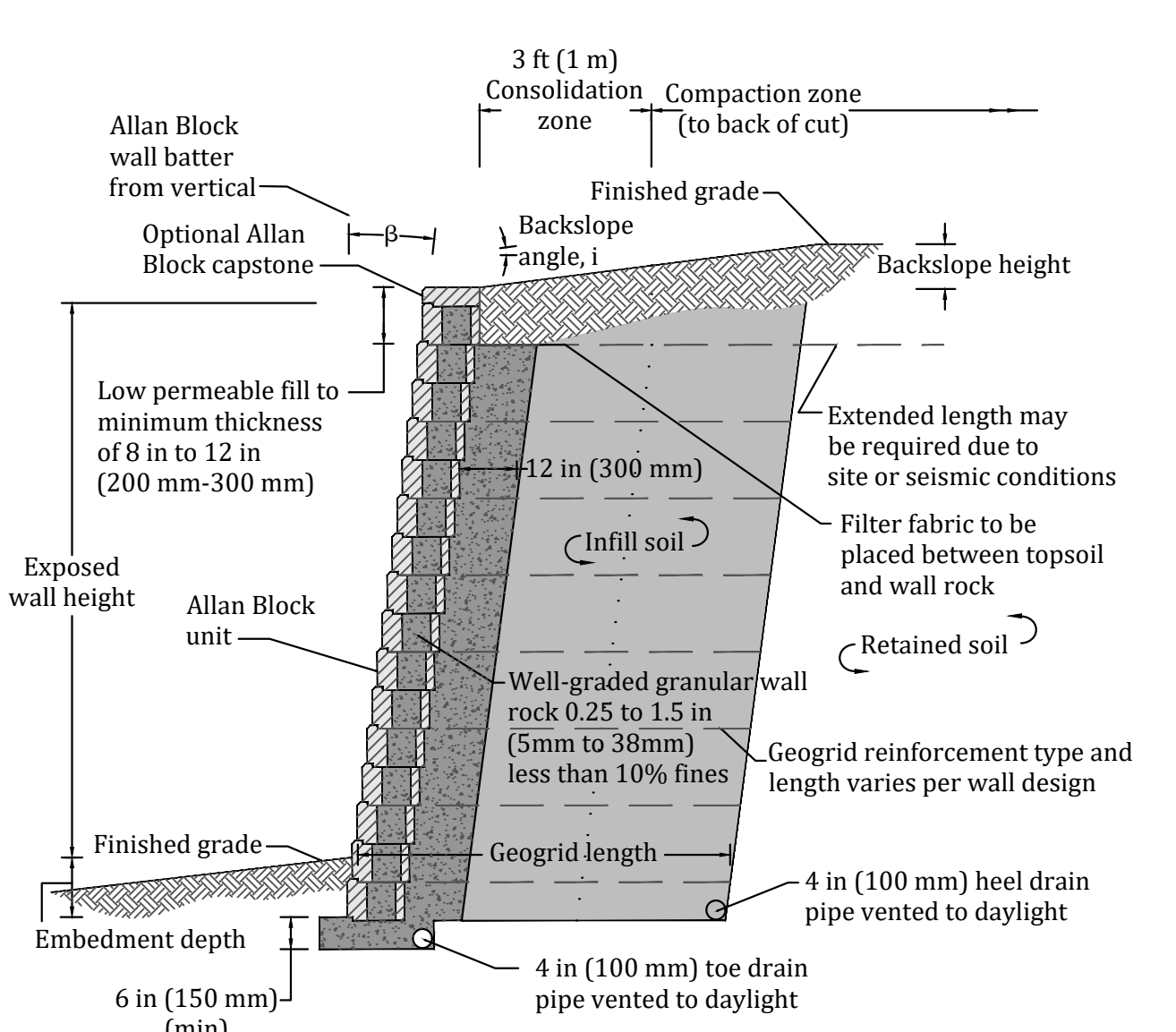
D-8B PEDESTRIAN
RAMP DETAIL
NOT TO SCALE



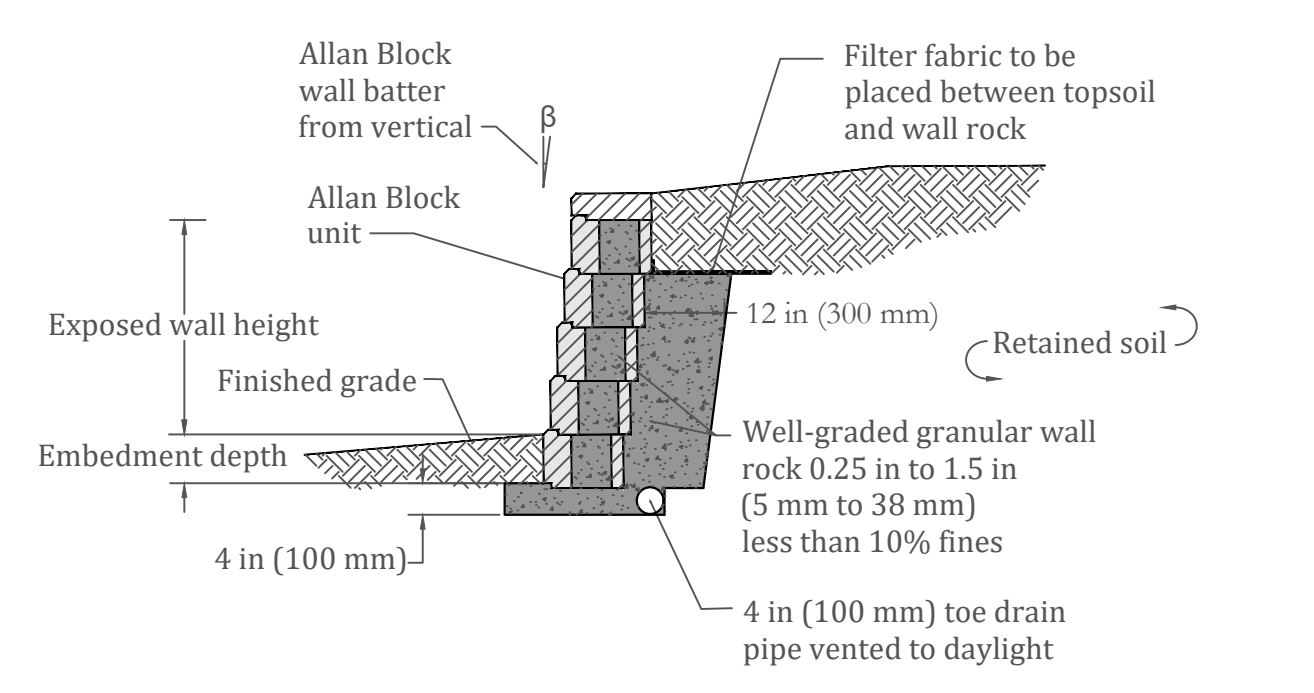
PRIVATE SIDEWALK
NOT TO SCALE



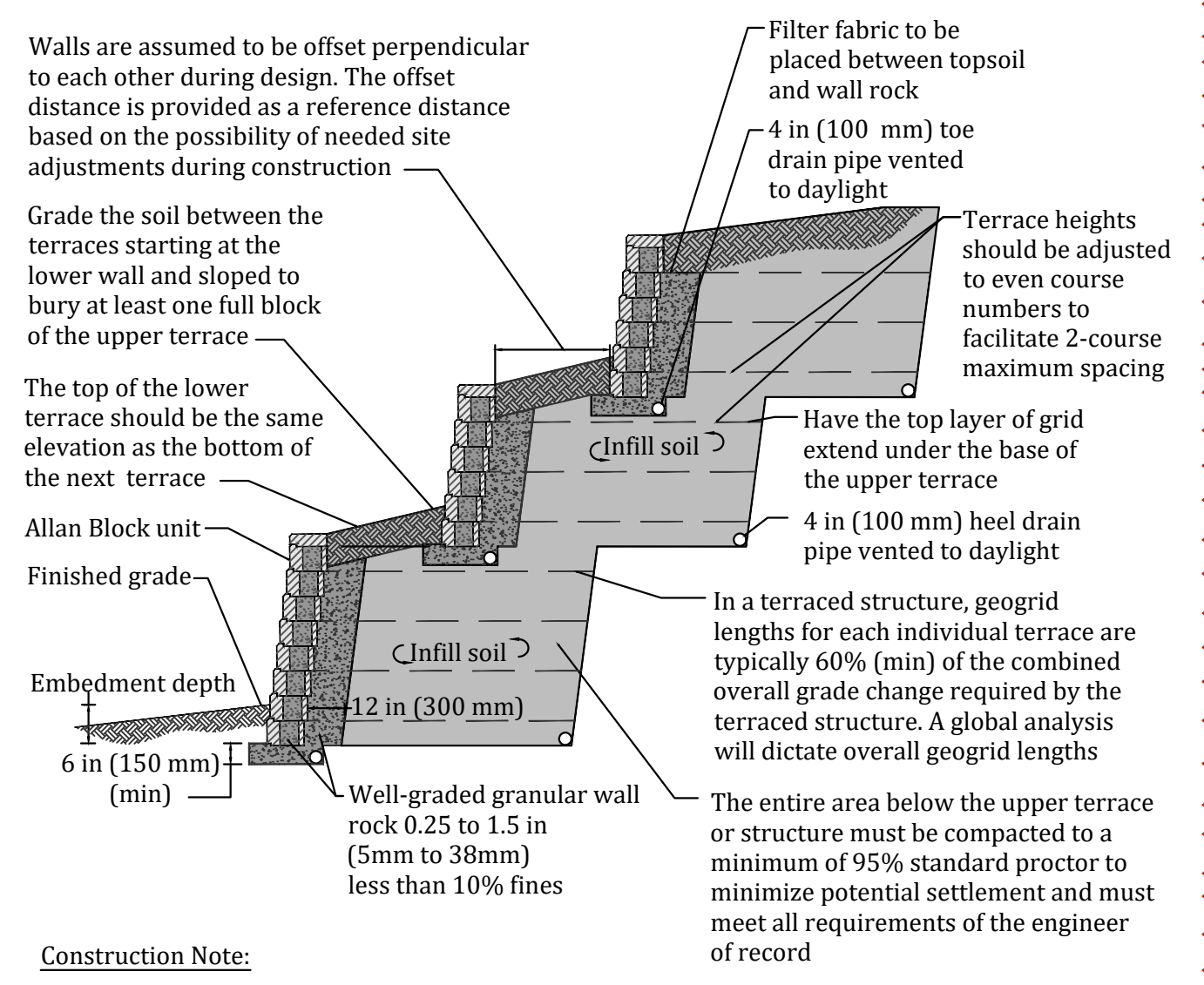
REINFORCED ALLAN BLOCK WALL
SECTION W/ SAFETY RAILING
NOT TO SCALE



REINFORCED ALLAN BLOCK WALL
SECTION W/O SAFETY RAILING
NOT TO SCALE



STANDARD ALLAN BLOCK
GRAVITY WALL
NOT TO SCALE



Construction Note:
Overall height of terraced structure is the sum of the heights of the individual walls plus any adjustments between walls where allowed by the engineer of record
During wall layout, when the top of the wall location is essential to the function of the buildable land created by the terraced wall structure, adjustments can be made to the spacing(s) between walls where allowed by the engineer of record. Spacing between walls as noted are reference and the hard dimension is from the toe of the lower wall to the toe of the upper wall.

REINFORCED ALLAN BLOCK
TERRACED WALL
NOT TO SCALE

RETAINING WALL DETAILS ARE PROVIDED FOR ENTITLEMENT PURPOSES TO SHOW DESIGN INTENT ONLY AND NOT TO BE REFERENCED FOR CONSTRUCTION.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

FILLMORE HEIGHTS, LLC
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

DEVELOPER
D.R. HORTON
9555 S KINGSTON CT
ENGLEWOOD, CO 80112
PHONE: (303) 488-0061

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review
Approved

05/22/2024
12:06:50 PM

SHEET INDEX VICINITY MAP:

PROJECT:

ELLSTON PARK FILING 1 & 1A
PUD DEVELOPMENT PLAN
MINOR MODIFICATION
CITY OF COLORADO SPRINGS
FEBRUARY 20, 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	02/20/2024	INITIAL SUBMITTAL	###
2	03/27/2024	SECOND SUBMITTAL	###
3	04/23/2024	FOR APPROVAL	###
			###

DRAWING INFORMATION:

PROJECT NO: 21.1256.001

DRAWN BY: JAM

CHECKED BY: JAO

APPROVED BY: JAO

SHEET TITLE:

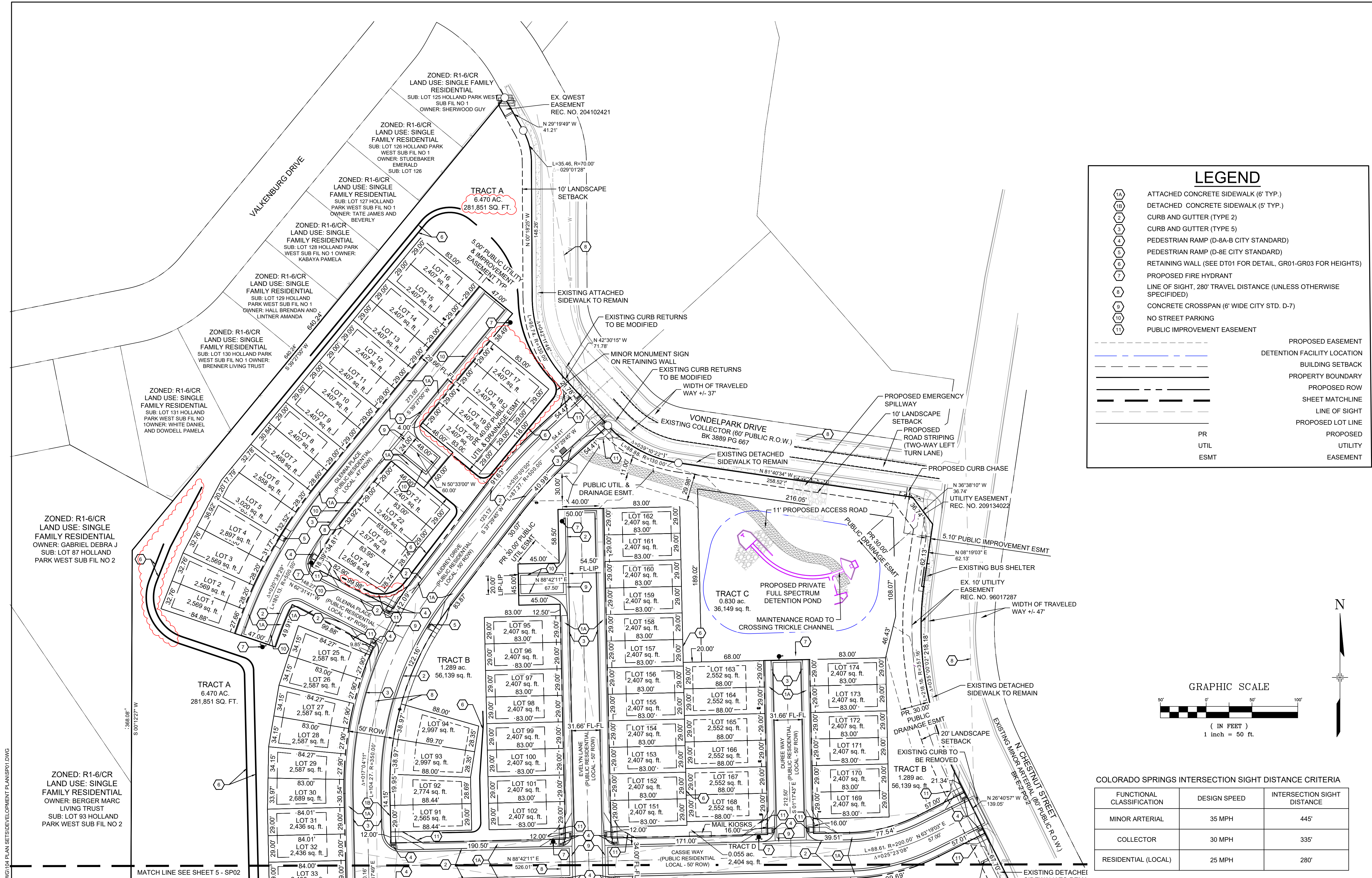
SITE & RETAINING WALL DETAILS

DT01

SHEET 3 OF 30

CITY FILE NO.: PUDD-24-0005

FILE LOCATION: S:\21.1256-001 ELLSTON PARK DR-CD-100 DWG\04 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

OWNER
FILLMORE HEIGHTS, LLC
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

DEVELOPER
D.R. HORTON
9555 S KINGSTON CT
ENGLEWOOD, CO 80112
PHONE: (303) 488-0061

Land Use Review
Approved
05/22/2024
12:06:50 PM

SHEET INDEX VICINITY MAP:

PROJECT:
ELLSTON PARK FILING 1 & 1A
PUD DEVELOPMENT PLAN
MINOR MODIFICATION
CITY OF COLORADO SPRINGS
FEBRUARY 20, 2024

REVISION HISTORY:

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DRAWING INFORMATION:

PROJECT NO: 21.1256.001

DRAWN BY: JAM

CHECKED BY: JAM

APPROVED BY: JAO

SHEET TITLE:

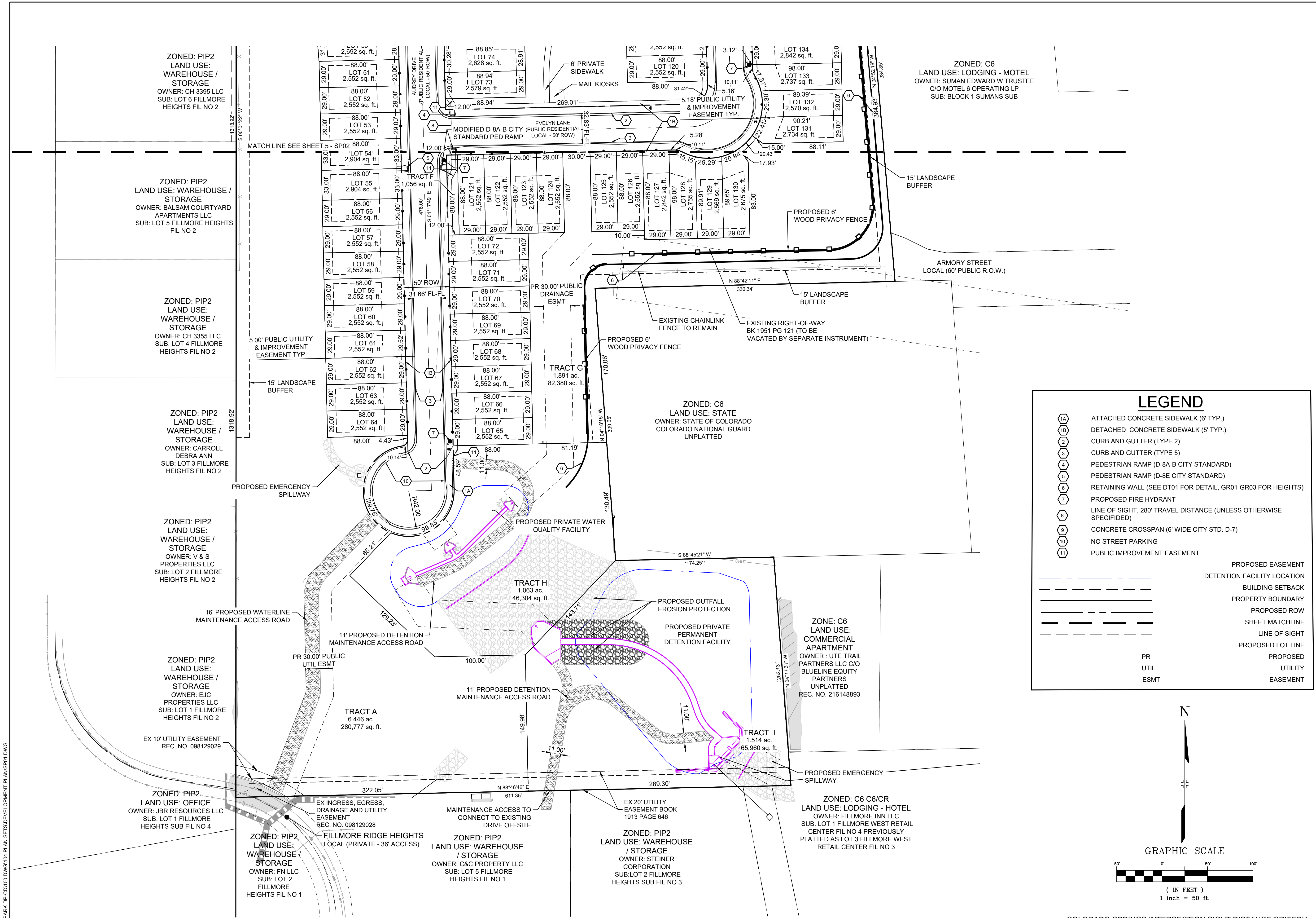
DEVELOPMENT PLAN

SP01

SHEET 4 OF 30

CITY FILE NO.: PUDD-24-0005

FILE LOCATION: S:\21.1256.001 ELLSTON PARK DR-CD-100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP3.DWG



1A

1B

2

3

4

5

6

7

8

9

10

11

ATTACHED CONCRETE SIDEWALK (6' TYP.)

DETACHED CONCRETE SIDEWALK (5' TYP.)

