

P:\Premier Homes\Villas at Claremont Ranch\Drawings\Planning\Develop\Villas at Claremont Ranch_PrelimPlan.dwg 10/15/2021 4:43:12 PM Jennifer Shagin

GENERAL PROVISIONS:

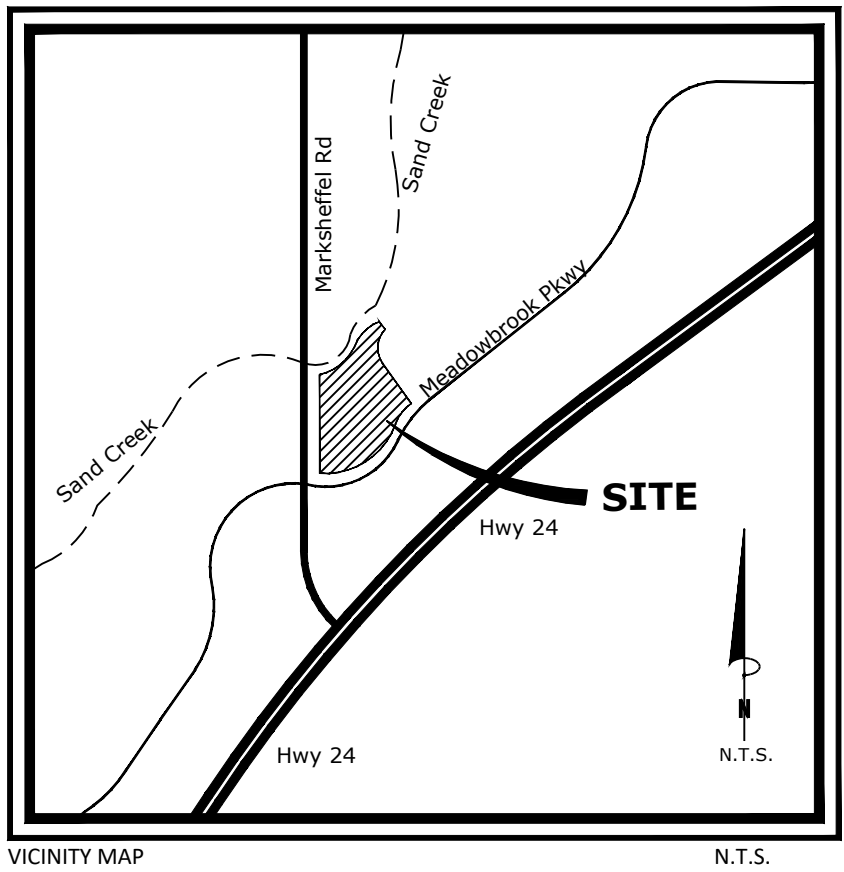
- A. **Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. **Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.
- C. **Adoption.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for The Villas at Claremont Ranch is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. **Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of The Villas at Claremont Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. **Enforcement.** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. **Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. **Maximum Level of Development.** The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. **Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to the Planning and Community Development Department, in order to assure maximum development limits are not exceeded.
- I. **Overall Project Standards.** The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

DEVELOPMENT STANDARDS:

- A. **Project Description:** The Villas at Claremont Ranch is a planned residential community on 10.17 acres of land located north of Meadowbrook Parkway and east of Marksheffel Road. The project is planned as single-family attached community accessed by alleys and fronting open space greenways.
- B.

Principal Uses	
Attached Single Family	A
Detached Single Family	A
Open Space, Parks, and Trails	A
Recreational Amenities	A
Utilities, Detention Pond	A

Accessory Uses	
0.08	A*
Group Home	A*
Home Occupation, Residential	A
Mother-in-law apartment	A
Personal Use Greenhouse	A
Residential Accessory Structures & uses	A
Solar Energy System	A
Legend	
A: Allowed Use	
S: Special Use	
T: Temporary Use	
<i>Uses not listed in this table are prohibited</i>	
<i>*Day Care & Group Homes may be an Allowed Use or a Special Use depending on the size as defined in Table 5-3 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.17 of the El Paso County Land Development Code OR as otherwise Amended</i>	
<i>**Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2 OR as otherwise Amended.</i>	
<i>***Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Amended.</i>	