CURB AND GUTTER (TYPE 2)

CURB AND GUTTER (TYPE 5)

PEDESTRIAN RAMP (D-8A-B CITY STANDARD)

PEDESTRIAN RAMP (D-8E CITY STANDARD)

RETAINING WALL (SEE DT01 FOR DETAIL, GR01-GR03 FOR HEIGHTS)

PROPOSED FIRE HYDRANT

LINE OF SIGHT, 280' TRAVEL DISTANCE (UNLESS OTHERWISE SPECIFIED)

CONCRETE CROSSSPAN (6' WIDE CITY STD. D-7)

NO STREET PARKING

PUBLIC IMPROVEMENT EASEMENT

PROPOSED EASEMENT

DETENTION FACILITY LOCATION

BUILDING SETBACK

PROPERTY BOUNDARY

PROPOSED ROW

SHEET MATCHLINE

LINE OF SIGHT

PROPOSED LOT LINE

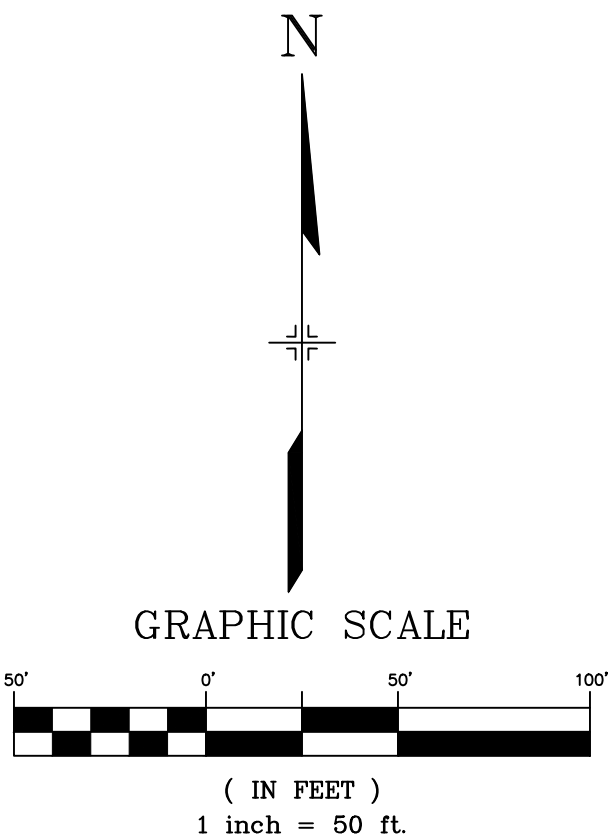
PROPOSED UTILITY

PROPOSED EASEMENT

PR

UTIL

ESMT



COLORADO SPRINGS INTERSECTION SIGHT DISTANCE CRITERIA		
FUNCTIONAL CLASSIFICATION	DESIGN SPEED	INTERSECTION SIGHT DISTANCE
MINOR ARTERIAL	35 MPH	445'
COLLECTOR	30 MPH	335'
RESIDENTIAL (LOCAL)	25 MPH	280'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

OWNER

FILLMORE HEIGHTS, LLC
14160 GLENLEAGUE DRIVE
COLORADO SPRINGS, CO 80921

DEVELOPER

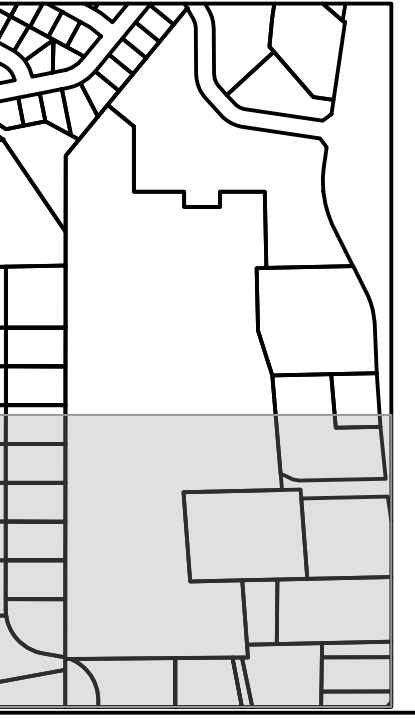
D.R. HORTON
9555 S KINGSTON CT
ENGLEWOOD, CO 80112
PHONE: (303)488-0061



Land Use Review
Approved

05/22/2024
12:06:39 PM

SHEET INDEX VICINITY MAP:



PROJECT:

ELLSTON PARK FILING NO. 1
PUD DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS
FEBRUARY 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	05/23/2022	INITIAL SUBMITTAL	###
1	08/17/2022	PER CITY COMMENTS	###
2	10/05/2022	PER CITY COMMENTS	###
3	02/01/2023	PER CITY COMMENTS	###
4	03/01/2023	PER CITY COMMENTS	###

DRAWING INFORMATION:

PROJECT NO: 21.1256.001

DRAWN BY: JAM

CHECKED BY: JAO

APPROVED BY: JAO

SHEET TITLE:

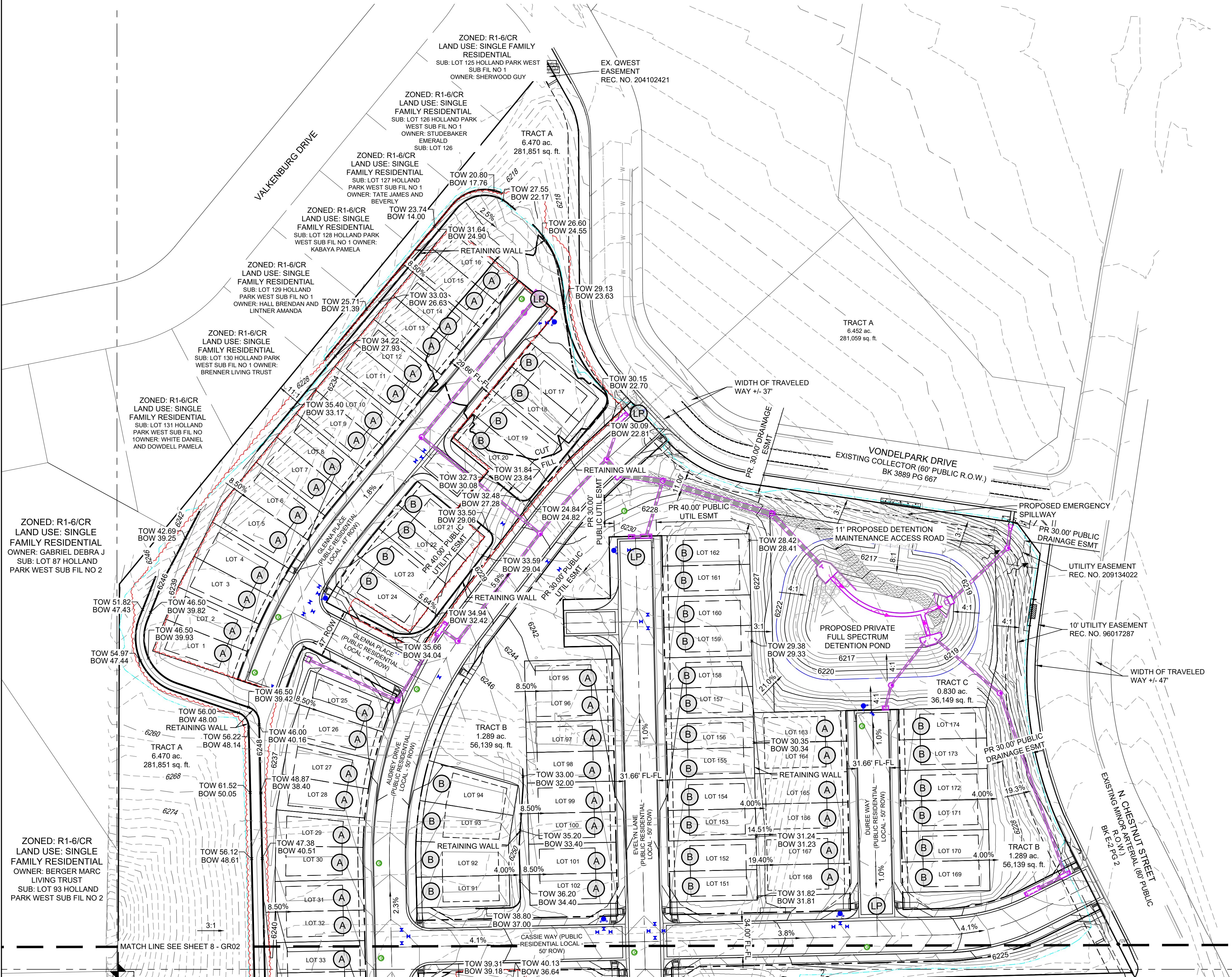
DEVELOPMENT
PLAN

SP03

SHEET 6 OF 30

CITY FILE NO.: PUDD-22-0005

FILE LOCATION: S:\21.1256\01 ELLSTON PARK DR CD 100 DWG 104 PLAN SET\DEVELOPMENT PLAN\GR01.DWG

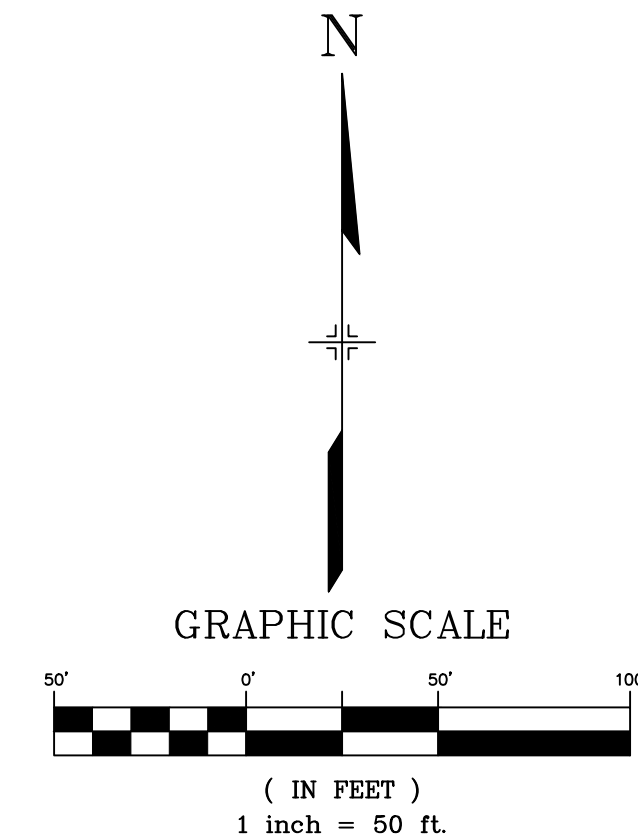


LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SLOPE LABEL
- LOT DRAINS TO STREET
- LOT DRAINS TO STREET & REAR OF LOT

- LIMITS OF DISTURBANCE
- RETAINING WALL
- PROPOSED EASEMENT
- DRAINAGE SWALE
- CUT AND FILL LIMITS
- DETENTION FACILITY LOCATION
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PROPOSED LOT LINE

NOTE:
RETAINING WALL HEIGHTS SHOWN ON PLAN REPRESENT THE HEIGHTS AND LOCATIONS PLANNED FOR THE WALLS. WALL HEIGHTS WILL BE NO GREATER THAN SHOWN IN THIS SET. TOP AND BOTTOM OF WALL ELEVATIONS ARE PRELIMINARY AND FINAL TOP AND BOTTOM OF WALL ELEVATIONS WILL BE DETERMINED DURING FINAL DESIGN AND CONSTRUCTION DESIGN PHASE.



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

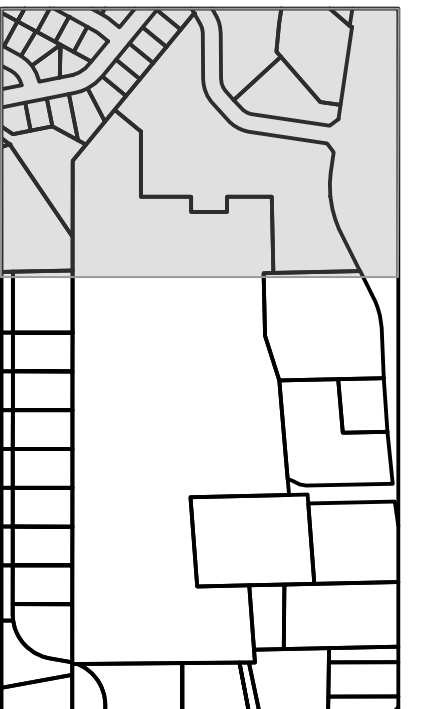
OWNER/DEVELOPER:

OWNER
FILLMORE HEIGHTS, LLC
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

DEVELOPER
D.R. HORTON
9555 S KINGSTON CT
ENGLEWOOD, CO 80112
PHONE: (303) 488-0061



SHEET INDEX VICINITY MAP:



PROJECT:

ELLSTON PARK FILING 1 & 1A
PUD DEVELOPMENT PLAN
MINOR MODIFICATION
CITY OF COLORADO SPRINGS
FEBRUARY 20, 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	02/20/2024	INITIAL SUBMITTAL	###
2	03/27/2024	SECOND SUBMITTAL	###
3	04/23/2024	FOR APPROVAL	DW
			###
			###

DRAWING INFORMATION:

PROJECT NO: 21.1256.001

DRAWN BY: JAM

CHECKED BY: JAO

APPROVED BY: JAO

SHEET TITLE:

PRELIMINARY
GRADING PLAN

GR01

SHEET 7 OF 30

CITY FILE NO.: PUDD-24-0005

FILE LOCATION: S:\21.1256.001 ELLSTON PARK DR-CD-100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\GR01.DWG

ZONED: R1-6/CR
LAND USE: SINGLE
FAMILY RESIDENTIAL
OWNER: BERGER MARC
LIVING TRUST
SUB: LOT 93 HOLLAND
PARK WEST SUB FIL NO 2

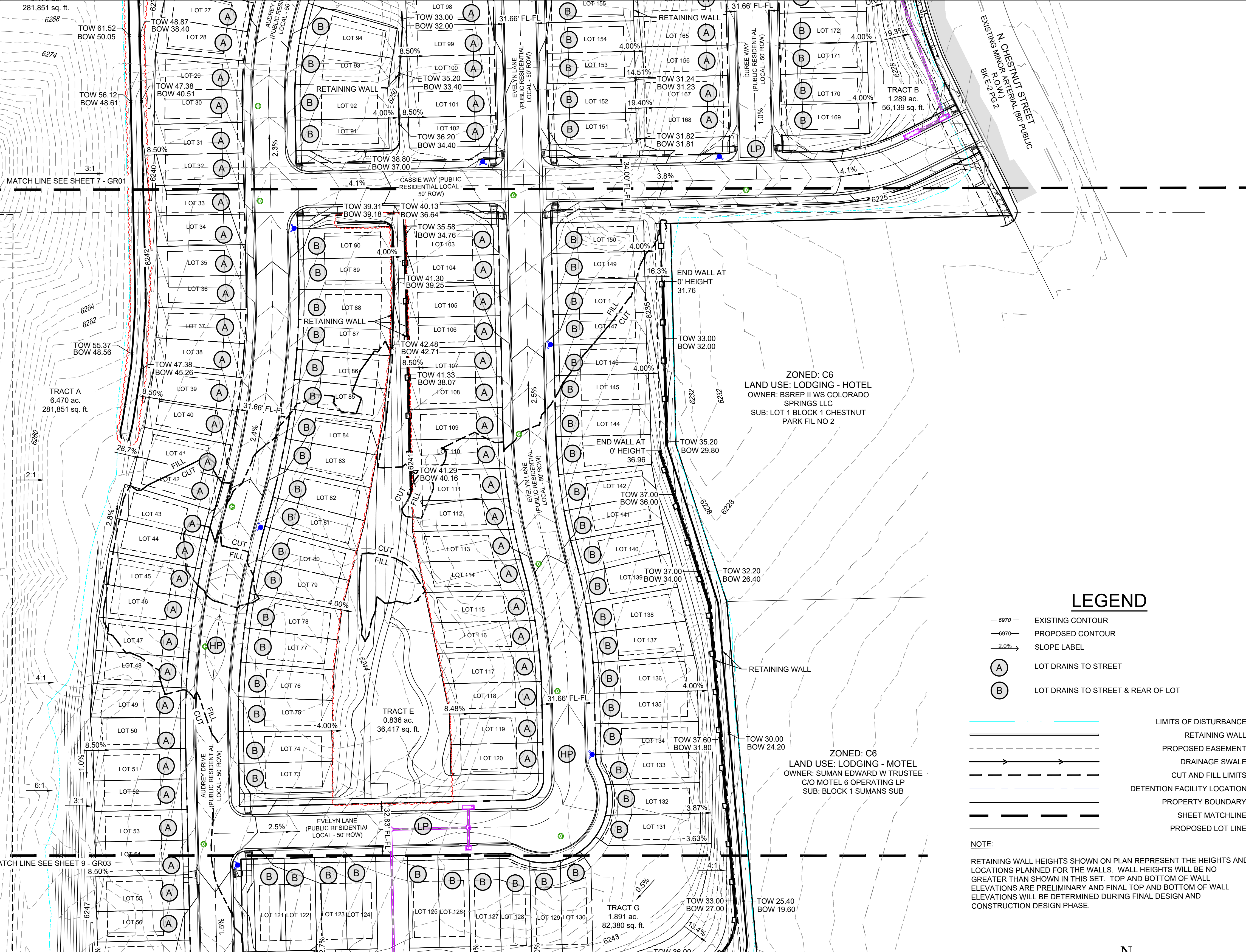
ZONED: PIP2
LAND USE: WAREHOUSE /
STORAGE
OWNER: EPCOCO REI
ONE LLC
SUB: LOT 9 FILLMORE
HEIGHTS FIL NO 2

ZONED: PIP2
LAND USE: WAREHOUSE /
STORAGE
OWNER: FN LIMITED
LIABILITY COMPANY
SUB: LOT 8 FILLMORE
HEIGHTS FIL NO 2

ZONED: PIP2
LAND USE: WAREHOUSE /
STORAGE
OWNER: RAB LLC
SUB: LOT 7 FILLMORE
HEIGHTS FIL NO 2

ZONED: PIP2
LAND USE: WAREHOUSE /
STORAGE
OWNER: CH 3395 LLC
SUB: LOT 6 FILLMORE
HEIGHTS FIL NO 2

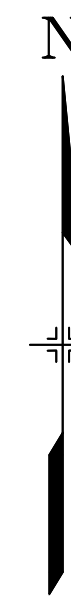
ZONED: PIP2
LAND USE: WAREHOUSE /
STORAGE
OWNER: BALSAM COURTYARD
APARTMENTS LLC
SUB: LOT 5 FILLMORE HEIGHTS
FIL NO 2



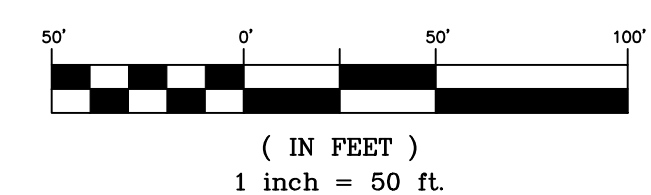
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SLOPE LABEL
- LOT DRAINS TO STREET
- LOT DRAINS TO STREET & REAR OF LOT
- LIMITS OF DISTURBANCE
- RETAINING WALL
- PROPOSED EASEMENT
- DRAINAGE SWALE
- CUT AND FILL LIMITS
- DETENTION FACILITY LOCATION
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PROPOSED LOT LINE

NOTE:
RETAINING WALL HEIGHTS SHOWN ON PLAN REPRESENT THE HEIGHTS AND LOCATIONS PLANNED FOR THE WALLS. WALL HEIGHTS WILL BE NO GREATER THAN SHOWN IN THIS SET. TOP AND BOTTOM OF WALL ELEVATIONS ARE PRELIMINARY AND FINAL TOP AND BOTTOM OF WALL ELEVATIONS WILL BE DETERMINED DURING FINAL DESIGN AND CONSTRUCTION DESIGN PHASE.