LEGAL DESCRIPTION

TRACT A & G CLAREMONT RANCH FIL NO 7
TOTAL ACREAGE: 10.17

GENERAL NOTES

- See Final Landscape Plan for proposed buffering and screening from surrounding properties. A 5 Foot Noise Barrier wall will be installed along the west boundary of the site as recommended by LSC per their noise study completed on November 18, 2020. Based on the study, the noise barrier may be a berm, wall or combination of the two.
- The full spectrum detention basin, internal roads, sidewalks and common area landscape will be maintained by The Villas at Claremont Ranch Home Owners Association.
- The property is located on FIRM panel NO. 08041C0756G, Dated 12.07.2018, said property, as shown heron, is the subject of letter of map revision (LOMR), case No. 08-08-0630P with an effective date of September, 24, 2008. No part of the subject property lies within any designated floodplain as shown therein.
- ADA 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.
- An avigation easement is requested by the CSAAC at the time of final plat.
- Due to the proximity of the development in relation to the 65 DNL, the Airport Advisory Commission recommends the developer include sound mitigation construction techniques consistent with best practices for any residential use.
- Noise Disclosure: Upon accepting residency with the Villas at Claremont Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Villas at Claremont Ranch lies within an Airport Overlay Zone and is located less than 3 miles from Colorado Springs Municipal Airport and may at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1. "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities.
- The following utility providers will serve the Villas at Claremont PUD Plan Area:
Water: Cherokee Metro District
Wastewater: Cherokee Metro District
Gas: CSU
Electric: Mountain View Electric
- Minimum Lot sizes are per site data.
- Private roads as shown on this plan will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance. There shall be no direct lot access to Marksheffel Road.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS

A "Geology and Soils Study" for Villas at Claremont Ranch, El Paso County, Colorado was completed by Entech Engineering, Inc. on September 22, 2017 (Revised April 16, 2020)

Geologic Hazard Note:

The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Soil, Geology, and Geologic Hazard Study by Entech Engineering Inc. on September 22, 2017 (Revised April 16, 2020) in file PUDSP211 available at the El Paso County Planning and Community Development Department:

- Artificial Fill: Across the site
- Collapsible Soils: Potentially across the site
- Areas of Erosion: Across the site
- Potentially Seasonally High Groundwater:(Northwestern portion of the site)

Groundwater & Floodplain Areas:

The northern portion of the site is mapped within floodplain zones according to FEMA Map No. 08041C0756G, Figure 8 (Reference 7). The floodplain is along the East Fork of Sand Creek, and the proposed development will avoid this area.

Entech Engineering inc. concludes in their report that development of the site can be achieved if the items mentioned above are mitigated. These items can be mitigated through proper design and construction or through avoidance. Investigation on each lot is recommended prior to construction.

RODO INVESTMENTS LLC Name of Landowner
Landowner's Signature, notarized
Ownership Certification I/we _____ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.
Notarized signature
OR Name of Attorney and registration number

County Certification This PUD Development Plan & Preliminary Plan for Villas at Claremont Ranch request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code, as amended, this ____ day of ____ 20__ and is hereby approved.
Director, Planning & Community Development
Date

County Certification This rezoning request to PUD has been reviewed and found to be complete and in accordance with the _____ (Board resolution or motion #) _____ (date) approving the PUD and all applicable El Paso County regulations.
Chair, Board of County Commissioners
date
Director, Planning & Community Development Department
date

Clerk and Recorder Certification State of Colorado) ss. El Paso County)
I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20__ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.
El Paso County Clerk and Recorder