GRAPHIC SCALE



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

OWNER
FILLMORE HEIGHTS, LLC
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

DEVELOPER

D.R. HORTON
9555 S KINGSTON CT
ENGLEWOOD, CO 80112
PHONE: (303)488-0061



SHEET INDEX VICINITY MAP:



PROJECT:

ELLSTON PARK FILING 1 & 1A
PUD DEVELOPMENT PLAN
MINOR MODIFICATION
CITY OF COLORADO SPRINGS
FEBRUARY 20, 2024

REVISION HISTORY:

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			###

DRAWING INFORMATION:

PROJECT NO: 21.1256.001

DRAWN BY: JAM

CHECKED BY: JAO

APPROVED BY: JAO

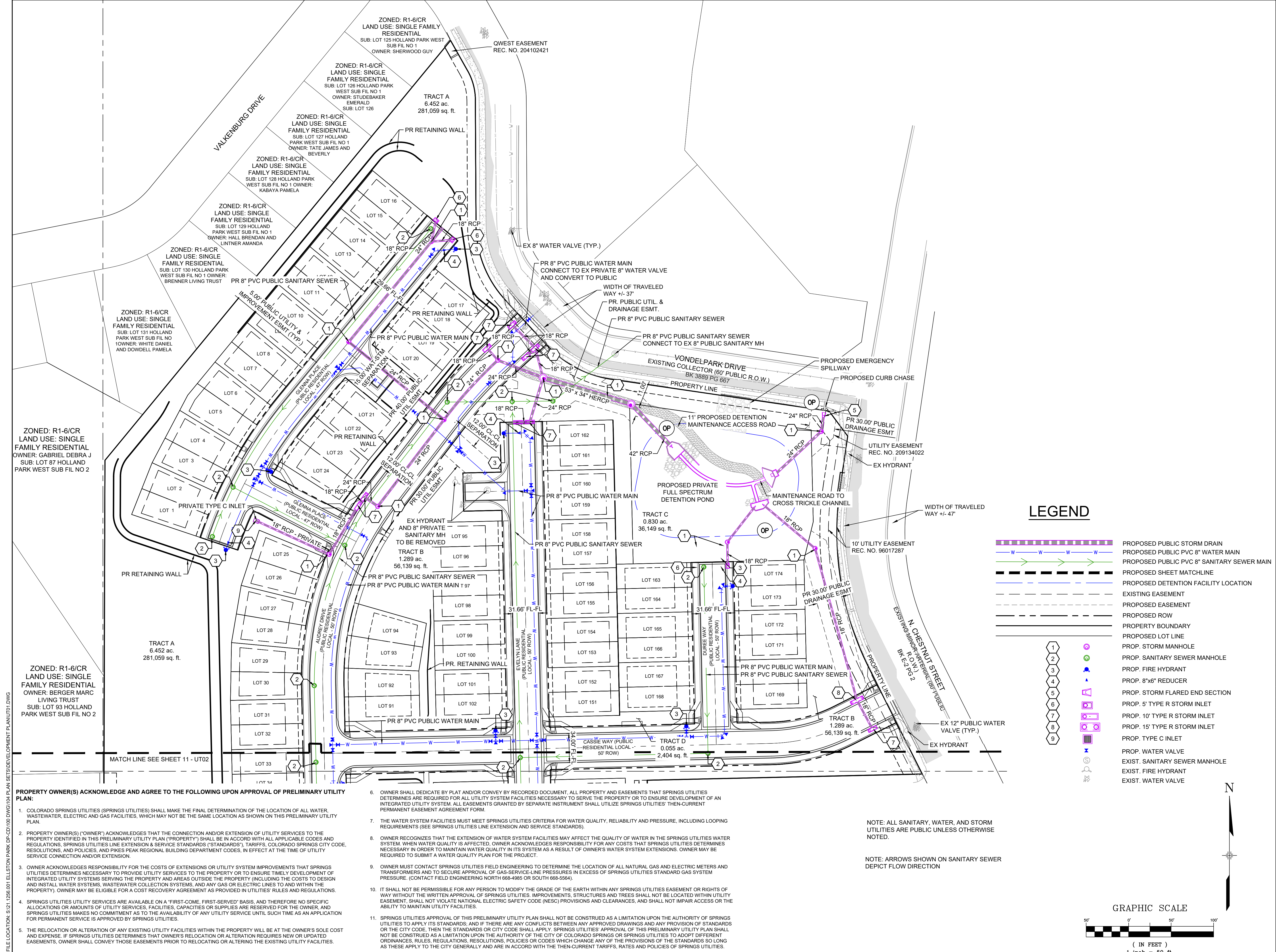
SHEET TITLE:

PRELIMINARY
GRADING PLAN

GR02

SHEET 8 OF 30

CITY FILE NO.: PUDD-24-0005



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

OWNER
FILLMORE HEIGHTS, LLC
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

DEVELOPER
D.R. HORTON
9555 S KINGSTON CT
ENGLEWOOD, CO 80112
PHONE: (303) 488-0061

Land Use Review
Approved
05/22/2024
12:06:51 PM

SHEET INDEX VICINITY MAP:

PROJECT:
ELLSTON PARK FILING NO. 1
PUD DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS
FEBRUARY 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	05/23/2022	INITIAL SUBMITTAL	###
1	08/17/2022	PER CITY COMMENTS	###
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4	03/01/2023	PER CITY COMMENTS	###

DRAWING INFORMATION:
PROJECT NO: 21.1256.001
DRAWN BY: JAM
CHECKED BY: JAO
APPROVED BY: JAO
SHEET TITLE:

PRELIMINARY
UTILITY & PUBLIC
FACILITIES PLAN

UT01
SHEET 10 OF 30

CITY FILE NO.: PUDD-22-0005

FILE LOCATION: S:\21.1256.001 ELLSTON PARK CD-CD-100 DWG\104 PLAN SET\DEVELOPMENT PLAN\UT01.DWG

FILE LOCATION: S:\21.1256.001 ELLSTON PARK DR-CD-100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\UT02.DWG

ZONED: R1-6/CR
LAND USE: SINGLE
FAMILY RESIDENTIAL
OWNER: BERGER MARC
LIVING TRUST
SUB: LOT 93 HOLLAND
PARK WEST SUB FIL NO 2

ZONED: PIP2
LAND USE:
WAREHOUSE /
STORAGE
OWNER: EPCOCO REI
ONE LLC
SUB: LOT 9 FILLMORE
HEIGHTS FIL NO 2

ZONED: PIP2
LAND USE:
WAREHOUSE /
STORAGE
OWNER: FN LIMITED
LIABILITY COMPANY
SUB: LOT 8 FILLMORE
HEIGHTS FIL NO 2

ZONED: PIP2
LAND USE:
WAREHOUSE /
STORAGE
OWNER: RAB LLC
SUB: LOT 7 FILLMORE
HEIGHTS FIL NO 2

ZONED: PIP2
LAND USE:
WAREHOUSE /
STORAGE
OWNER: CH 3395 LLC
SUB: LOT 6 FILLMORE
HEIGHTS FIL NO 2

ZONED: PIP2
LAND USE: WAREHOUSE /
STORAGE
OWNER: BALSAM COURTYARD
APARTMENTS LLC
SUB: LOT 5 FILLMORE HEIGHTS
FIL NO 2

TRACT A
6.452 ac.
281,059 sq. ft.

TRACT A
6.452 ac.
281,059 sq. ft.

TRACT E
0.836 ac.
34,417 sq. ft.

TRACT G
1.891 ac.
82,380 sq. ft.

ZONED: C6
LAND USE: LODGING - HOTEL
OWNER: BSREP II WS COLORADO
SPRINGS LLC
SUB: LOT 1 BLOCK 1 CHESTNUT
PARK FIL NO 2

ZONED: C6
LAND USE: LODGING - MOTEL
OWNER: SUMAN EDWARD W TRUSTEE
C/O MOTEL 6 OPERATING LP
SUB: BLOCK 1 SUMANS SUB

LEGEND

	PROPOSED PUBLIC STORM DRAIN
	PROPOSED PUBLIC PVC 8" WATER MAIN
	PROPOSED PUBLIC PVC 8" SANITARY SEWER MAIN
	PROPOSED SHEET MATCHLINE
	PROPOSED DETENTION FACILITY LOCATION
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED ROW
	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	PROP. STORM MANHOLE
	PROP. SANITARY SEWER MANHOLE
	PROP. FIRE HYDRANT
	PROP. 8"x6" REDUCER
	PROP. STORM FLARED END SECTION
	PROP. 5' TYPE R STORM INLET
	PROP. 10' TYPE R STORM INLET
	PROP. 15' TYPE R STORM INLET
	PROP. TYPE C INLET
	PROP. WATER VALVE
	EXIST. SANITARY SEWER MANHOLE
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE

NOTE: ALL SANITARY, WATER, AND STORM
UTILITIES ARE PUBLIC UNLESS OTHERWISE
NOTED.

NOTE: ARROWS SHOWN ON SANITARY SEWER
DEPICT FLOW DIRECTION

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

DEVELOPER
D.R. HORTON
9555 S KINGSTON CT
ENGLEWOOD, CO 80112
PHONE: (303)488-0061



SHEET INDEX VICINITY MAP:



PROJECT:

ELLSTON PARK FILING NO. 1
PUD DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS
FEBRUARY 2023

REVISION HISTORY:

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4	03/01/2023	PER CITY COMMENTS	###

DRAWING INFORMATION:

PROJECT NO: 21.1256.001

DRAWN BY: JAM

CHECKED BY: JAO

APPROVED BY: JAO

SHEET TITLE:

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

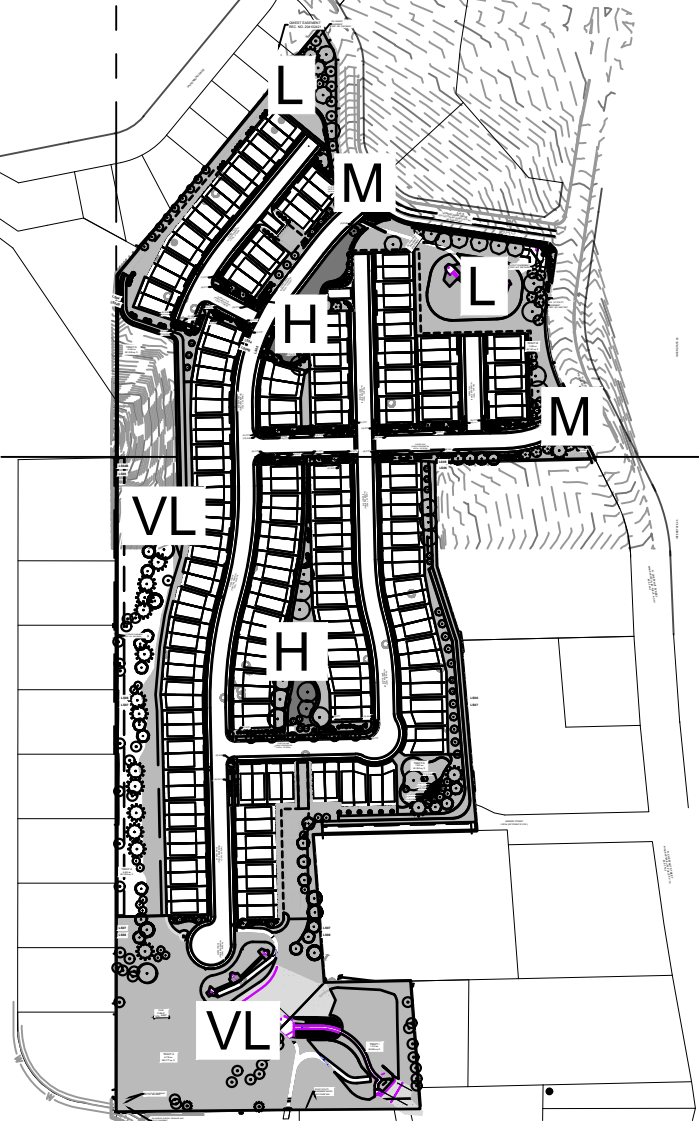
UT02

SHEET 11 OF 30

CITY FILE NO.: PUDD-22-0005

SCHEMATIC LANDSCAPE DIAGRAM

- CLIMATE ZONE**
FOOTHILLS
FOOTHILLS AND PLAINS
PLAINS
- PLANT COMMUNITIES**
1 - SEMIARID SHRUBLANDS
2 - PINON-JUNIPER WOODLANDS
3 - PRAIRIE
4 - LOWER ELEVATION RIPARIAN
5 - FOOTHILL SHRUBLANDS
6 - PONDEROSA PINE FOREST
7 - UPPER ELEVATION RIPARIAN
8 - DOUGLAS-FIR FOREST
- HYDROZONES**
V - VERY LOW
(0 TO 7 INCHES PER YEAR)
L - LOW
(7 TO 15 INCHES PER YEAR)
M - MODERATE
(15 TO 25 INCHES PER YEAR)
H - HIGH
(25+ INCHES PER YEAR)



LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS						
PLAN ABREV	STREET NAME/ ZONE BOUNDARY	STREET CLASSIFICATION	SETBACK DEPTH REQ. PROV.		LINEAR FOOTAGE	TREE/FEET REQUIRED
VD	VONDELPARK DRIVE	COLLECTOR	10'	10'	762	1 / 30
CS	CHESTNUT ST.	MINOR ARTERIAL	20'	20'	433	1 / 25
SB	SOUTH BOUNDARY	ZONE BOUNDARY	0'	VARIES	1,560	1 / 30
NW	NORTHWEST BOUNDARY	ZONE BOUNDARY	0'	15'	1,008	1 / 30

NO. OF TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
VD	26	16 (+10 EXISTING)	0	--	--	75%	75%
CS	18	18	0	--	--	75%	75%
SB	52	27 EXISTING **	--	--	--	75%	100%
NW	34	34	--	--	--	75%	95%

LANDSCAPE BUFFERS

PLAN ABREV	STREET NAME/ ZONE BOUNDARY	BUFFER DEPTH REQ. PROV.		LINEAR FOOTAGE
EB	EAST BOUNDARY	15'	15'	1,252'
WB	WEST BOUNDARY	15'	15'	927'

NO. OF TREES (1/20')		EVERGREEN TREES REQ.(50%) PROV.		% LIVE GROUND PLANE REQ. PROV.	
EB	63	54*	31	41	75% 75%
WB	47	40*	23	38	75% 75%

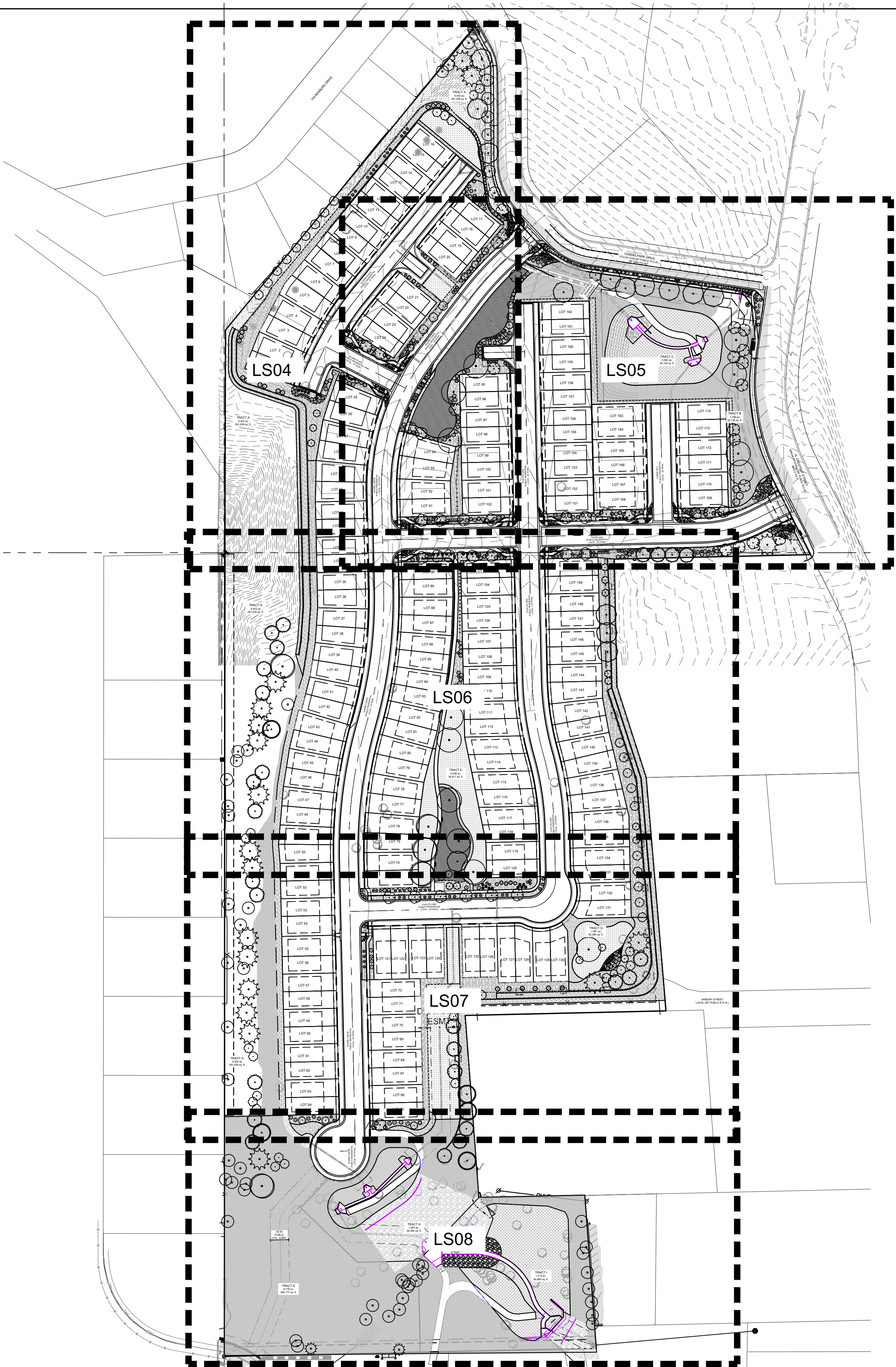
- * ADMINISTRATIVE RELIEF
** ALTERNATIVE COMPLIANCE (TO BE REVIEWED WITH FINAL LANDSCAPE PLAN)

SMALL LOT PUD GUIDELINES

174 UNITS	TOTAL OPEN SPACE REQ. (600SF PER UNIT)		NUMBER OF TREES REQ. (1 TREE PER 500SF)		SHRUB SUBSTITUTE (UP TO 50% OF TREES, 10 SHRUBS PER 1 TREE)		REMAINING TO BE PROVIDED WITHIN LOTS (SEE ENTITLEMENT NOTE 7 BELOW)	
PLANT ABBREV	REQ.	PROV.	REQ.	PROV. (OPEN SPACE TRACTS)	ALLOWED	PROV. (OPEN SPACE TRACTS)	TREES	SHRUBS
SL	104,400 SF	104,400 SF +	209	79	1040 SHRUBS (REPLACES UP TO 104 TREE EQUIVALENT)	700 SHRUBS (70 TREE EQUIVALENT)	60 (26 MIN WITH SHRUB SUBS.)	340 SHRUBS (UP TO 34 TREE EQUIVALENT)

ENTITLEMENT NOTES

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE INTERNAL TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF ELLSTON PARK METROPOLITAN DISTRICT OR THEIR ASSIGNS.
- ALL STREET TREES AND LANDSCAPE IMPROVEMENTS LOCATED WITHIN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING LOT PROPERTY OWNER, OR THEIR ASSIGNED.
- A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE FINAL LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED BY CSFD (COLORADO SPRINGS FIRE DEPARTMENT) PRIOR TO ISSUANCE OF BUILDING PERMITS.
- SOD AREAS AS ILLUSTRATED ON THE DRAWINGS WILL BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND/ OR POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN IRRIGATED SOD AREAS) SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE IN THE IRRIGATION SYSTEM DESIGN.
- ALL NATIVE SEED AREAS AS ILLUSTRATED ON THE DRAWINGS, UNLESS OTHERWISE NOTED, TO BE PERMANENTLY IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND/ OR POP-UP SPRAYS. EXACT AREAS OF IRRIGATED NATIVE SEED TO BE DETERMINED WITH THE FINAL IRRIGATION PLAN.
- EACH LOT WILL BE REQUIRED TO PROVIDE ONE TREE OR TEN 5-GALLON SHRUBS WITHIN THEIR FRONT YARD. THIS WILL BE DECLARED IN CC&R'S AND ENFORCED BY THE ELLSTON PARK METRO-DISTRICT. LOTS ARE SUBJECT TO FUELS MANAGEMENT REQUIREMENTS (SEE LS02 WILDLAND URBAN INTERFACE NOTES) AND REVIEW BY CSFD.
- INDIVIDUAL LOTS OWNERS SHALL BE ALLOWED TO INSTALL A 3-RAIL WOODEN FENCE AT REAR LOT LINES OR A 42" SAFETY RAILING WHEN A RETAINING WALL GREATER THAN 3' IS LOCATED AT THE REAR OF THE LOT. SPECIFIC LIMITATIONS OR MANUFACTURE OPTIONS SHALL BE DEFIED IN CC&R'S AND ENFORCED BY THE ELLSTON PARK METRO-DISTRICT.
- EXISTING TREES SHALL COUNT TOWARD REQUIREMENT ONLY IF NON-INVASIVE OR PROBLEMATIC SPECIES (PER CURRENT FORESTRY LIST) SPECIES TO BE VERIFIED FOR FINAL LANDSCAPE PLAN.
- ALL EXISTING TREES BEING USED TO MEET SITE LANDSCAPE REQUIREMENTS SHALL BE REPLACED IF NOT IN A HEALTHY CONDITION.
- SHRUB QUANTITIES AND LOCATION ARE PRELIMINARY AND SUBJECT TO CHANGE. SEE FINAL LANDSCAPE PLAN APPLICATION.



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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OWNER/DEVELOPER:

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FILLMORE HEIGHTS, LLC
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

DEVELOPER
D.R. HORTON
9555 S KINGSTON CT
ENGLEWOOD, CO 80112
PHONE: (303)488-0061



SHEET INDEX VICINITY MAP:



PROJECT:

ELLSTON PARK FILING NO. 1
PUD DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS
FEBRUARY 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	05/23/2022	INITIAL SUBMITTAL	###
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4	03/01/2023	PER CITY COMMENTS	###

DRAWING INFORMATION:

PROJECT NO: 21.1256.001

DRAWN BY: JAM

CHECKED BY: JAO

APPROVED BY: JRA

SHEET TITLE:

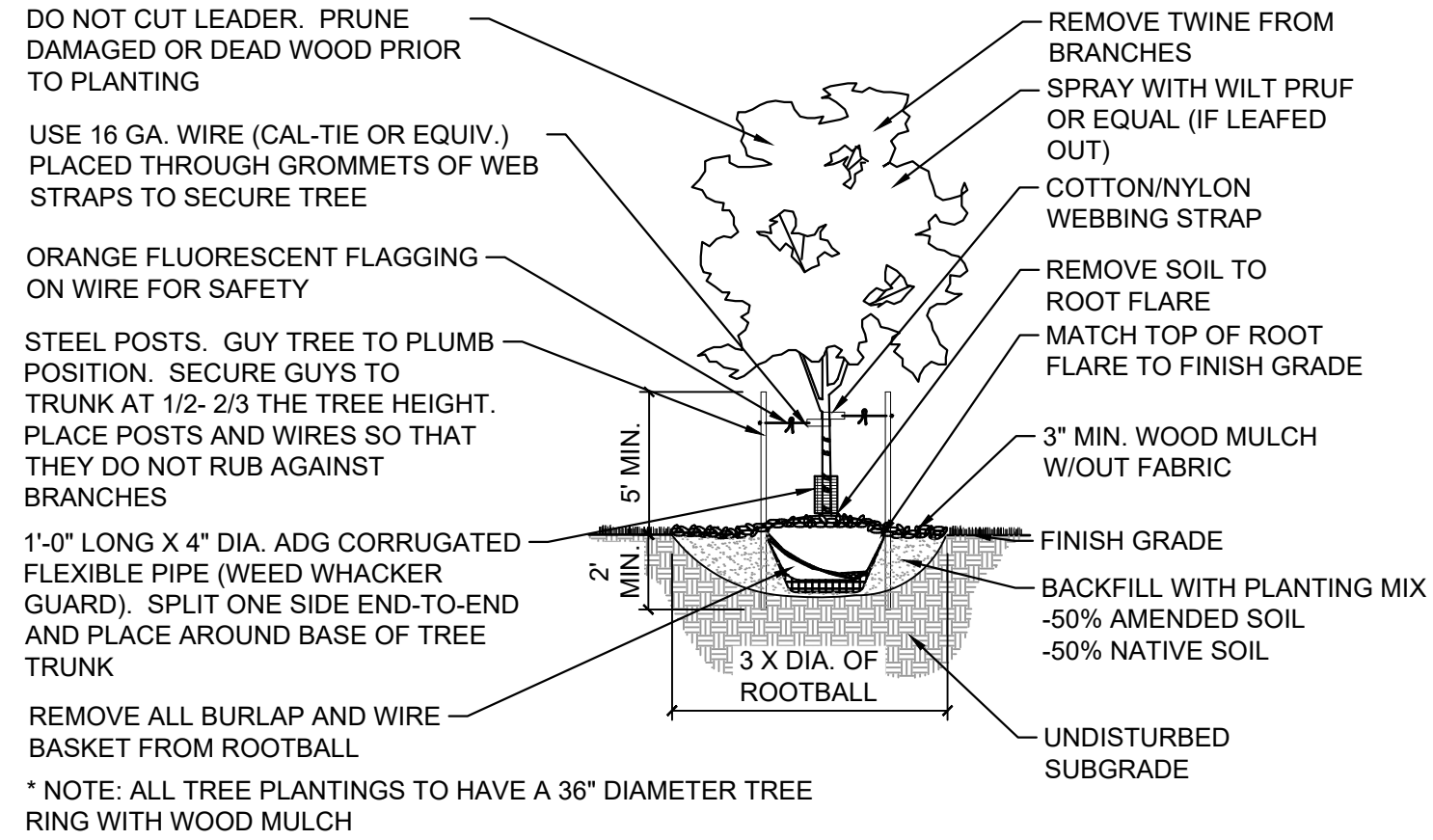
PRELIMINARY
LANDSCAPE
COVER

LS01

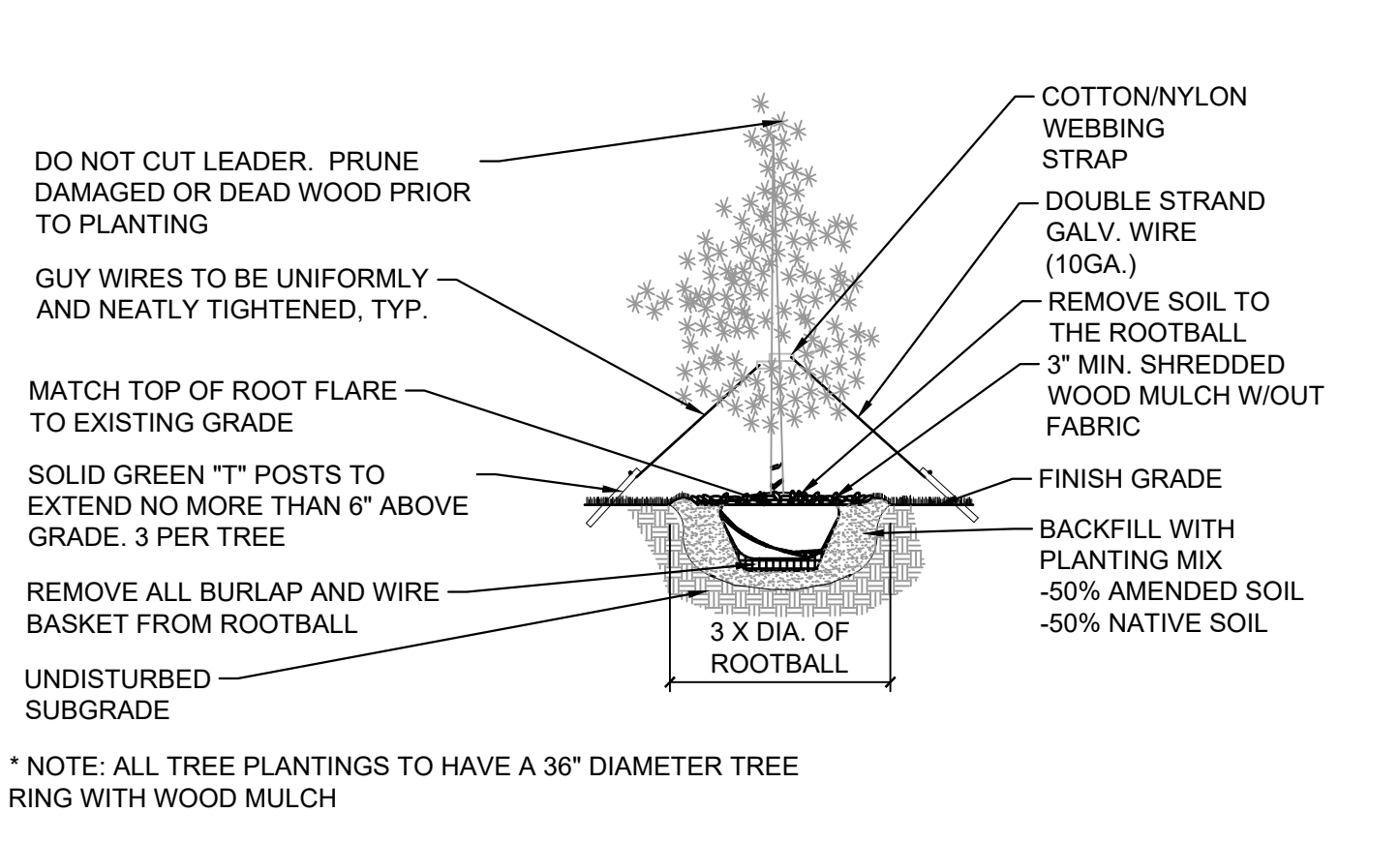
SHEET 13 OF 30

CITY FILE NO.: PUDD-22-0005

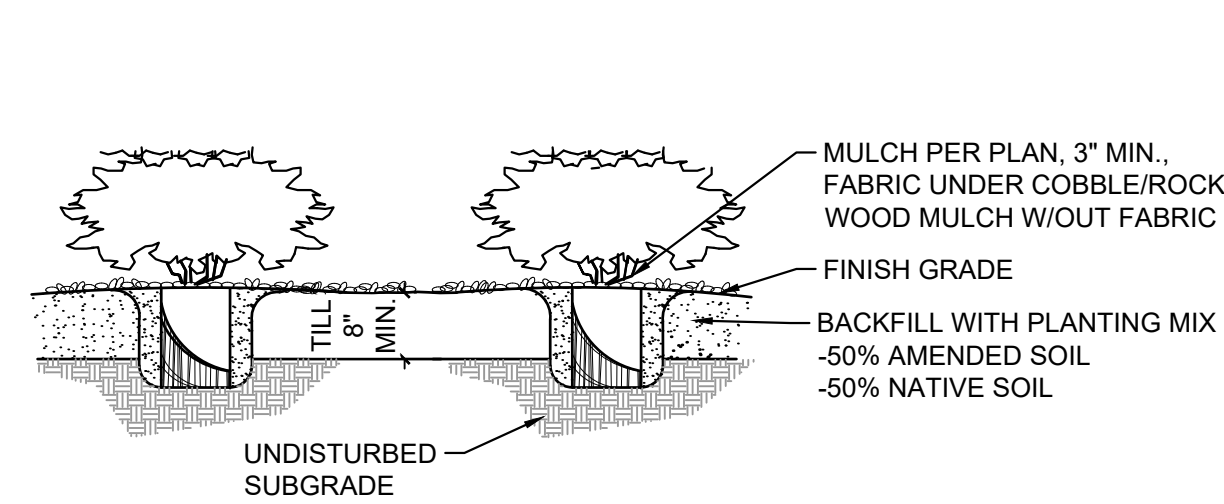
FILE LOCATION: S:\21.1256-001 ELLSTON PARK DR-CD-100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SD-2.DWG



1 DECIDUOUS TREE
NTS
MS-STD-LS-01

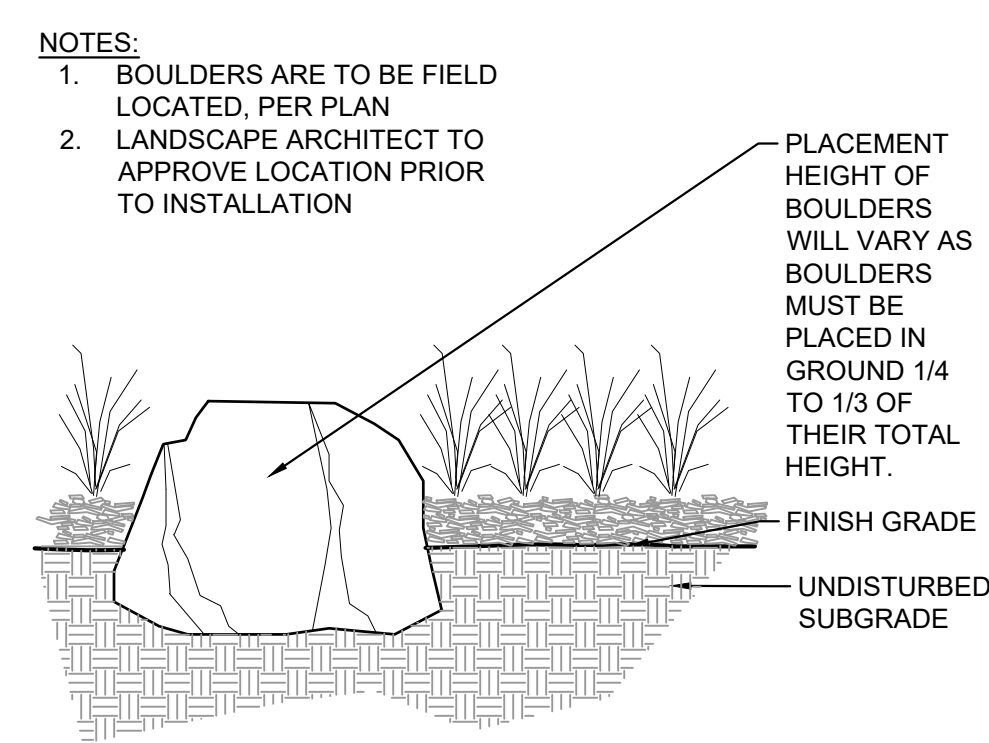


2 EVERGREEN TREE
NTS
MS-STD-LS-02

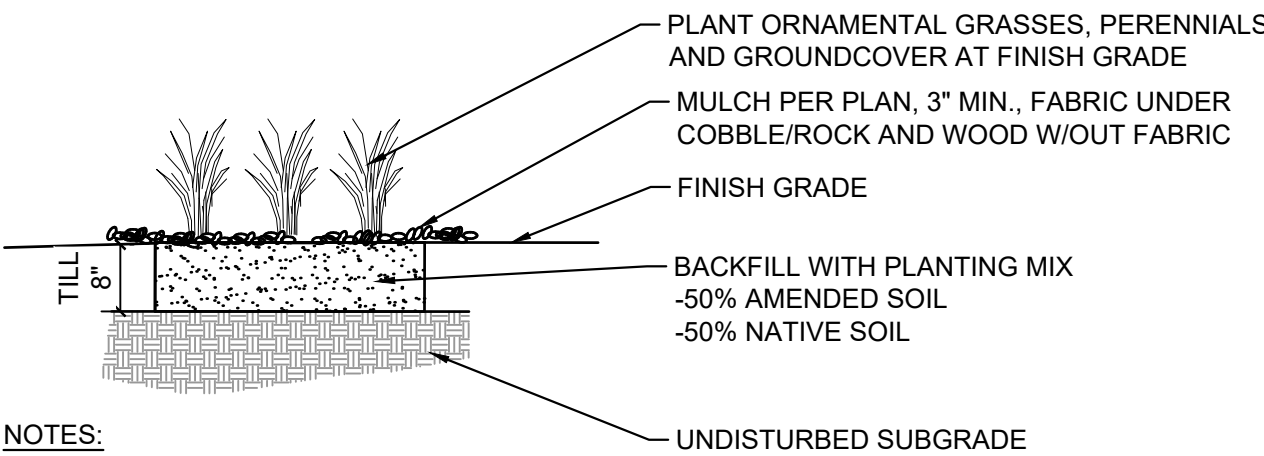


- NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

3 SHRUBS
NTS
MS-STD-LS-03

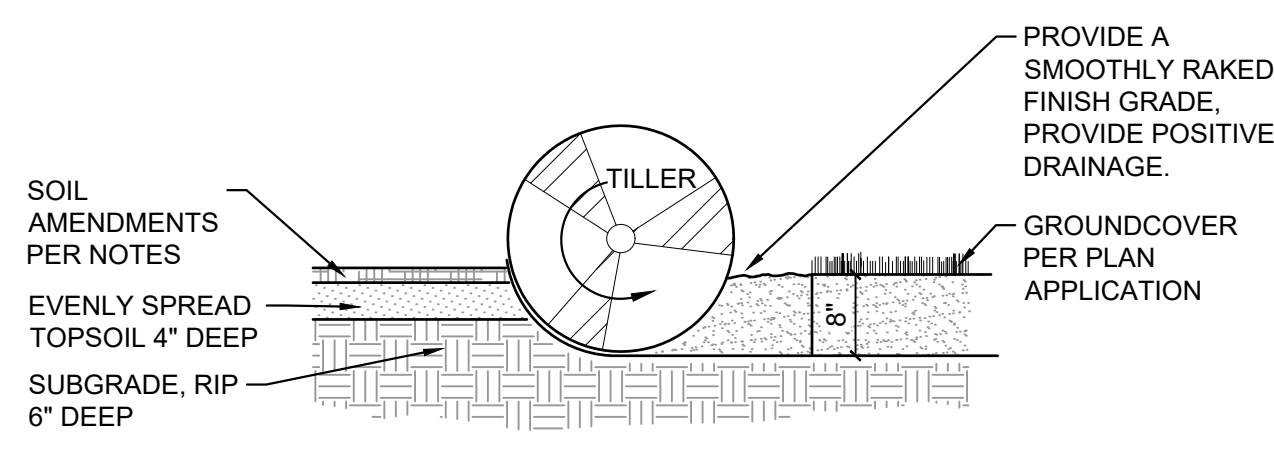


7 BOULDER
NTS
MS-STD-LS-08



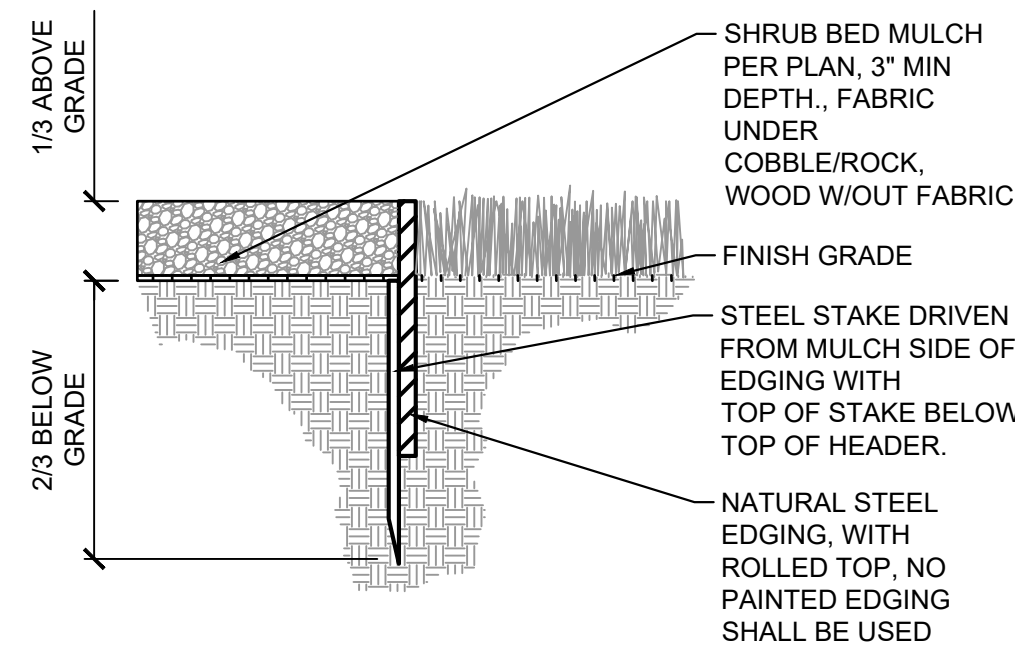
- NOTES:
1. CONTRACTOR TO KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 2. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
 3. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 4. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

4 GRASSES AND PERENNIALS
NTS
MS-STD-LS-04



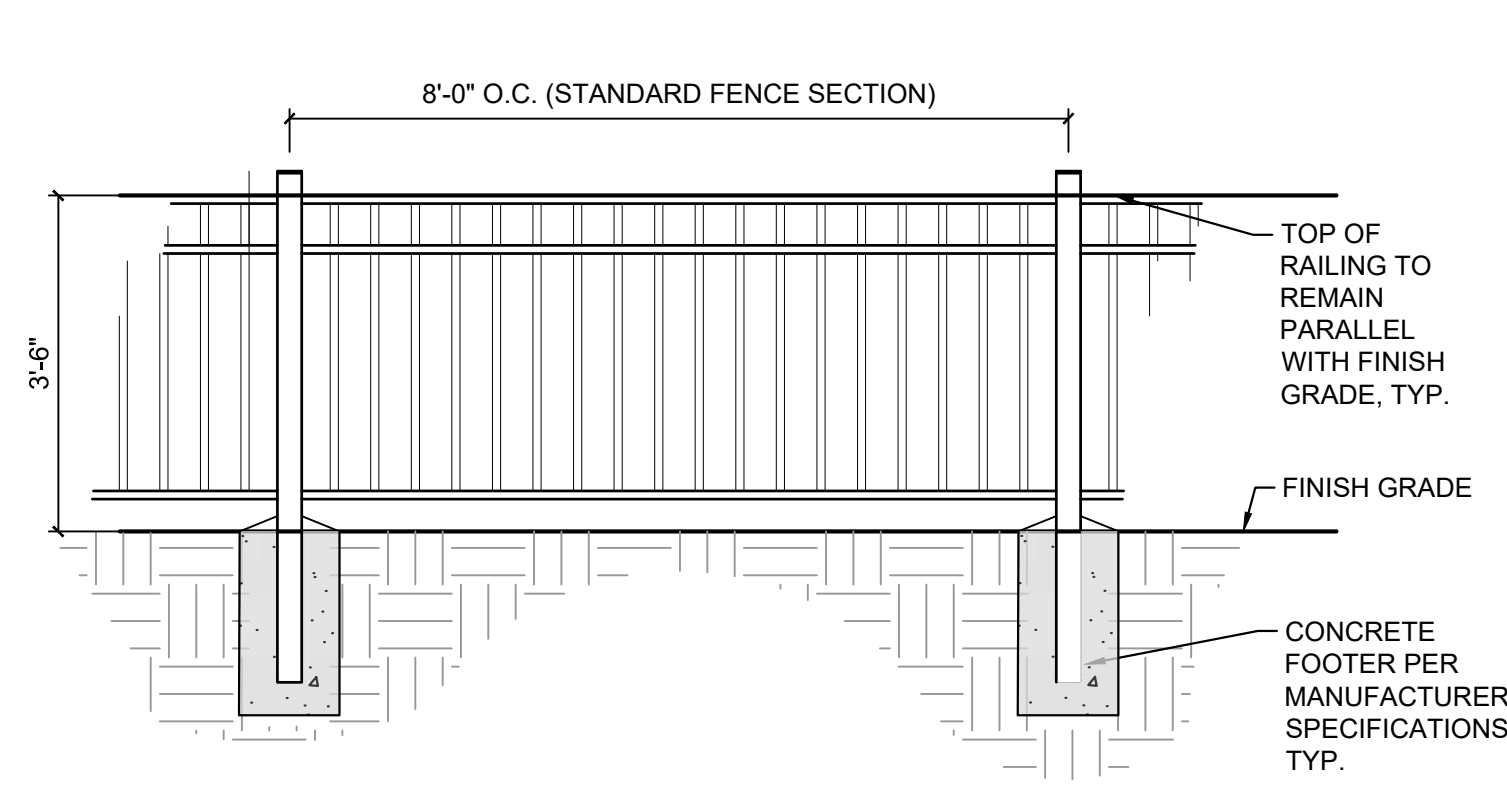
- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 2. COMPOST TO BE TYPE I CONSISTING OF OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1\"/>