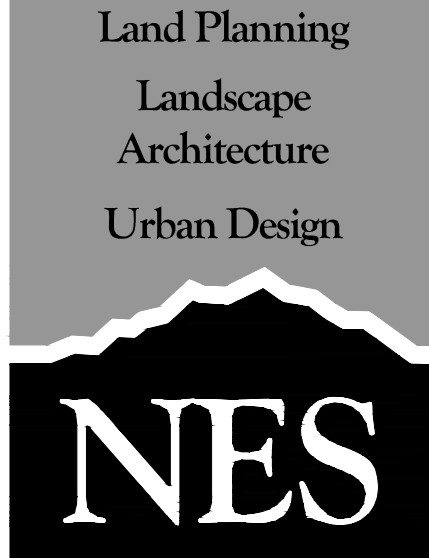
SITE DATA

Owner/Subdivider:	RODO Investments LLC 20 Boulder Crescent, Ste 200 Colorado Springs, CO 80903
Applicant/Preparer:	Cherokee Metropolitan District 6250 Palmer Park Blvd Colorado Springs, CO 80915
Land Planner:	Premier Homes 200 West City Center Drive, Suite 200 Pueblo, CO 81003
Civil Engineer:	NES Inc 619 N Cascade Avenue, Ste 200 Colorado Springs, CO 80903
Site Address:	Catamount Engineering 321 W. Henrietta Ave Suite 'A' PO Box 221 Woodland Park, CO 80866
Tax ID Number:	1250 Meadowbrook Pkwy Colorado Springs, CO 80951
Area:	5404303066, 5404303062
Current Zoning:	10.17 AC (443,005 SQ. FT.)
Proposed Zoning:	PUD CAD-O, APZ 2 Subzone
Current Land Use:	PUD CAD-O, APZ 2 Subzone
Proposed Land Use:	Vacant Attached Single Family
Number of Units:	83 (89,908 SQ. FT.)
Gross Density:	8.41 DU/AC
Minimum Lot Size:	1,396 SQ. FT.
Open Space Area & Detention:	5.668 AC (Tracts, B,C,D & E)
Total Lot Area:	10.17 AC (443,005 SQ. FT.)
Lots:	83 Lots (109,185 SQ. FT.)
Tracts:	A*,B, C, D, E (195,278 SQ. FT.) *Tract A Street & Parking (73,181 SQ. FT.)
Building Setbacks:	
West (Marksheffel Rd):	70'
South (Meadowbrook Pkwy):	20'
East:	30'
North:	20'
Landscape Setbacks & Buffers:	
West (Marksheffel Rd) (Buffer):	15'
South (Meadowbrook Pkwy):	20'
East (Buffer):	15'
North (Buffer):	15'
Open Space Required =	(10% of 442,943 SF) = 44,294 SF
Open Space Provided =	195,538 SF (44%)

25% min. usable open space required (25% of 44,294 SF)= 11,074 SF
usable open space provided (Tract B, C, D, E (Excluding Detention) = 162,909 SF (83%)

SITE PARKING CALCULATIONS

Required: 83 Attached Single Family (3-bedroom) - 2 spaces per dwelling unit = 166 spaces Plus 1 space per 3 dwelling units for guests (rounded) = 28 spaces Total Required = 194 spaces
Provided: 2 garage parking spaces per unit = 166 spaces 2 driveway parking spaces on all lots = 166 spaces (20' Driveway Provided) on-street parking spaces = 50 surface spaces (incl. 2 ADA) Total Provided = 382 spaces



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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THE VILLAS
AT
CLAREMONT
RANCH
PUD & PRELIMINARY PLAN

DATE: 12.23.2020
PROJECT MGR: A. Barlow
PREPARED BY: J. SHAGIN

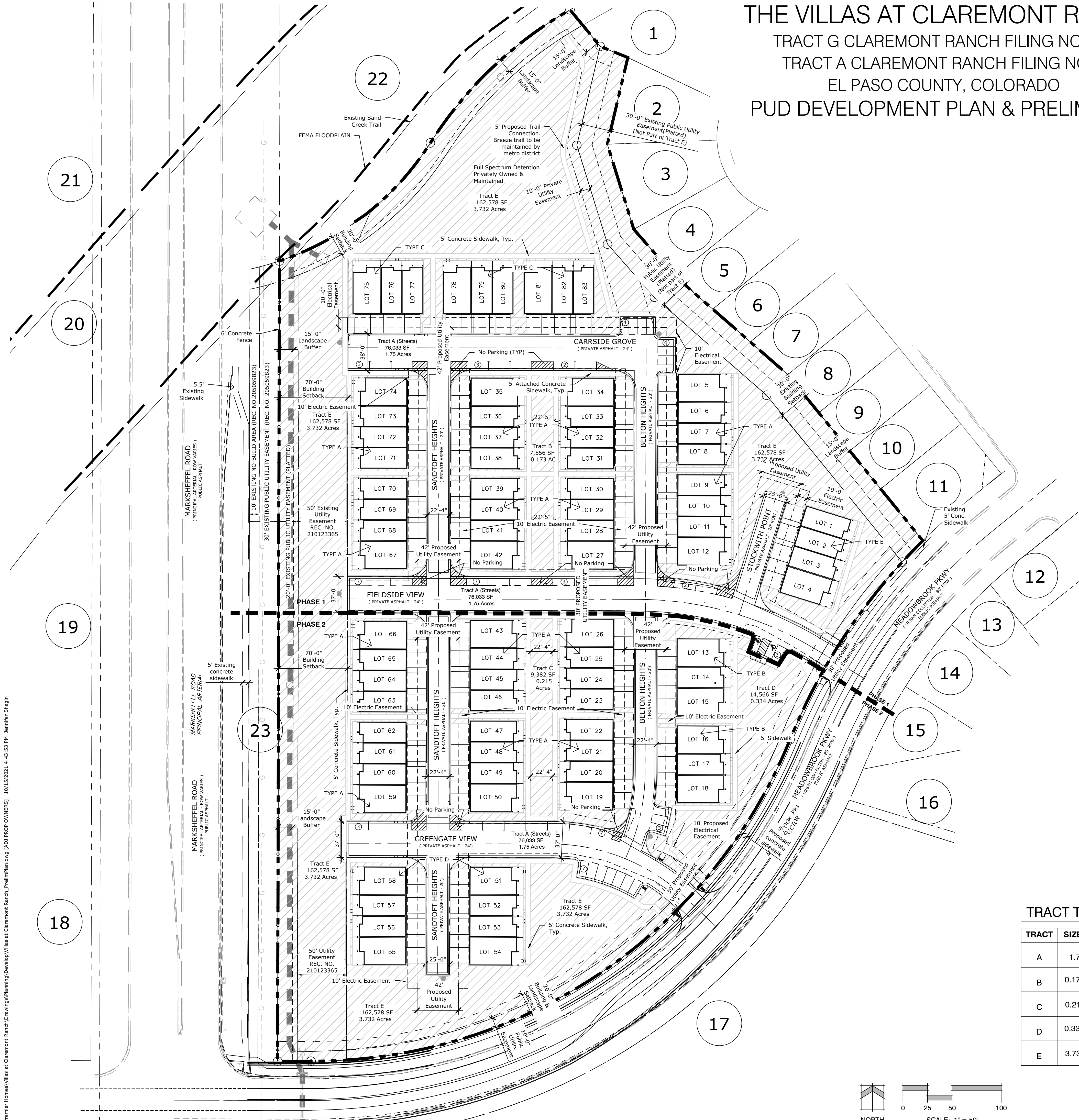
Cover Sheet

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1 OF 13

SHEET INDEX

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Sheet 6 of 13:	Landscape Details & Notes
Sheet 7 of 13:	Final Landscape Plan
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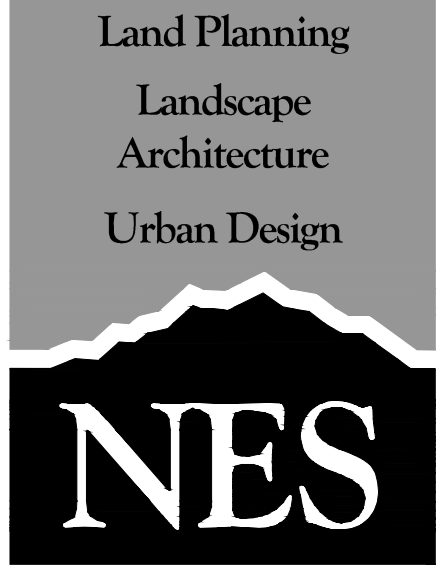
THE VILLAS AT CLAREMONT RANCH
TRACT G CLAREMONT RANCH FILING NO. 7 &
TRACT A CLAREMONT RANCH FILING NO. 7
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