5 SOIL PREP FOR ALL AREAS
NTS
MS-STD-LS-05

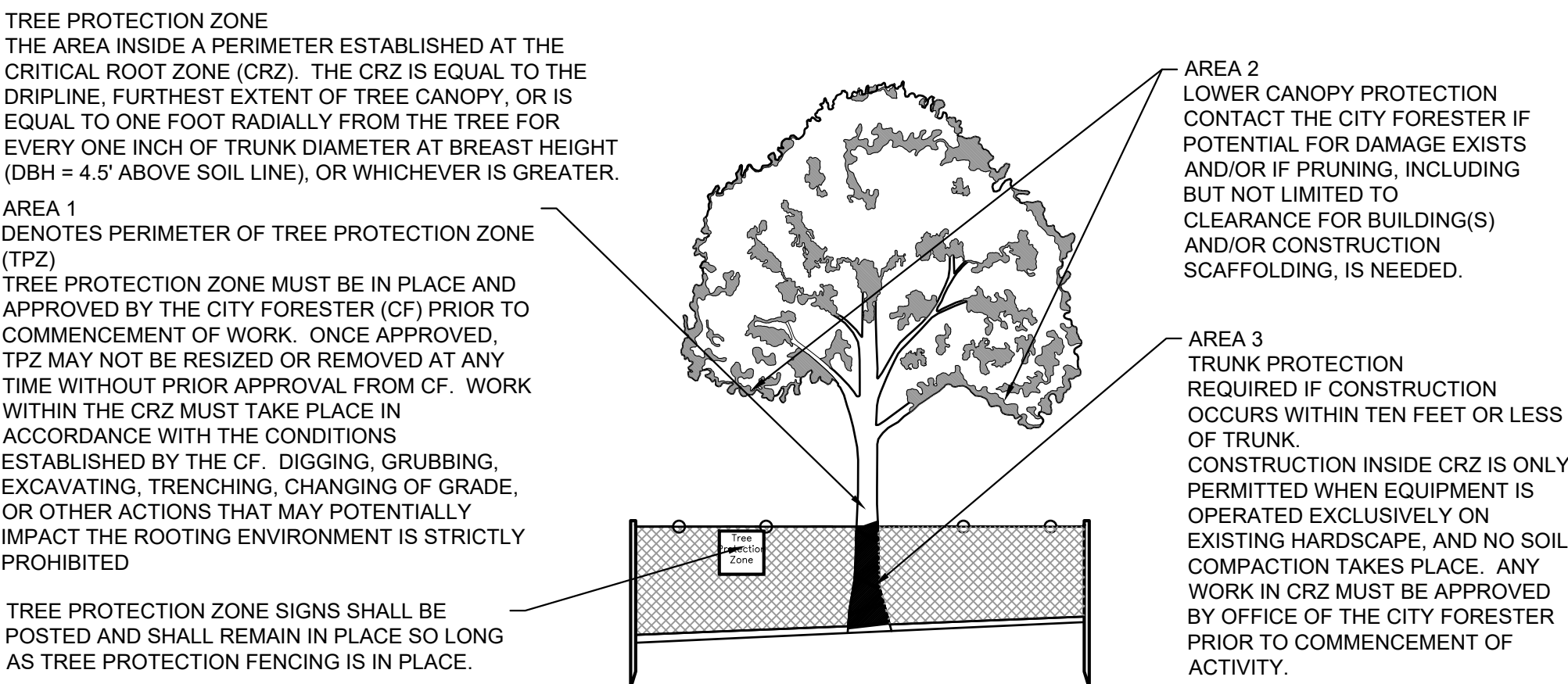


- NOTE:
- ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6\"/>

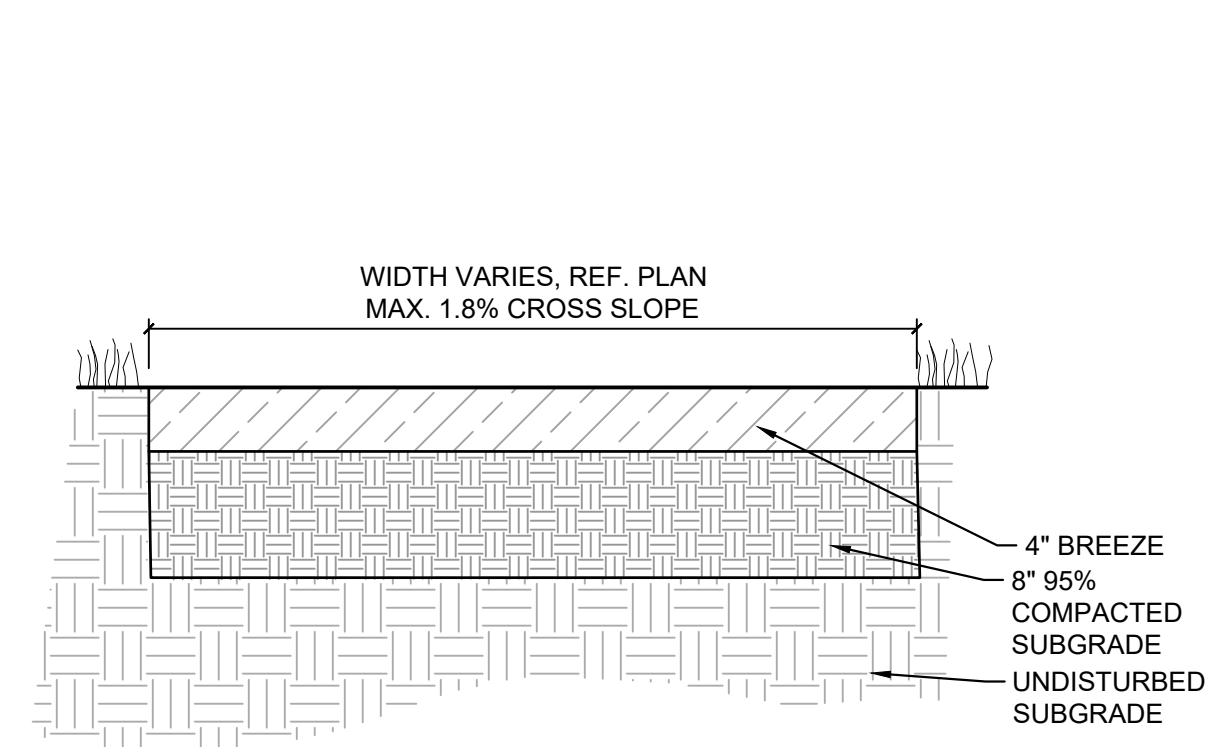
6 STEEL EDGING
NTS
MS-STD-LS-12



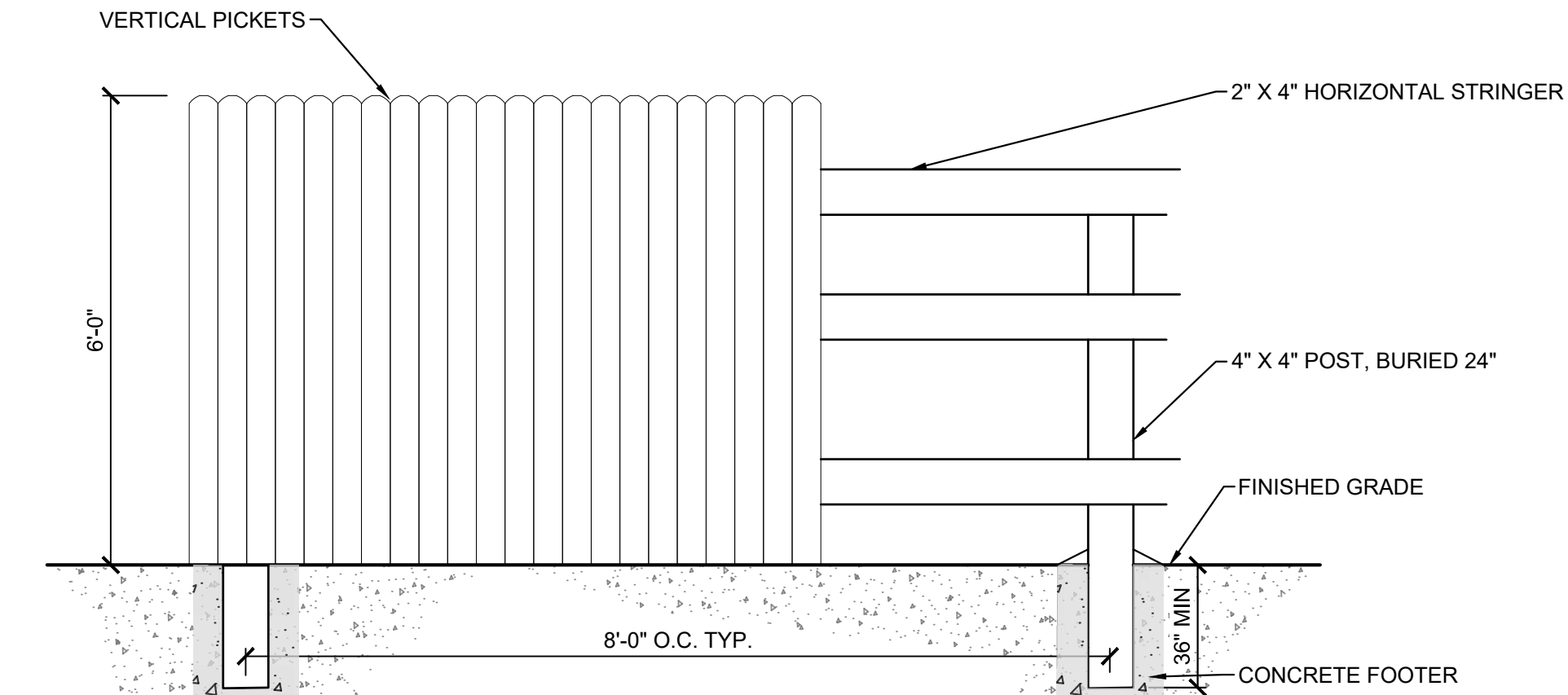
11 3'-6\"/>



8 EXISTING TREE PROTECTION
NTS
MS-STD-LS-11



9 BREEZE PATH
NTS
MS-STD-PV-02



10 6\"/>

- GENERAL NOTES:
1. ALL WOOD TO BE PRESSURE TREATED RED CEDAR FINISH.
 2. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 3. ALL RAIL MUST FACE OUTWARDS TOWARD THE STREET OR ADJACENT PROPERTY.
 4. ALL WELDED WIRE FABRIC MESH MUST BE 16 TO 18 GAUGE NON-RUSTING MATERIAL AND NON-COLORIZED.
 5. LIMITED-VISIBILITY WELDED WIRE FABRIC MESH HAVING 2\"/>
 6. WELDED WIRE MESH MUST BE INSTALLED BETWEEN THE POST AND RAIL. IN NO CIRCUMSTANCES SHALL THE WELDED WIRE MESH BE ON FASTENED TO THE OUTSIDE OF THE RAILS.

12 SPLIT RAIL FENCE - 3 RAIL W/ MESH
NTS
MS-STD-FC-10

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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DEVELOPER
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COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review
Approved

05/22/2024
12:06:52 PM

SHEET INDEX VICINITY MAP:

PROJECT:

ELLSTON PARK FILING NO. 1
PUD DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS
FEBRUARY 2023

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4	03/01/2023	PER CITY COMMENTS	###

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PROJECT NO: 21.1256.001

DRAWN BY: JAM

CHECKED BY: JAO

APPROVED BY: JRA

SHEET TITLE:

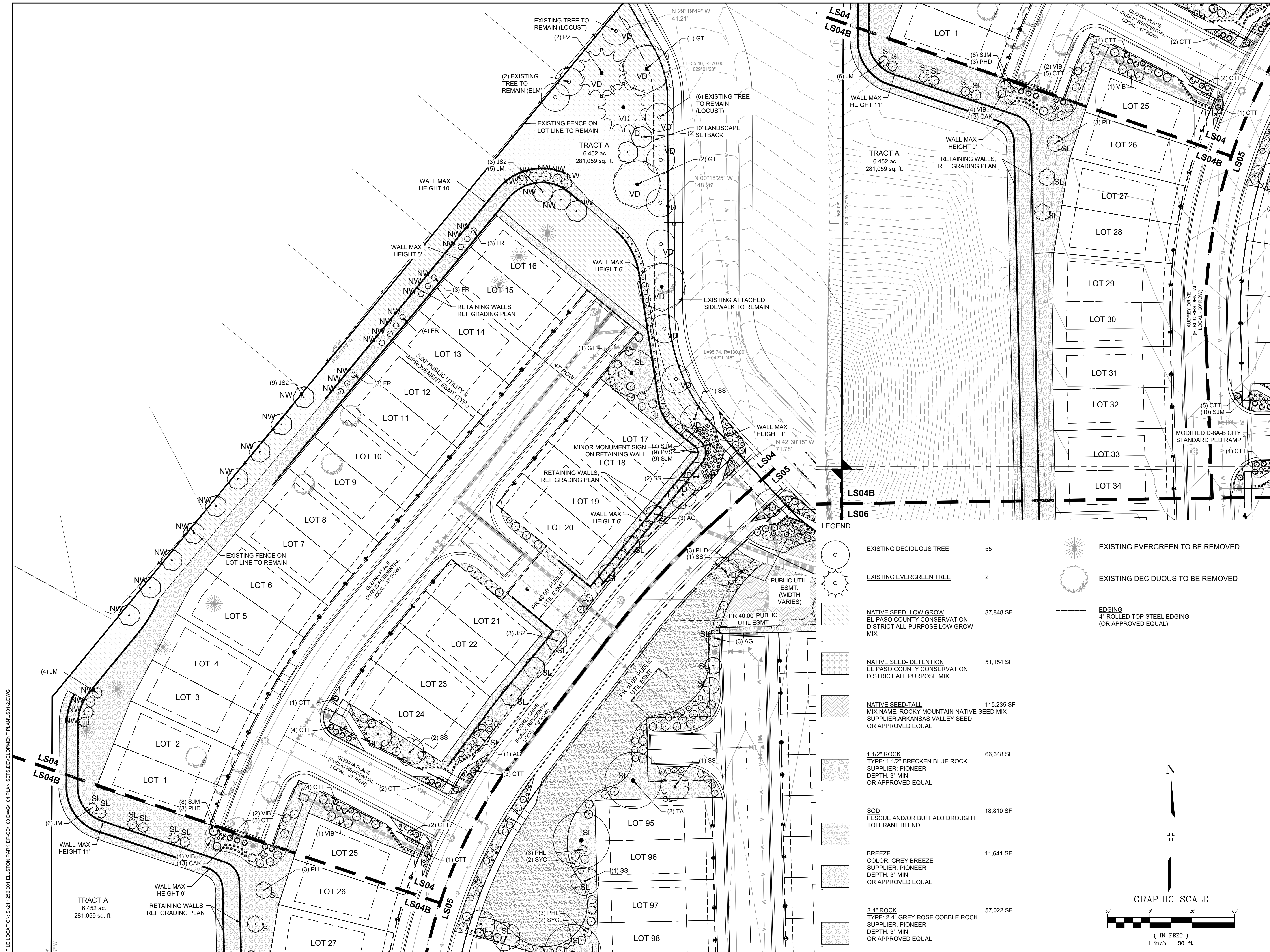
**PRELIMINARY
LANDSCAPE
DETAILS**

LS03

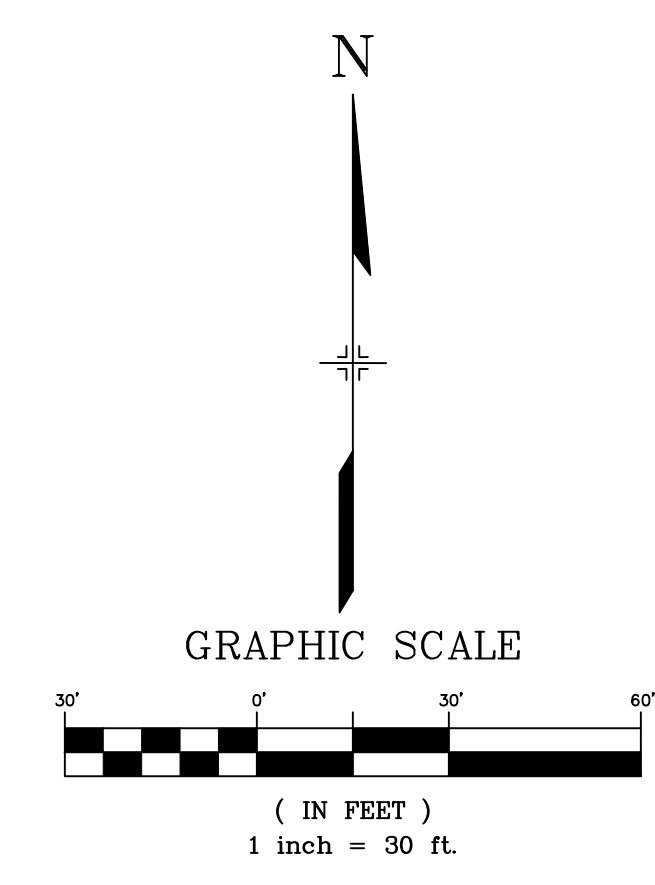
SHEET 15 OF 30

CITY FILE NO.: PUDD-22-0005

FILE LOCATION: S:\21.1256.001 ELLSTON PARK DR-CD-100 DWG\104 PLAN SET\DEVELOPMENT PLAN\SH-2.DWG



LEGEND	
	EXISTING DECIDUOUS TREE 55
	EXISTING EVERGREEN TREE 2
	NATIVE SEED-LOW GROW EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX 87,848 SF
	NATIVE SEED-DETENTION EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX 51,154 SF
	NATIVE SEED-TALL MIX NAME: ROCKY MOUNTAIN NATIVE SEED MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL 115,235 SF
	1 1/2" ROCK TYPE: 1 1/2" BRECKEN BLUE ROCK SUPPLIER: PIONEER DEPTH: 3" MIN OR APPROVED EQUAL 66,648 SF
	SOD FESCUE AND/OR BUFFALO DROUGHT TOLERANT BLEND 18,810 SF
	BREEZE COLOR: GREY BREEZE SUPPLIER: PIONEER DEPTH: 3" MIN OR APPROVED EQUAL 11,641 SF
	2-4" ROCK TYPE: 2-4" GREY ROSE COBBLE ROCK SUPPLIER: PIONEER DEPTH: 3" MIN OR APPROVED EQUAL 57,022 SF
	EXISTING EVERGREEN TO BE REMOVED
	EXISTING DECIDUOUS TO BE REMOVED
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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Land Use Review
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SHEET INDEX VICINITY MAP:

PROJECT:

**ELLSTON PARK FILING NO. 1
PUD DEVELOPMENT PLAN**

**CITY OF COLORADO SPRINGS
FEBRUARY 2023**

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PROJECT NO: 21.1256.001

DRAWN BY: JAM

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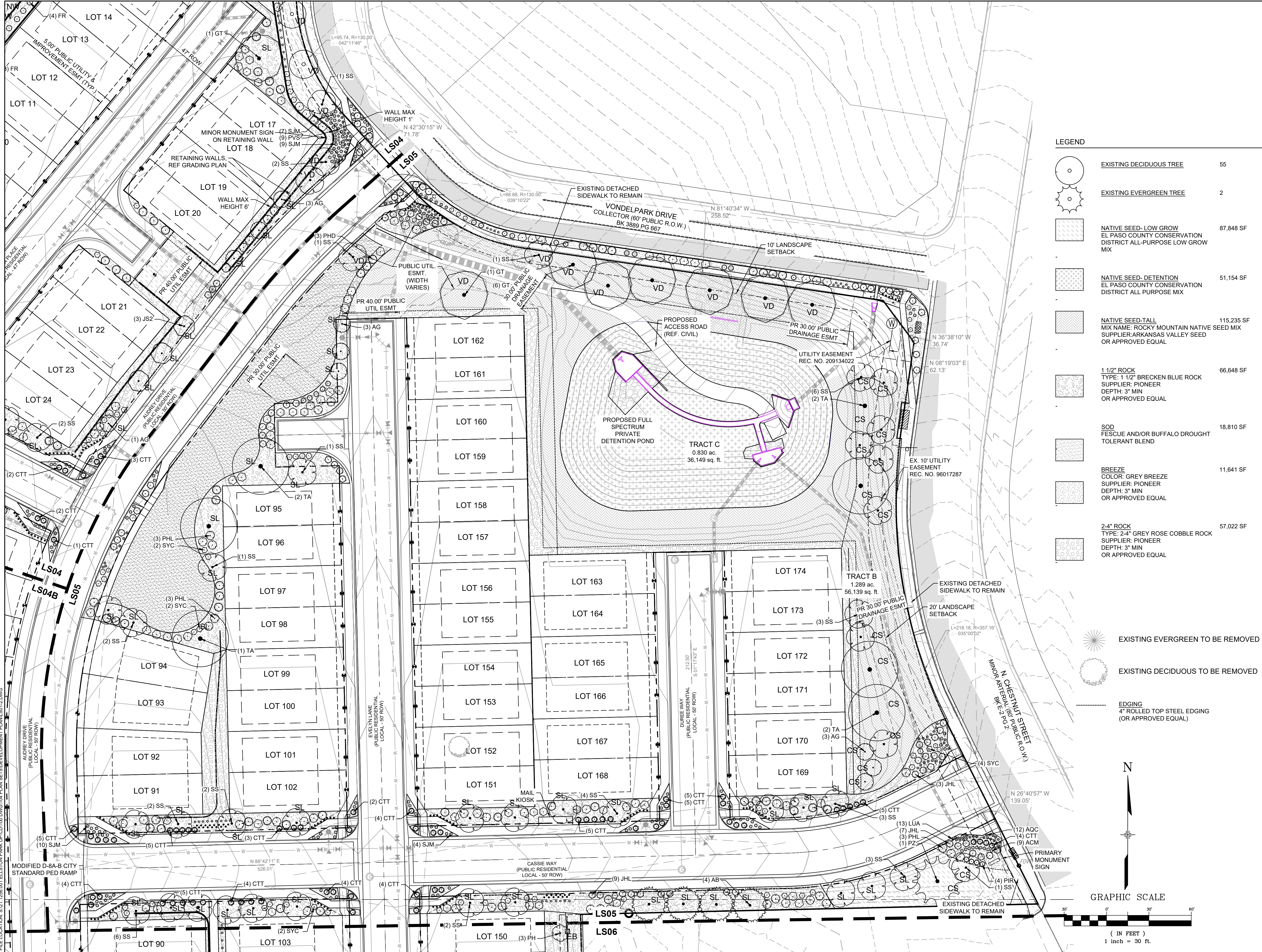
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**PRELIMINARY
LANDSCAPE PLAN**

LS04

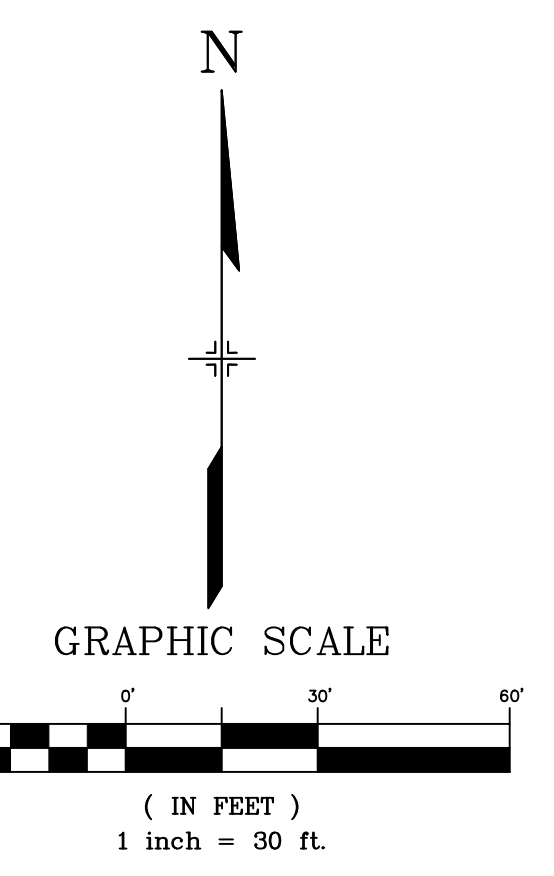
SHEET 16 OF 30

CITY FILE NO.: PUDD-22-0005



LEGEND

	EXISTING DECIDUOUS TREE	55
	EXISTING EVERGREEN TREE	2
	NATIVE SEED-LOW GROW EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX	87,848 SF
	NATIVE SEED-DETENTION EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX	51,154 SF
	NATIVE SEED-TALL MIX NAME: ROCKY MOUNTAIN NATIVE SEED MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	115,235 SF
	1 1/2" ROCK TYPE: 1 1/2" BRECKEN BLUE ROCK SUPPLIER: PIONEER DEPTH: 3" MIN OR APPROVED EQUAL	66,648 SF
	SOD FESCUE AND/OR BUFFALO DROUGHT TOLERANT BLEND	18,810 SF
	BREEZE COLOR: GREY BREEZE SUPPLIER: PIONEER DEPTH: 3" MIN OR APPROVED EQUAL	11,641 SF
	2-4" ROCK TYPE: 2-4" GREY ROSE COBBLE ROCK SUPPLIER: PIONEER DEPTH: 3" MIN OR APPROVED EQUAL	57,022 SF
	EXISTING EVERGREEN TO BE REMOVED	
	EXISTING DECIDUOUS TO BE REMOVED	
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	



CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
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OWNER/DEVELOPER:
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 14160 GLENEAGLE DRIVE
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DEVELOPER
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Land Use Review
 Approved
 05/22/2024
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SHEET INDEX VICINITY MAP:

PROJECT:
 ELLSTON PARK FILING NO. 1
 PUD DEVELOPMENT PLAN
 CITY OF COLORADO SPRINGS
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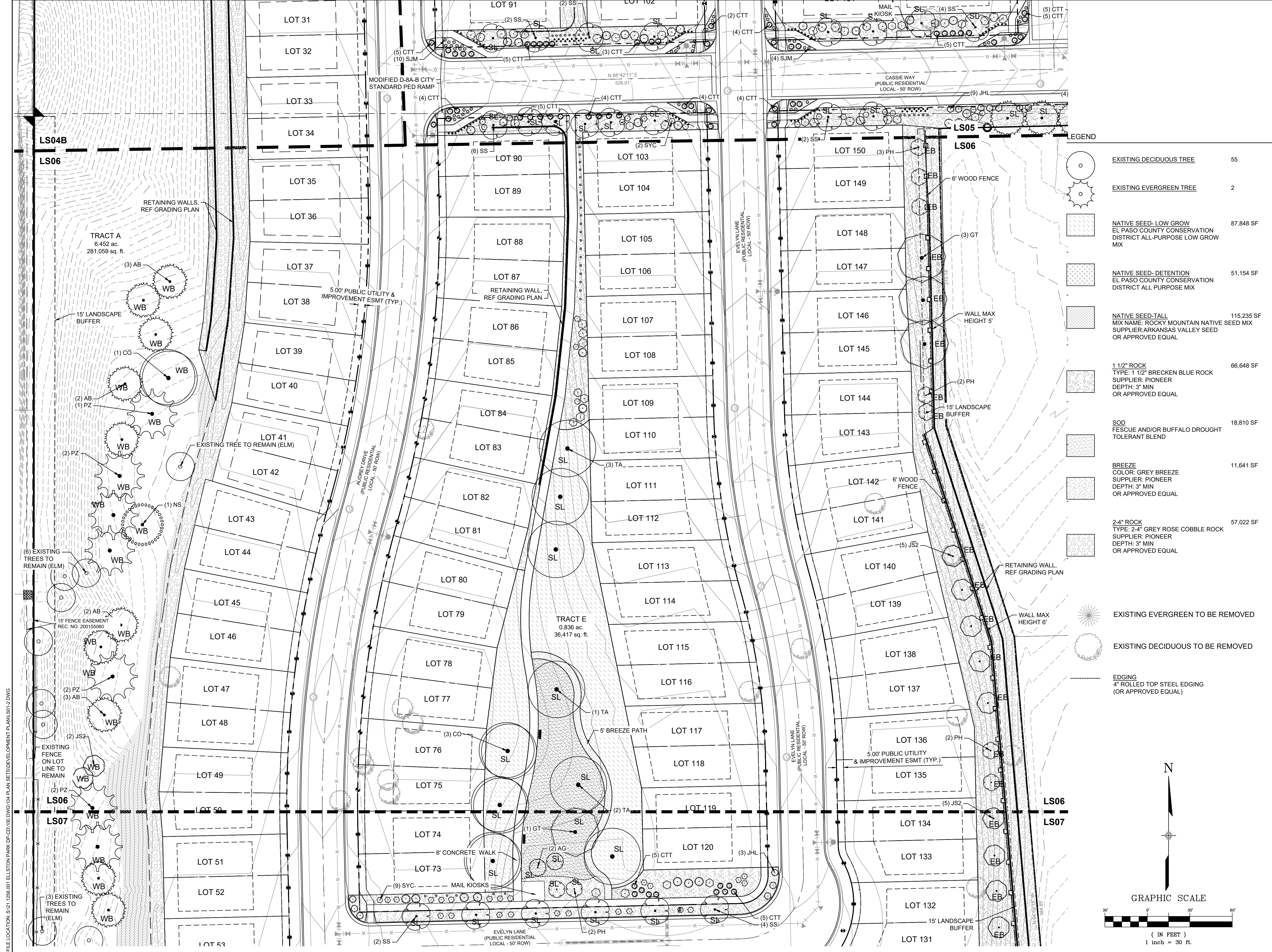
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PRELIMINARY LANDSCAPE PLAN

LS05

SHEET 17 OF 30

CITY FILE NO.: PUDD-22-0005



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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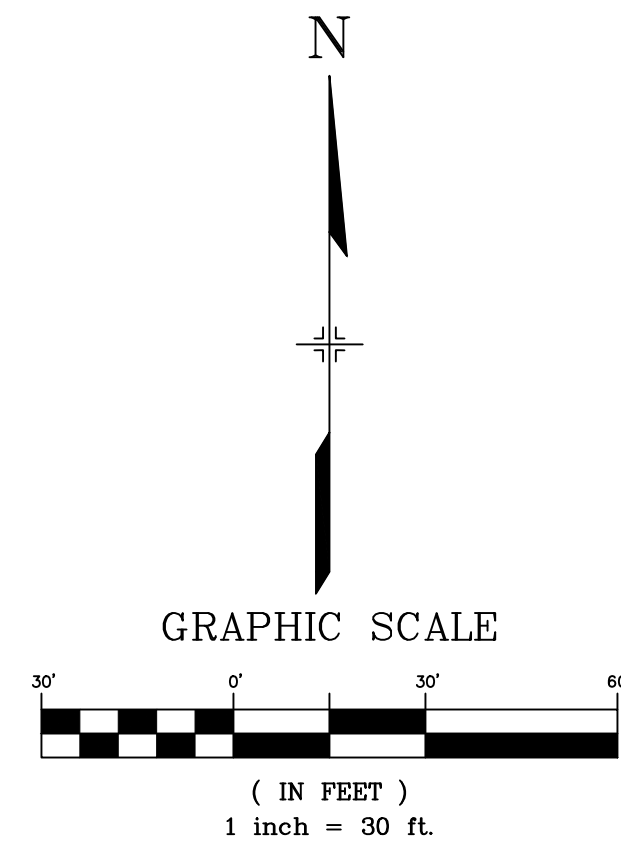
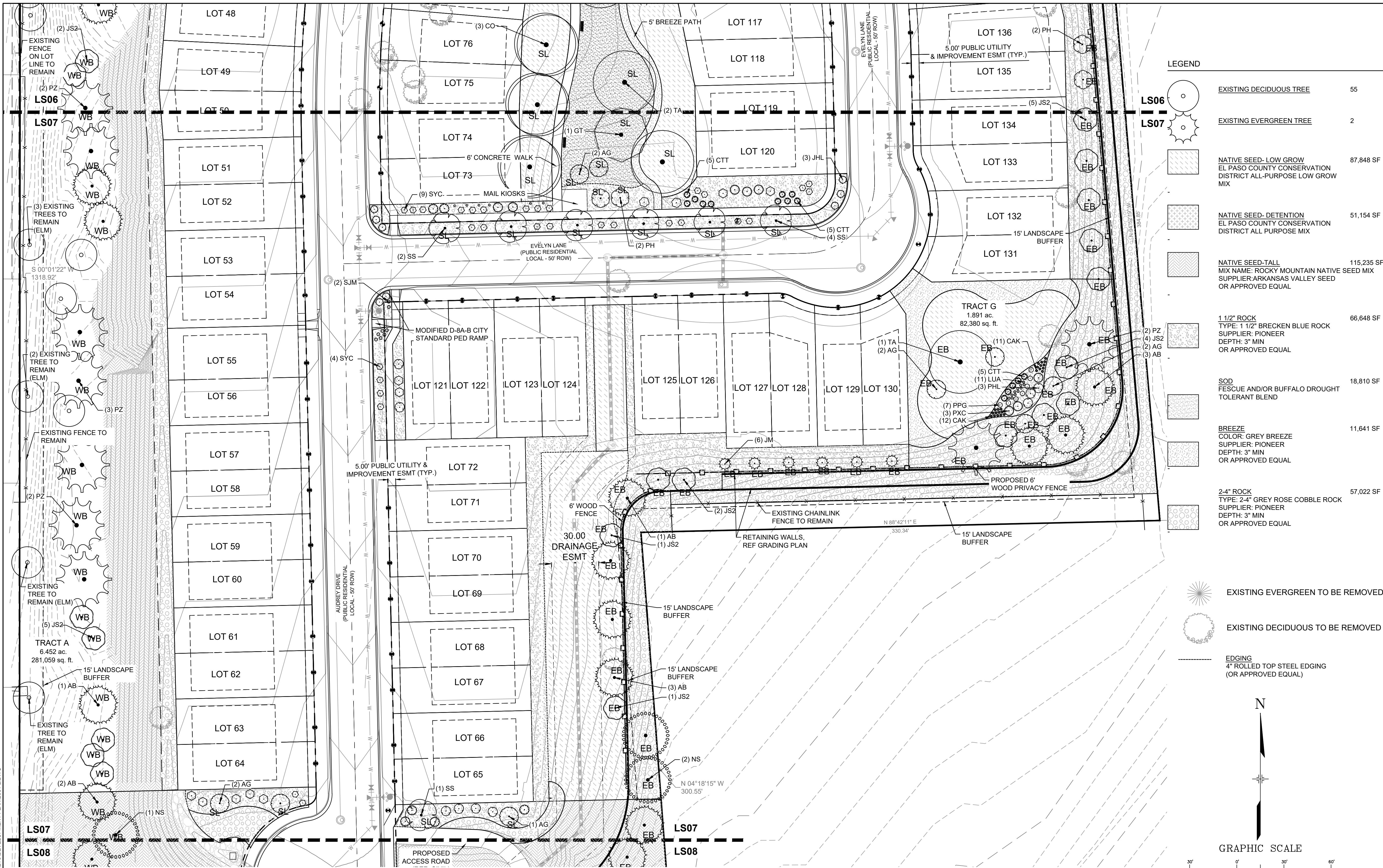
PRELIMINARY
LANDSCAPE PLAN

LS06

SHEET 18 OF 30

CITY FILE NO.: PUDD-22-0005

FILE LOCATION: S:\21.1256.001 ELLSTON PARK DR-CD-100 DWG\104 PLAN SET\DEVELOPMENT PLAN\SP-2.DWG



CONSULTANTS:

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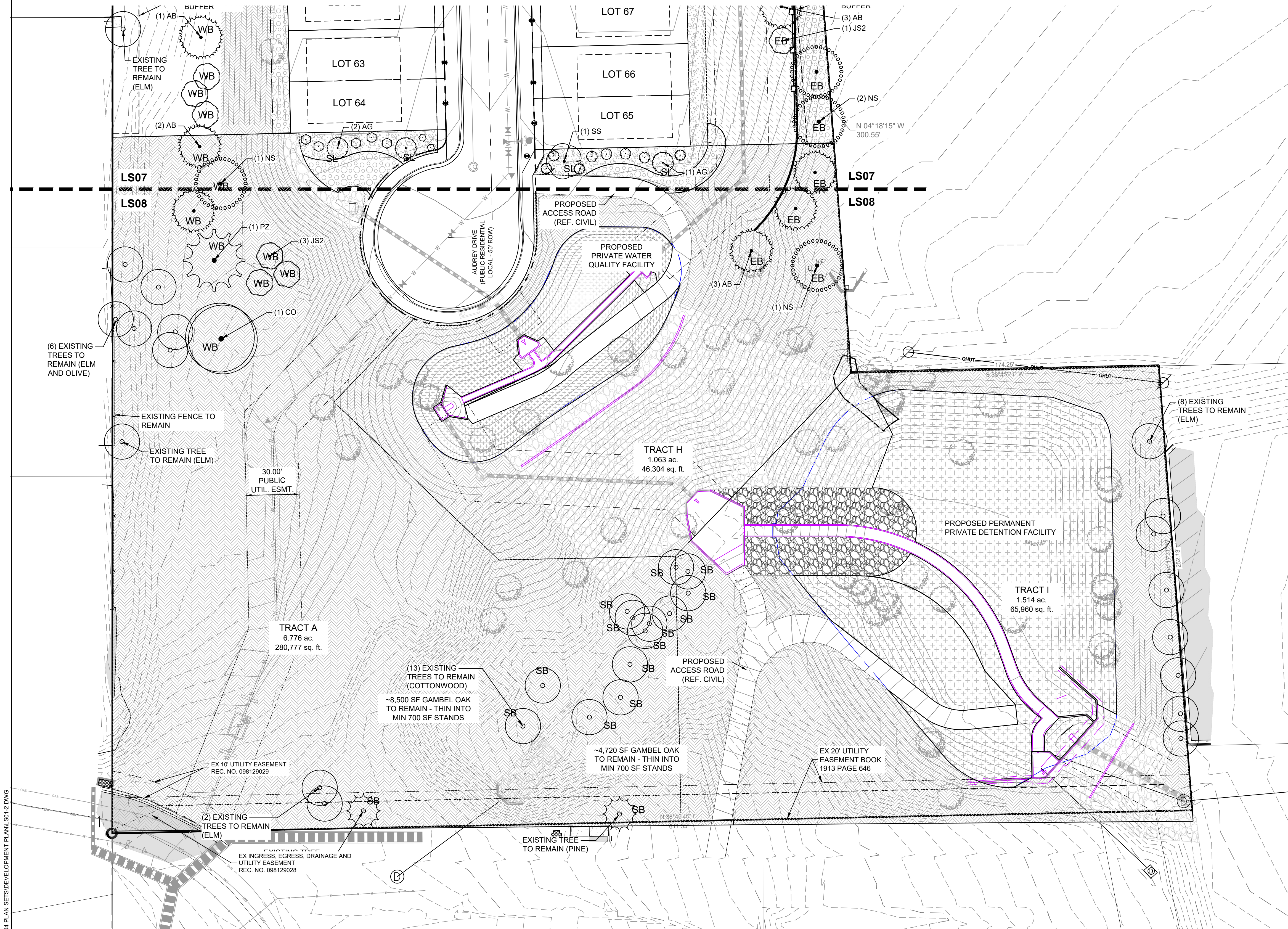
**PRELIMINARY
LANDSCAPE PLAN**

LS07

SHEET 19 OF 30

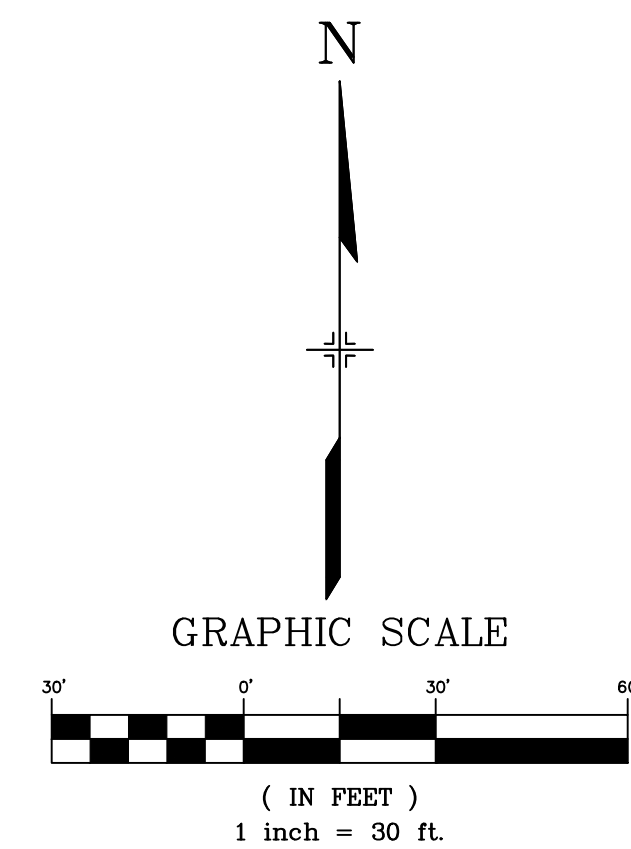
CITY FILE NO.: PUDD-22-0005

FILE LOCATION: S:\21.1256.001 ELLSTON PARK DR-CD-100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SH-2.DWG



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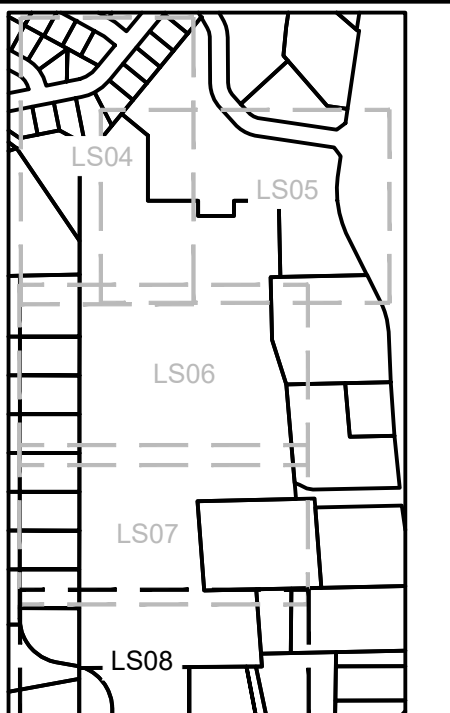


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SHEET INDEX VICINITY MAP:



PROJECT:
**ELLSTON PARK FILING NO. 1
PUD DEVELOPMENT PLAN**

**CITY OF COLORADO SPRINGS
FEBRUARY 2023**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	05/23/2022	INITIAL SUBMITTAL	###
1	08/17/2022	PER CITY COMMENTS	AMV
2	10/05/2022	PER CITY COMMENTS	###
3	02/01/2023	PER CITY COMMENTS	###
4	03/01/2023	PER CITY COMMENTS	###

DRAWING INFORMATION:

PROJECT NO: 21.1256.001

DRAWN BY: JAM

CHECKED BY: JAO

APPROVED BY: JRA

SHEET TITLE:

**PRELIMINARY
LANDSCAPE PLAN**

LS08

SHEET 20 OF 30

CITY FILE NO.: PUDD-22-0005

NOTE: ARCHITECTURE ELEVATIONS PROVIDED FOR GRAPHIC DESIGN INTENT ONLY. REFER TO SUPPLEMENTAL ARCHITECTURE SET FOR ADDITIONAL INFORMATION ON HEIGHT AND MATERIAL VARIATION.



D.R. HORTON
America's Builder

Plan 20200403D R
“A” Elevation
10.27.20

6" Fascia
4" Trim
6" Header
1x8 Band
8" Sq. Column

GMD-GA20010.2
of georgia
design group
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structure, and MEP design requirements, etc.). ©2020 gmdesigngroup of ga, inc.



D.R. HORTON
America's Builder

Plan 20200403D R
“B” Elevation
10.27.20

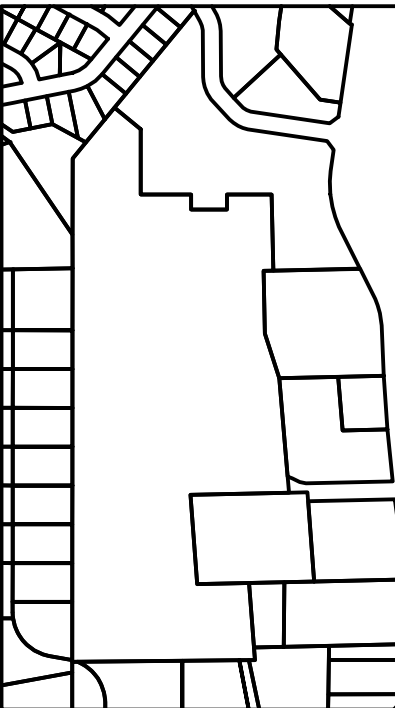
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CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
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COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208
OWNER/DEVELOPER:
OWNER
FILLMORE HEIGHTS, LLC
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921
DEVELOPER
D.R. HORTON
9555 S KINGSTON CT
ENGLEWOOD, CO 80112
PHONE: (303)488-0061



SHEET INDEX VICINITY MAP:



PROJECT:
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PUD DEVELOPMENT PLAN

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4	03/01/2023	PER CITY COMMENTS	###

DRAWING INFORMATION:

PROJECT NO: 21.1256.001

DRAWN BY: --

CHECKED BY: KMM

APPROVED BY: --

SHEET TITLE:

ARCHITECTURE
ELEVATIONS

AE01

SHEET 21 OF 30

CITY FILE NO.: PUDD-22-0005

NOTE: ARCHITECTURE ELEVATIONS PROVIDED FOR GRAPHIC DESIGN INTENT ONLY. REFER TO SUPPLEMENTAL ARCHITECTURE SET FOR ADDITIONAL INFORMATION ON HEIGHT AND MATERIAL VARIATION.



6" Fascia
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8" Sq. Column



Plan 20200403D R
"C" Elevation

10.27.20

GMD-GA20010.2



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6" Fascia
4" Trim
6" Header
1x8 Band
8" Sq. Column



Plan 20200403D R
"D" Elevation

10.27.20

GMD-GA20010.2



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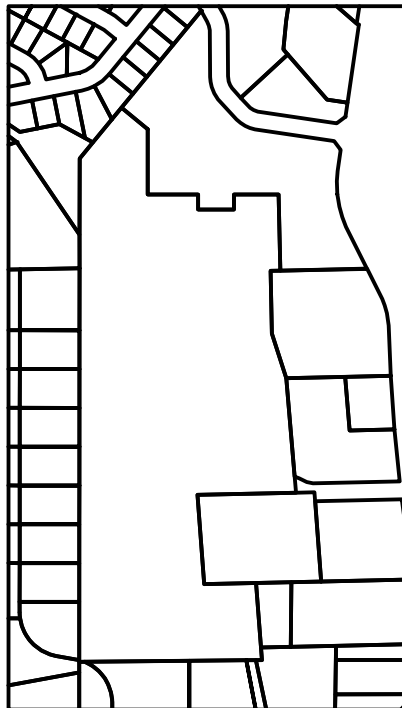
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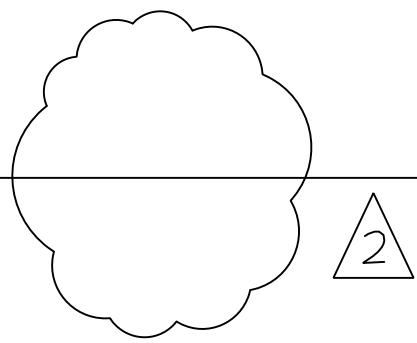
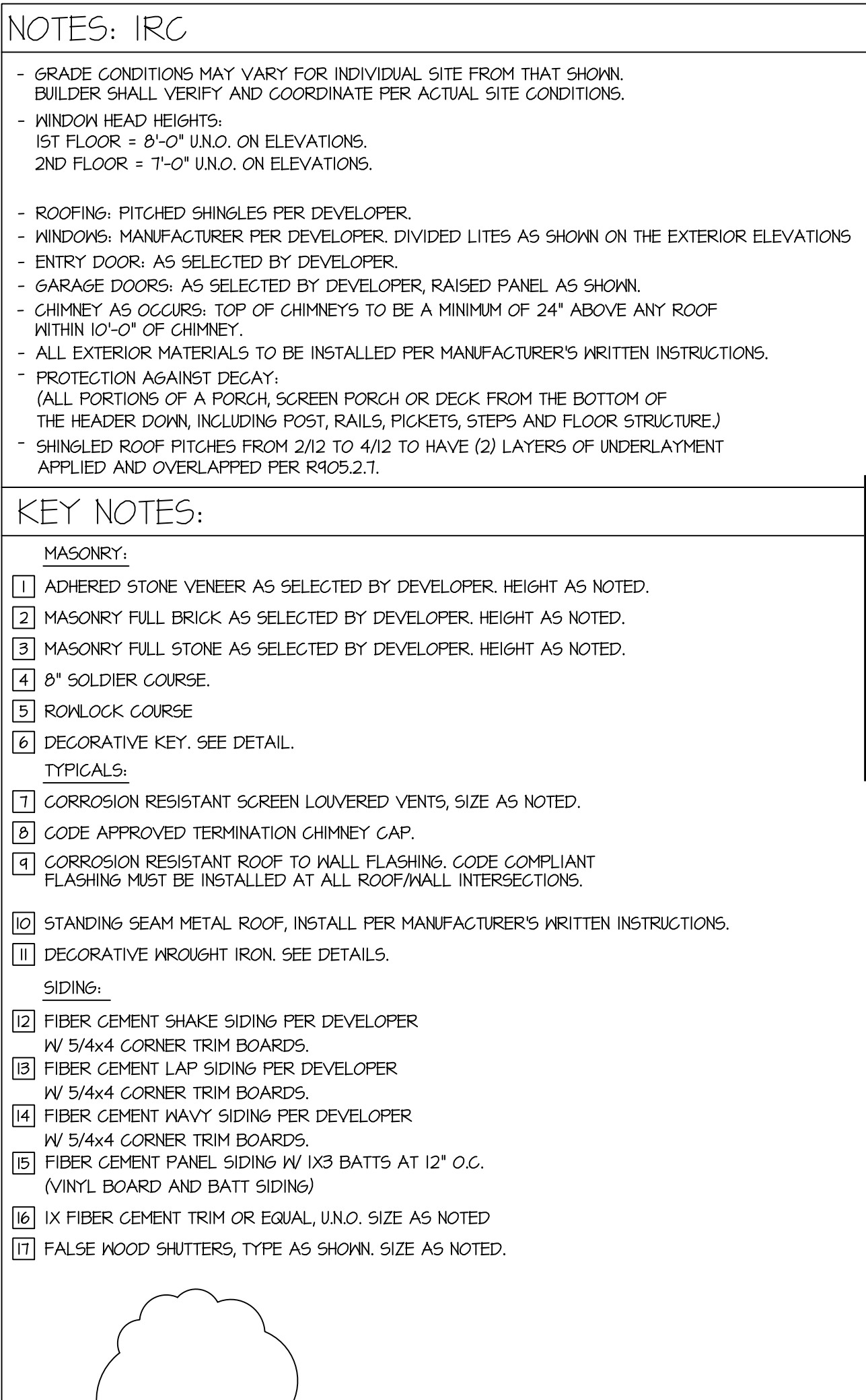
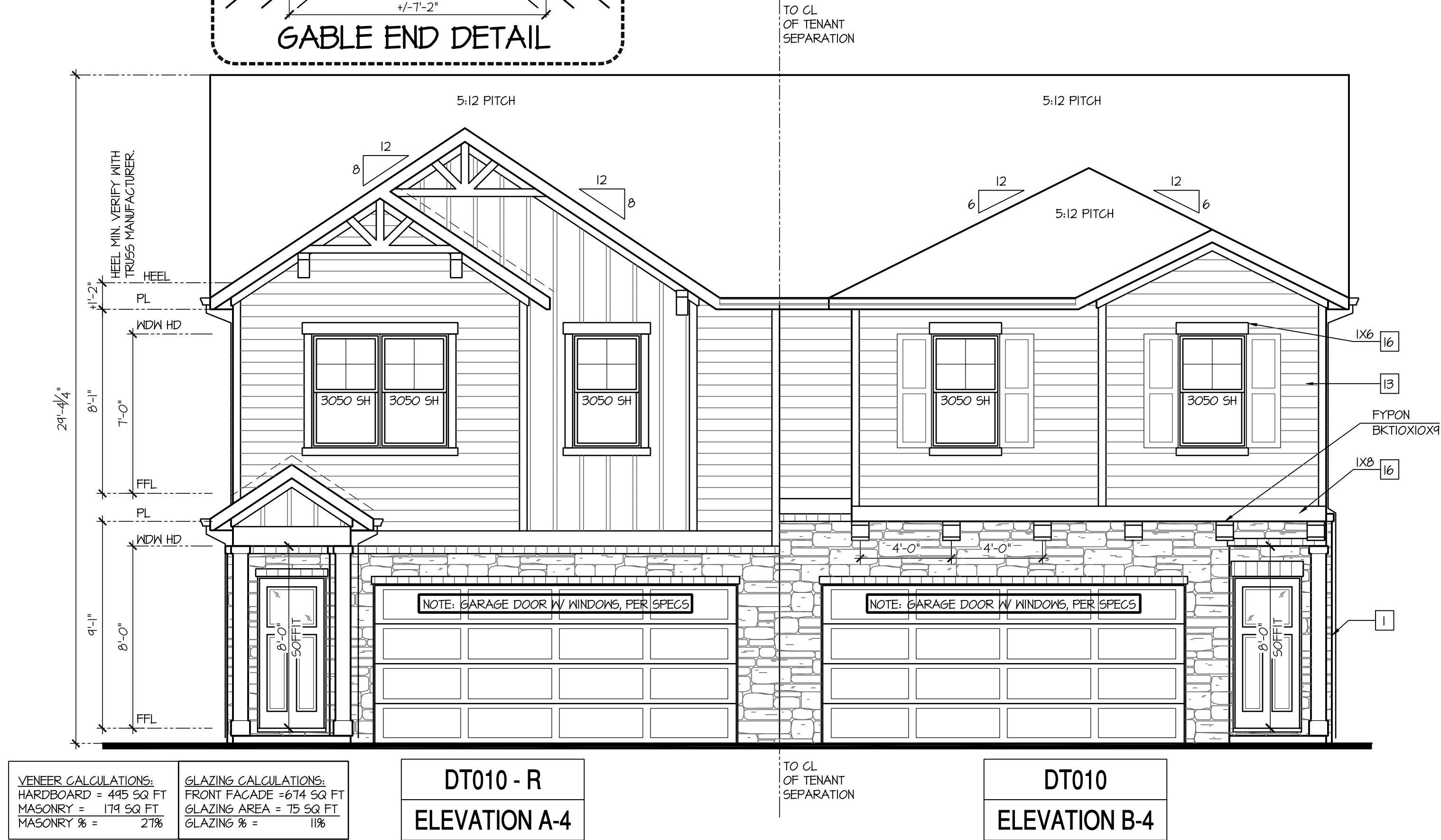
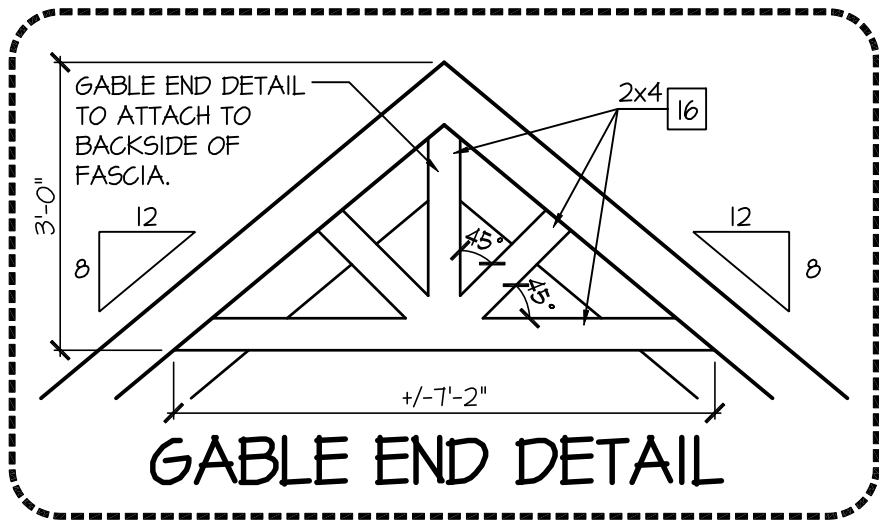
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ARCHITECTURE
ELEVATIONS

AE02

SHEET 22 OF 30

CITY FILE NO.: PUDD-22-0005



ELLSTON PARK FILING NO 1

UD DEVELOPMENT PLAN

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review
Approved

05/22/2024
12:06:53 PM

PROFESSIONAL SEAL:

PROJECT TITLE:

Duplex
Series
Denver, CO
Pike's Peak

NOT FOR CONSTRUCTION

CLIENTS NAME:

D-R HORTON
America's Builder

PROJECT NO: GMD-GA20010

SHEET TITLE:
DUPLEX
EXTERIOR
ELEVATIONS

PRINT DATE:
November 13, 2020

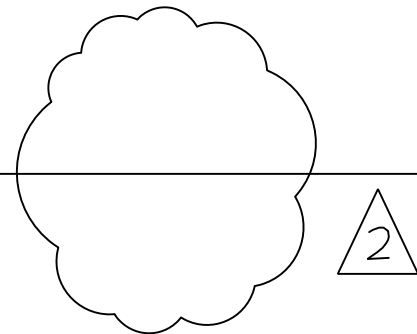
SHEET NO:
A2.9

NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
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- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R405.2.1.

KEY NOTES:

- MASONRY:
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 RANLOCK COURSE.
 - 6 DECORATIVE KEY. SEE DETAIL.
- TYPICALS:
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- SIDING:
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
 - 12 FIBER CEMENT SHAKE SIDING PER DEVELOPER
 - 13 W/ 5/4x4 CORNER TRIM BOARDS.
 - 14 FIBER CEMENT LAP SIDING PER DEVELOPER
 - 15 W/ 5/4x4 CORNER TRIM BOARDS.
 - 16 FIBER CEMENT NAVY SIDING PER DEVELOPER
 - 17 W/ 5/4x4 CORNER TRIM BOARDS.
 - 18 FIBER CEMENT PANEL SIDING W/ 1X3 BATTIS AT 12" O.C.
 - 19 (VINYL BOARD AND BATT SIDING)
 - 20 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
 - 21 FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



Left Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



Right Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

ELLSTON PARK FILING NO 1
UD DEVELOPMENT PLAN



PROFESSIONAL SEAL:

PROJECT TITLE:

Duplex
Series
Denver, CO
Pike's Peak

CLIENTS NAME:

D-R-HORTON
America's Builder

PROJECT NO: GMD-GA20010

SHEET TITLE:

DUPLEX
EXTERIOR
ELEVATIONS

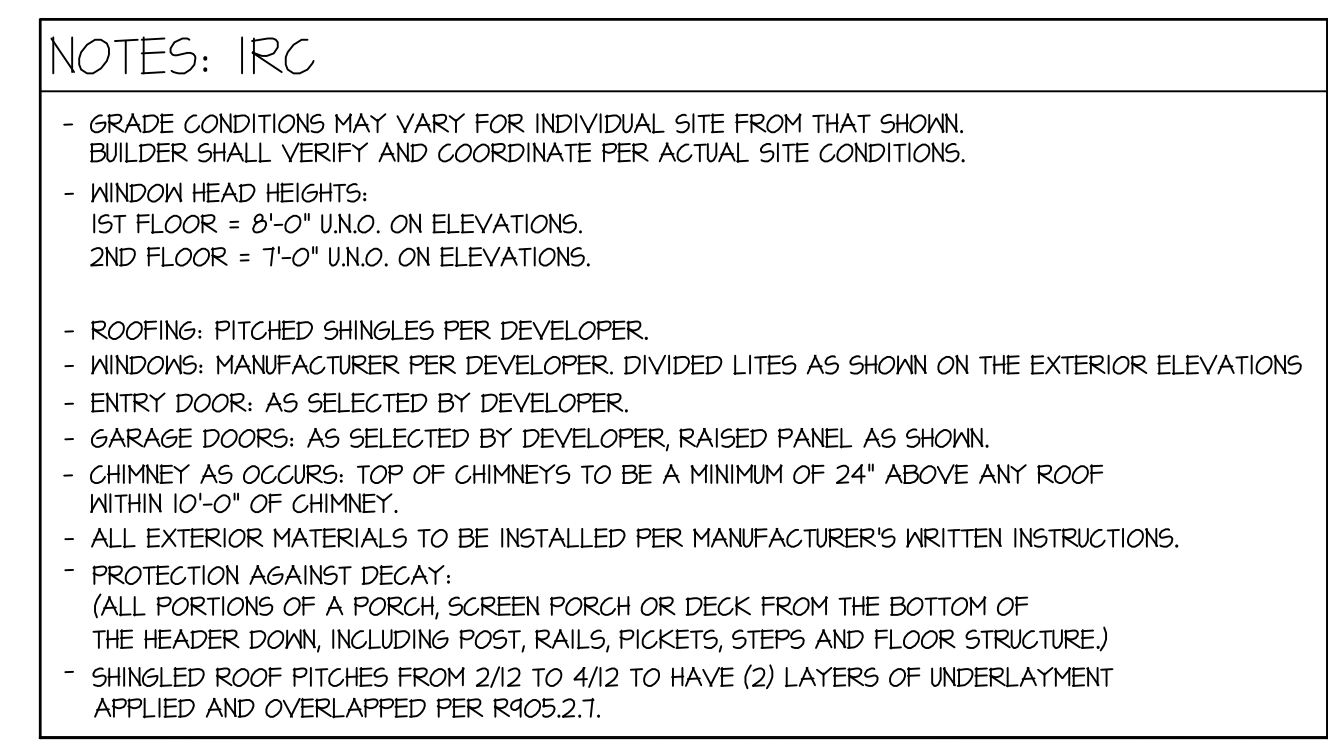
PRINT DATE:

November 13, 2020

SHEET NO:

A2.10

NOT FOR CONSTRUCTION



SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

-
- Architectural elevation drawing of a two-story house. The drawing is split into two sections: DT010 - R (Elevation C-4) on the left and DT010 (Elevation D-4) on the right. The house features a stone veneer ground floor and horizontal siding on the upper floor. The roof has a 5:12 pitch. The drawing includes various dimensions and notes, such as 'HEEL MIN. VERIFY WITH TRUSS MANUFACTURER.' and 'GABLE END DETAIL TO ATTACH TO BACKSIDE OF FASCIA.'.
- DT010 - R**
ELEVATION C-4
- DT010**
ELEVATION D-4
- VENUEER CALCULATIONS:
HARDBOARD = 575 SQ FT
MASONRY = 206 SQ FT
MASONRY % = 26%
- GLAZING CALCULATIONS:
FRONT FACADE = 781 SQ FT
GLAZING AREA = 90 SQ FT
GLAZING % = 12%

Front Elevation - Building Type (DTOLO + DTOLO) 'C-4'/'D-4' at Crawl Space

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



**Land Use Review
Approved**

05/22/2024
12:06:53 PM

PROFESSIONAL SEAL:

PROJECT TITLE:

Duplex Series

Denver, CO
Pike's Peak

NOT FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON®
America's Builder

PROJECT NO: GMD-GA20010

SHEET TITLE:

DUPLEX

EXTERIOR

ELEVATIONS 'C'

PRINT DATE:
November 13, 2020

SHEET NO:

A2.19

NOTES: IRC

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- WINDOW HEAD HEIGHTS:
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2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

- ROOFING: PITCHED SHINGLES PER DEVELOPER.

- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.

- ENTRY DOOR: AS SELECTED BY DEVELOPER.

- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.

- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

- PROTECTION AGAINST DECAY:
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

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KEY NOTES:

MASONRY:

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2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.

3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.

4 8" SOLDIER COURSE.

5 ROWLOCK COURSE

6 DECORATIVE KEY. SEE DETAIL.

TYPICALS:

7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.

8 CODE APPROVED TERMINATION CHIMNEY CAP.

9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.

10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12 FIBER CEMENT SHAKE SIDING PER DEVELOPER
W/ 5/4x4 CORNER TRIM BOARDS.

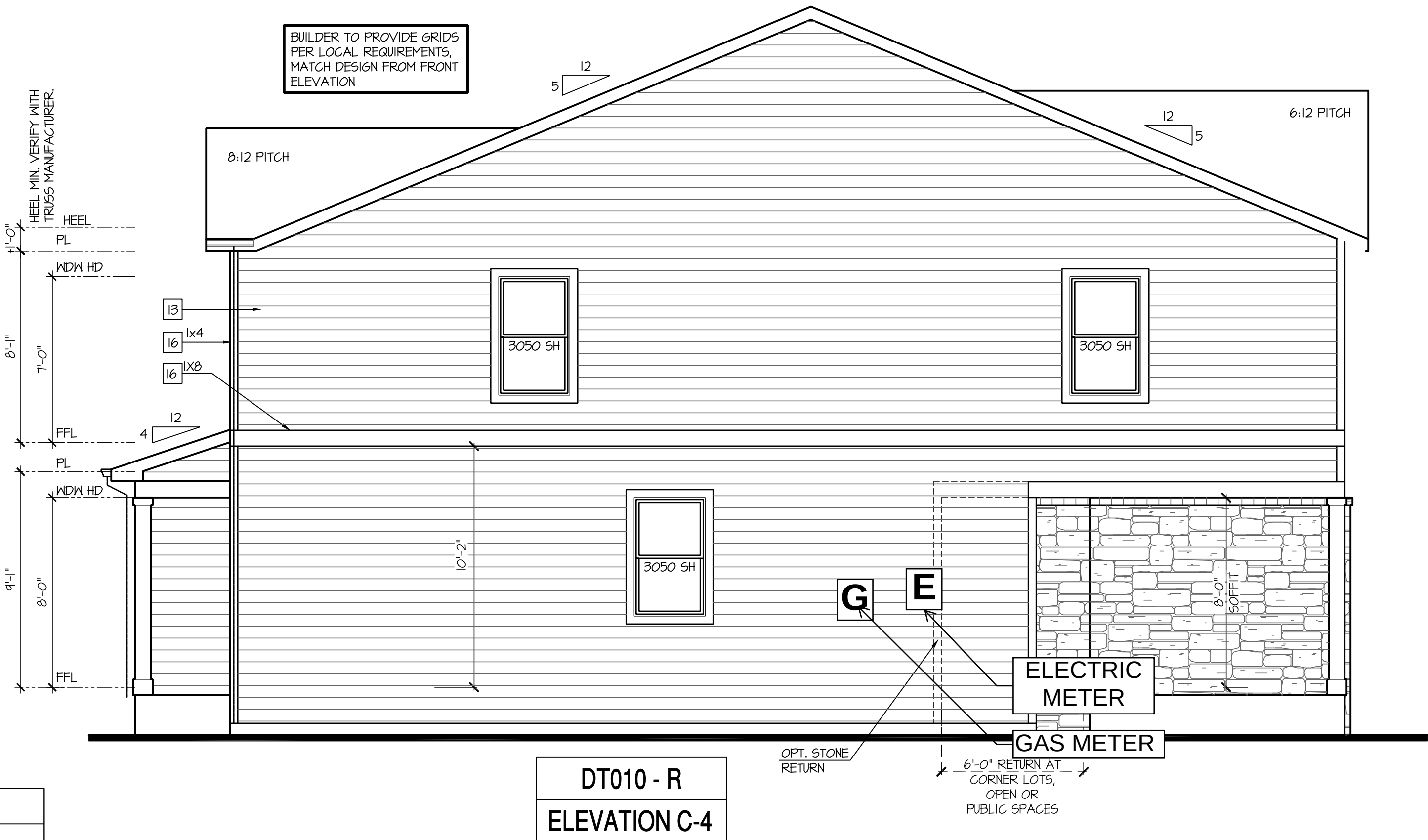
13 FIBER CEMENT LAP SIDING PER DEVELOPER
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15 FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C.
(VINYL BOARD AND BATT SIDING)