	Name	Mailing Address	City, State, Zip
1	CHEROKEE METROPOLITAN DISTRICT	6250 PALMER PARK BLVD	COLORADO SPRINGS CO, 80915
2	MARTWICK THOMAS L	1989 DEWHIRST DR	COLORADO SPRINGS CO, 80951
3	STEVE & MICHELLE MADRID	1997 DEWHIRST DR	COLORADO SPRINGS CO, 80951
4	NGO HUU VAN & HUYNH DUNG PHUONG	8157 MISTY MOON DR	COLORADO SPRINGS CO, 80924
5	MICHAEL HOOVER	2013 DEWHIRST DR	COLORADO SPRINGS CO, 80951
6	GEORGE B MENDENHALL	348 FOX LN	LOUISVILLE CO, 80027
7	DANIEL L & JENNIFER F WILLIAMS	2029 DEWHIRST DR	COLORADO SPRINGS CO, 80951
8	STEPHEN B LOWDEN	2037 DEWHIRST DR	COLORADO SPRINGS CO, 80951
9	CHAD EVERETT & MELODY SPRING COMPTON	2045 DEWHIRST DR	COLORADO SPRINGS CO, 80951
10	CHRISTOPHER E & SHANNON E REICH	2053 DEWHIRST DR	COLORADO SPRINGS CO, 80951
11	KEVIN REMSEN	21494 E WANDERLUST PL	PARKER CO, 80138
12	JENNIFER LYNN REED	2109 DEWHIRST DR	COLORADO SPRINGS CO, 80951
13	ALEJANDRO G MEDRANO & TREICI E GAYTAN-TISCARENO	7988 PARSONAGE LN	COLORADO SPRINGS CO, 80951
14	SCOTT J JR. & LINDSAY HOLLISTER	10669 GLENDOVER LN	SAN DIEGO CA, 92126
15	AGUILAR MAYRA ALEJANDRA CASTILLO	7976 PARSONAGE LN	COLORADO SPRINGS CO, 80951
16	NGUYEN DEP VAN	7970 PARSONAGE LN	COLORADO SPRINGS CO, 80951
17	VENTIMIGLIA DOROTHY B TRUST	PO BOX 618	LARKSPUR CO, 80118
18	MALLERY LLC	7575 PINERY CIR	COLORADO SPRINGS CO, 80908
19	LAND FIRST INC, C/O RONALD WALDTHAUSEN	1378 PROMONTORY BLUFF VW	COLORADO SPRINGS CO, 80921
20	RK FAMILY INVESTMENTS LLC	4560 W 33RD AVE	DENVER CO, 80212
21	RICHFAMFIVE LLP	1825 LAWRENCE ST STE 112	DENVER CO, 80202
22	EL PASO COUNTY	200 S CASCADE AVE STE 150	COLORADO SPRINGS CO, 80903
23	District	455 E PIKES PEAK AVE STE 100	COLORADO SPRINGS, CO 80903

TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	1.75 AC	PRIVATE STREETS, PARKING, PUBLIC UTILITY & DRAINAGE EASEMENTS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
B	0.173 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
C	0.215 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
D	0.334 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
E	3.732 AC	OPEN SPACE, DETENTION & EASEMENTS AS SHOWN.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association



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Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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THE VILLAS AT
CLAREMONT RANCH
PUD & PRELIMINARY PLAN