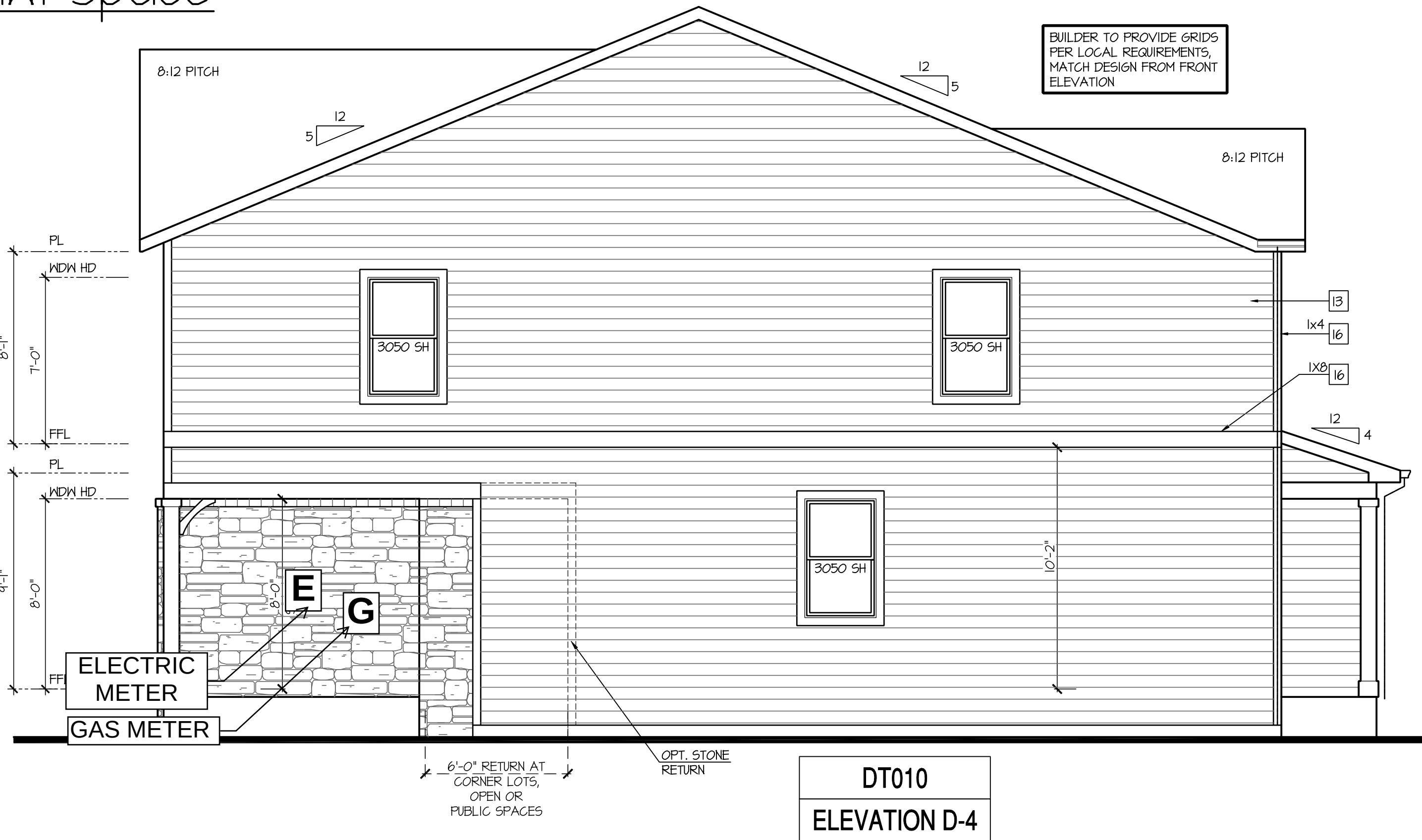
16 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



Left Elevation 'C-4' at Crawl Space

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Right Elevation 'D-4' at Crawl Space

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

ELLSTON PARK FILING NO 1
UD DEVELOPMENT PLAN

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review
Approved

05/22/2024
12:06:53 PM

PROFESSIONAL SEAL:

PROJECT TITLE:

Duplex Series
Denver, CO
Pike's Peak

NOT FOR CONSTRUCTION

CLIENTS NAME:

D-R HORTON
America's Builder

PROJECT NO: GMD-GA20010

SHEET TITLE:

DUPLEX
EXTERIOR
ELEVATIONS 'C'

PRINT DATE:

November 13, 2020

SHEET NO:

A2.20

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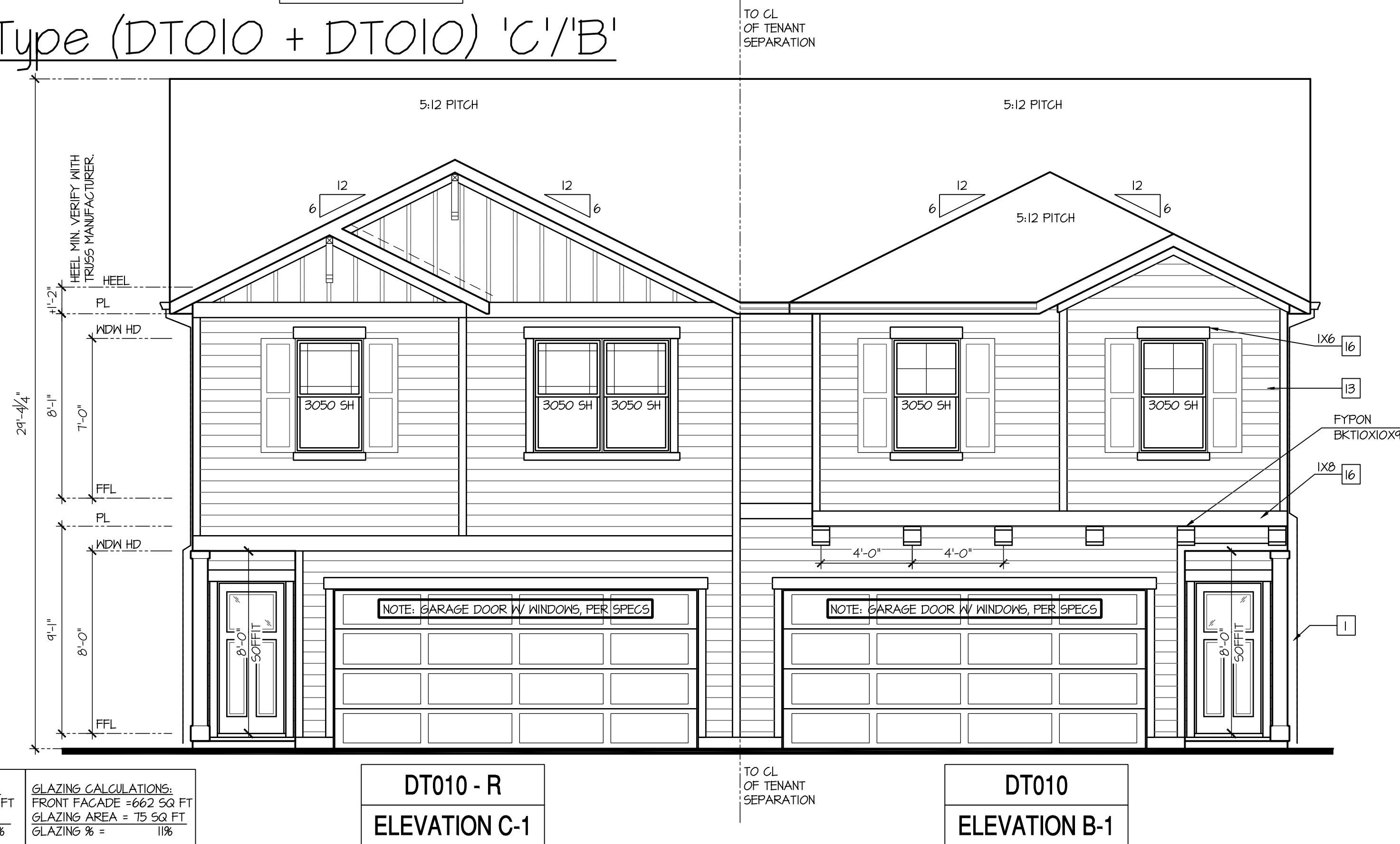
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Rear Elevation - Building Type (DT010 + DT010) 'C'/'B'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Front Elevation - Building Type (DT010 + DT010) 'C-1'/'B-1'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

ELLSTON PARK FILING NO 1
UD DEVELOPMENT PLAN



Land Use Review
Approved

05/22/2024
12:06:53 PM

PROFESSIONAL SEAL:

PROJECT TITLE:

Duplex
Series
Denver, CO
Pike's Peak

CLIENTS NAME:

D-R-HORTON
America's Builder

PROJECT NO: GMD-GA20010

SHEET TITLE:

DUPLEX
EXTERIOR
ELEVATIONS

PRINT DATE:

November 13, 2020

SHEET NO:

A2.29

NOT FOR CONSTRUCTION

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DT010 - R
ELEVATION C-1

Left Elevation 'C-1'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



DT010
ELEVATION B-1

Right Elevation 'B-1'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

ELLSTON PARK FILING NO 1
UD DEVELOPMENT PLAN



PROFESSIONAL SEAL:

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Denver, CO
Pike's Peak

CLIENTS NAME:

D-R-HORTON
America's Builder

PROJECT NO: GMD-GA20010

SHEET TITLE:

DUPLEX
EXTERIOR
ELEVATIONS

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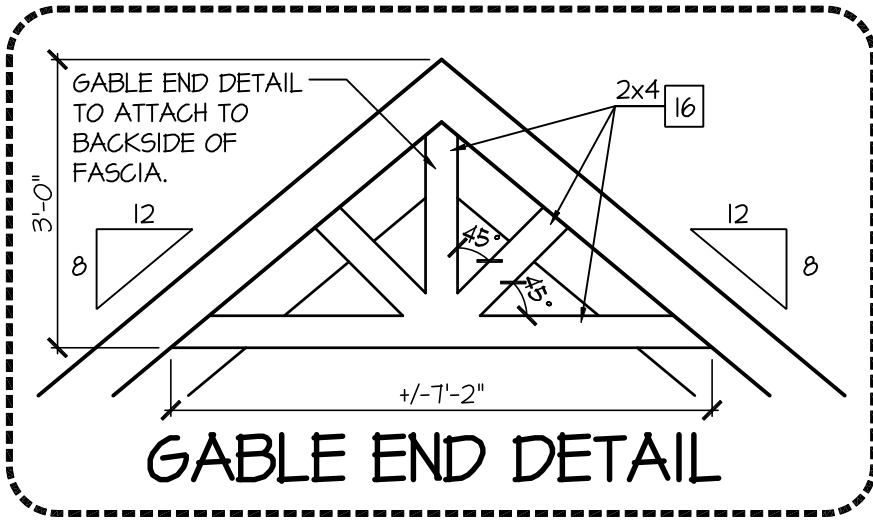
SHEET NO:

A2.30

NOT FOR CONSTRUCTION



- NOTES: IRC
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 - CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
 - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - PROTECTION AGAINST DECAY:
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
 - SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R405.2.1.

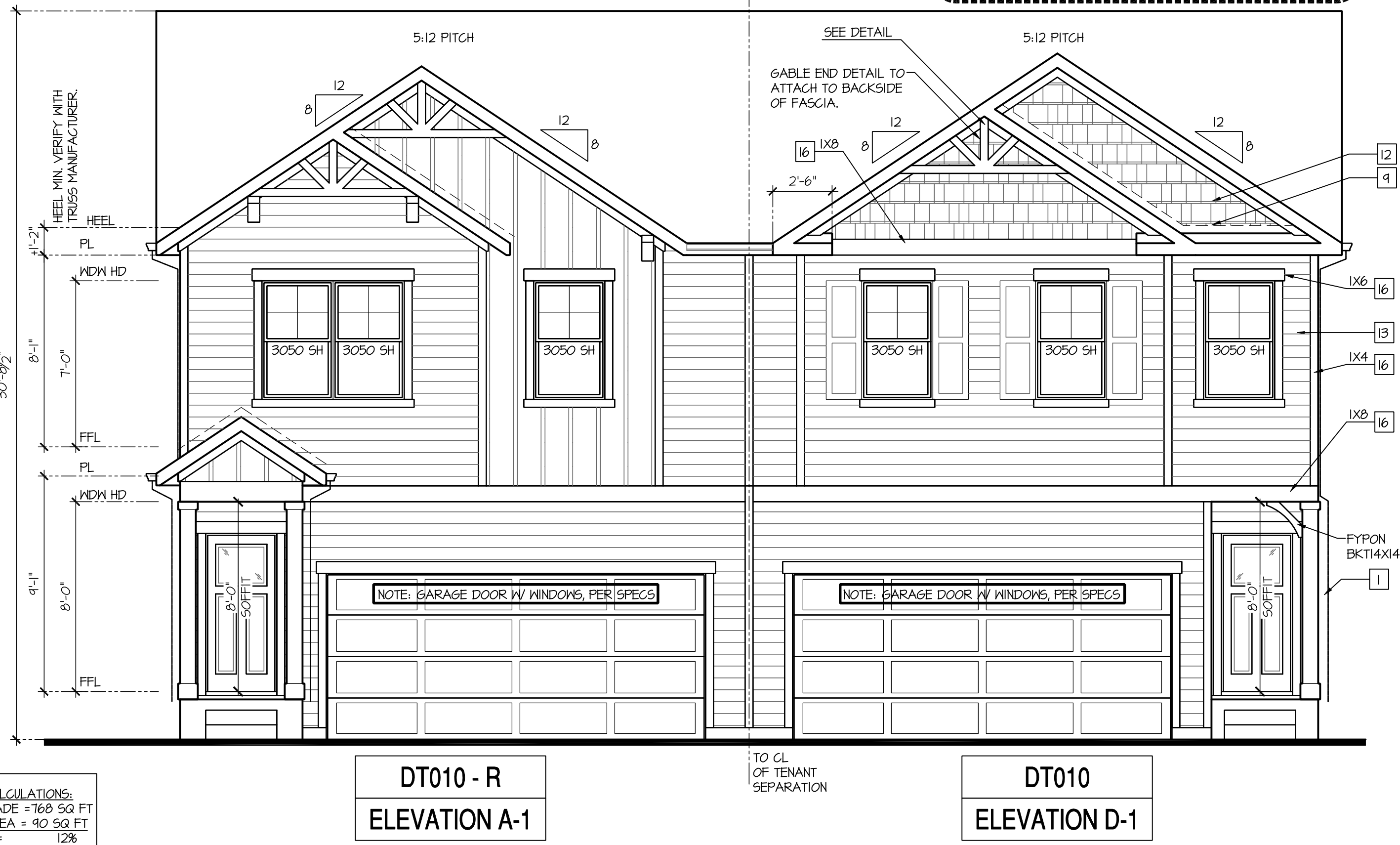


Rear Elevation - Building Type (DT010 + DT010) 'A'/'D' at Crawl Space

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

- KEY NOTES:
- MASONRY:
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE
 - 6 DECORATIVE KEY. SEE DETAIL.
- TYPICALS:
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- 12 FIBER CEMENT SHAKE SIDING PER DEVELOPER
 - 13 FIBER CEMENT LAP SIDING PER DEVELOPER
 - 14 FIBER CEMENT WAVY SIDING PER DEVELOPER
 - 15 FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
 - 16 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 17 FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

VENEER CALCULATIONS: HARDBOARD = 160 SQ FT MASONRY = 0 SQ FT MASONRY % = 0%	GLAZING CALCULATIONS: FRONT FACADE = 160 SQ FT GLAZING AREA = 40 SQ FT GLAZING % = 12%
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Front Elevation - Building Type (DT010 + DT010) 'A-1'/'D-1' at Crawl Space

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

ELLSTON PARK FILING NO 1

UD DEVELOPMENT PLAN

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review
Approved

05/22/2024
12:06:54 PM

PROFESSIONAL SEAL:

PROJECT TITLE:

Duplex
Series
Denver, CO
Pike's Peak

CLIENTS NAME:

D-R HORTON
America's Builder

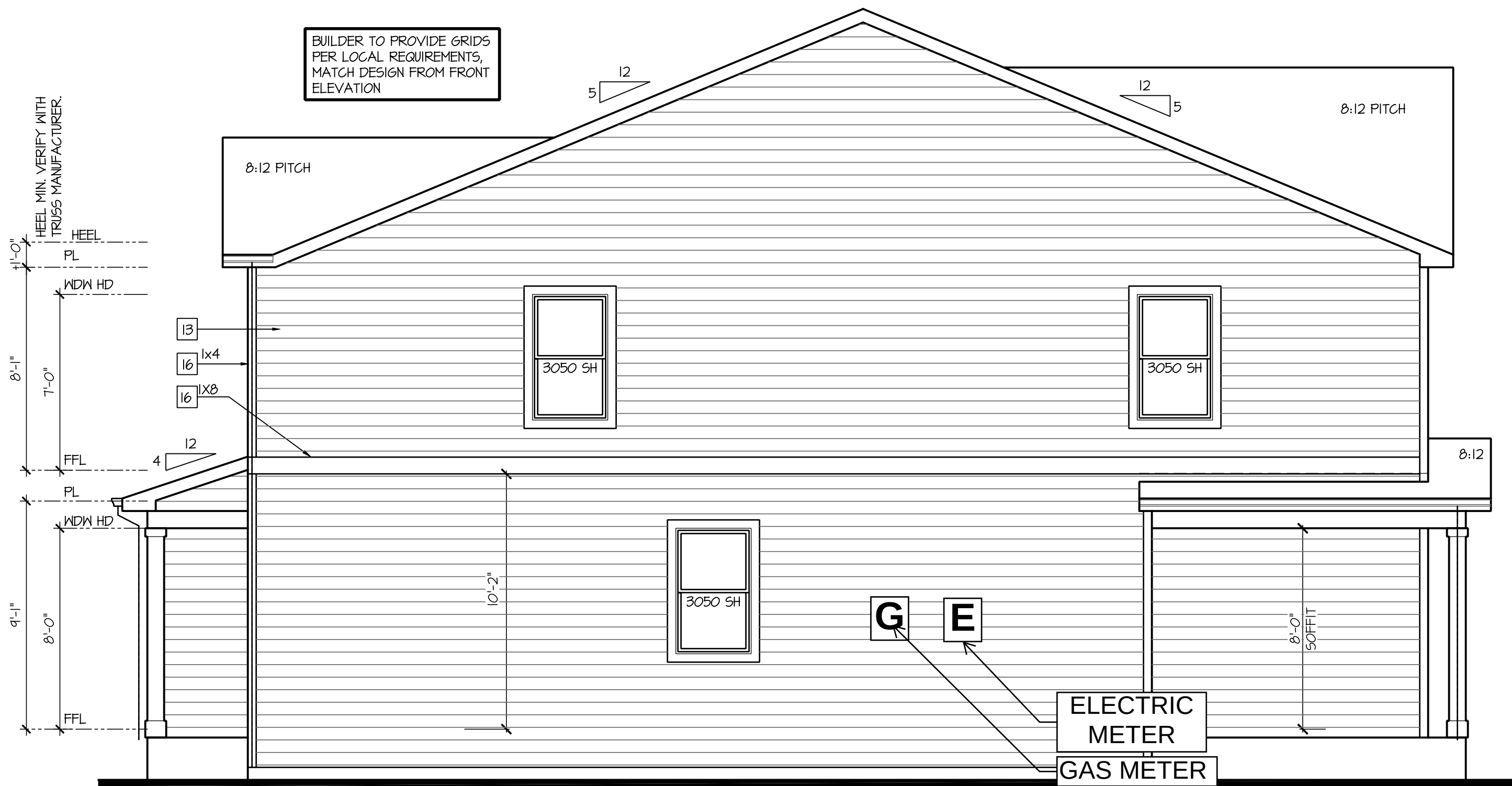
PROJECT NO: GMD-GA20010

SHEET TITLE:
DUPLEX
EXTERIOR
ELEVATIONS 'D'

PRINT DATE:
November 13, 2020

SHEET NO:
A2.39

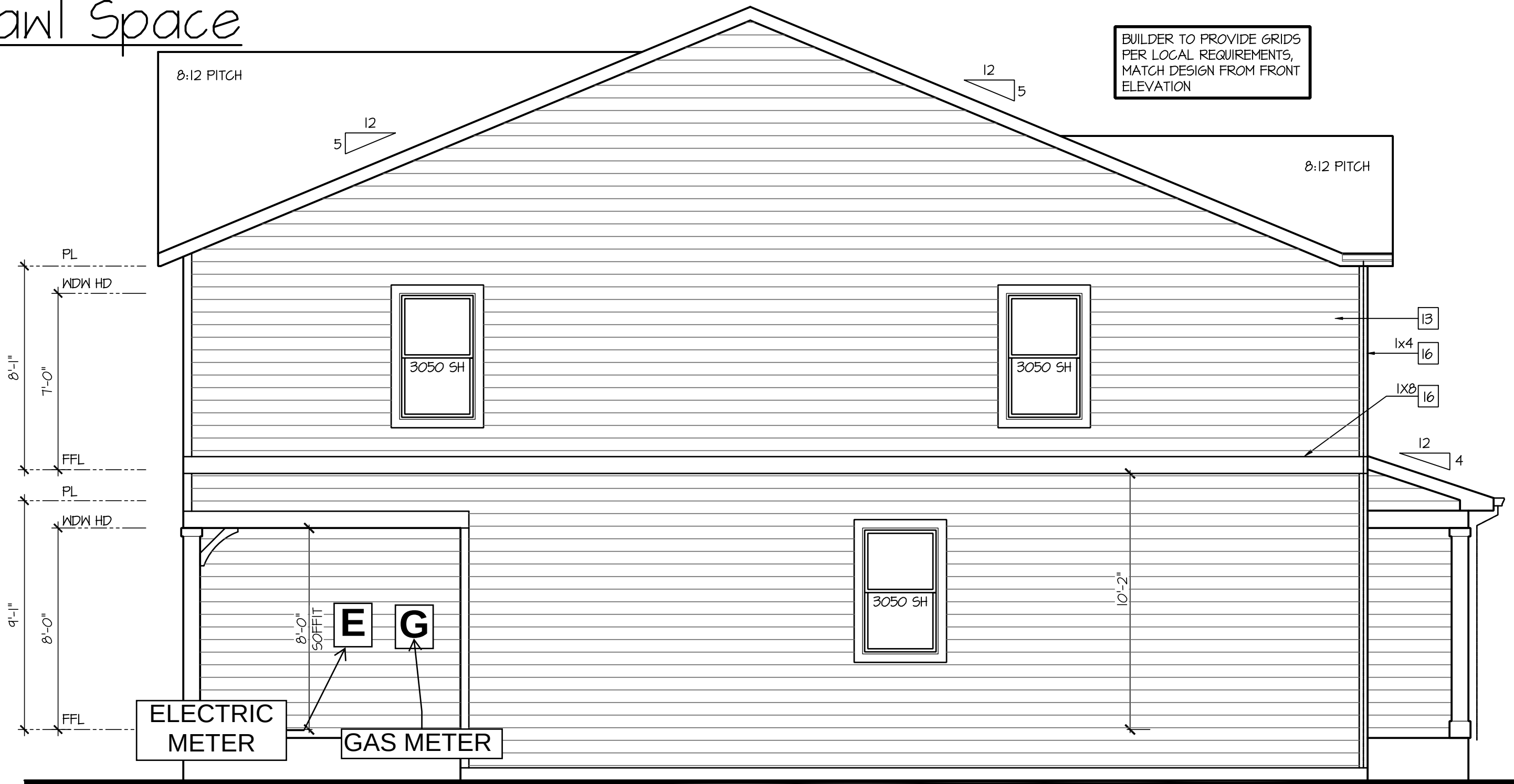
NOT FOR CONSTRUCTION



DT010 - R
ELEVATION A-1

Left Elevation 'A-1' at Crawl Space

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



DT010
ELEVATION D-1

Right Elevation 'D-1' at Crawl Space

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
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KEY NOTES:

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- SIDING:
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D-R HORTON
America's Builder

PROJECT NO: GMD-GA20010

SHEET TITLE:
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EXTERIOR
ELEVATIONS 'D'

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