DATE: 12.23.2020
PROJECT MGR: A. Barlow
PREPARED BY: J. SHAGIN

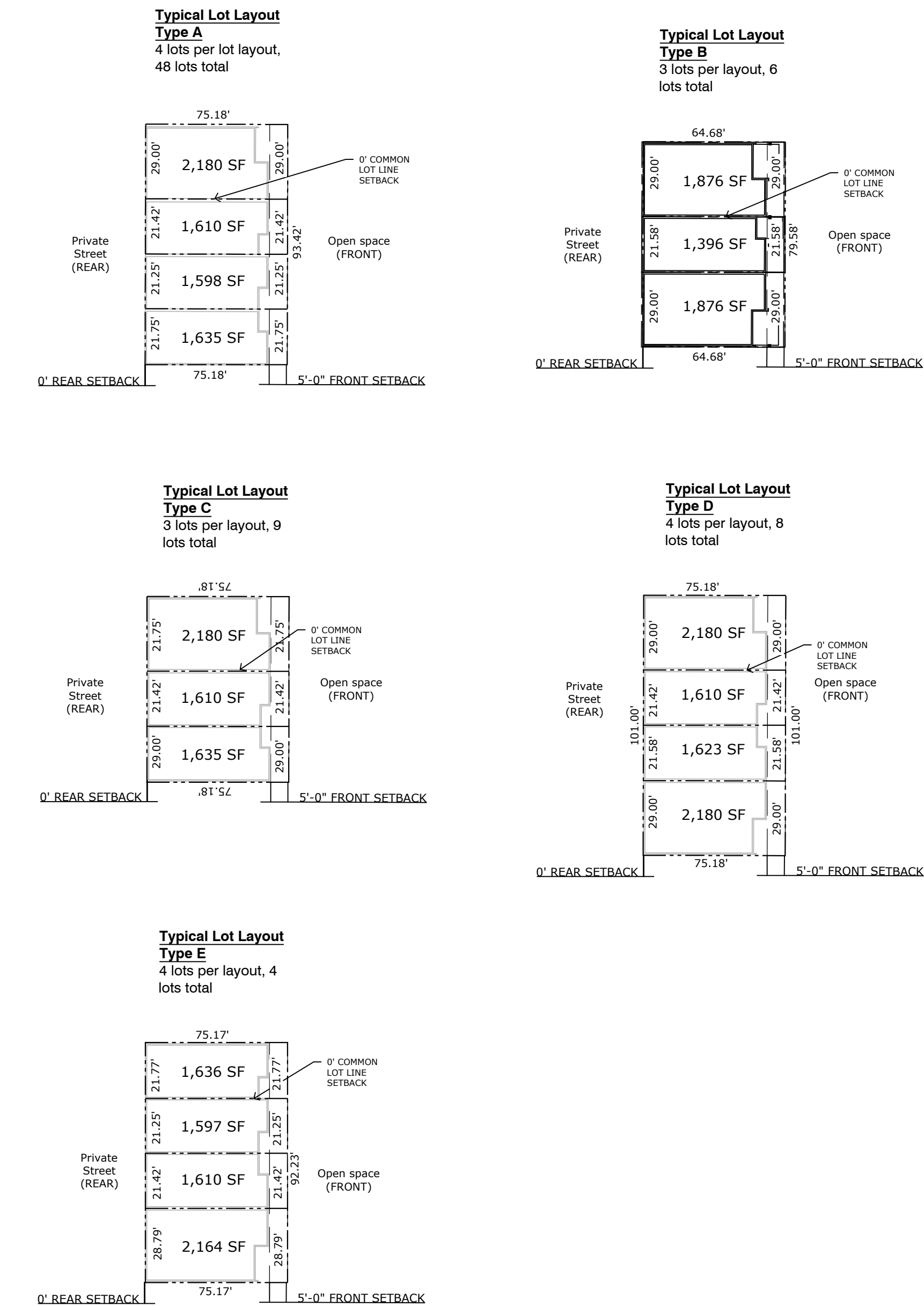
DATE: 9/17/21 BY: JS DESCRIPTION: County Comments

Tracts & Adjacent
Property Owners Exhibit

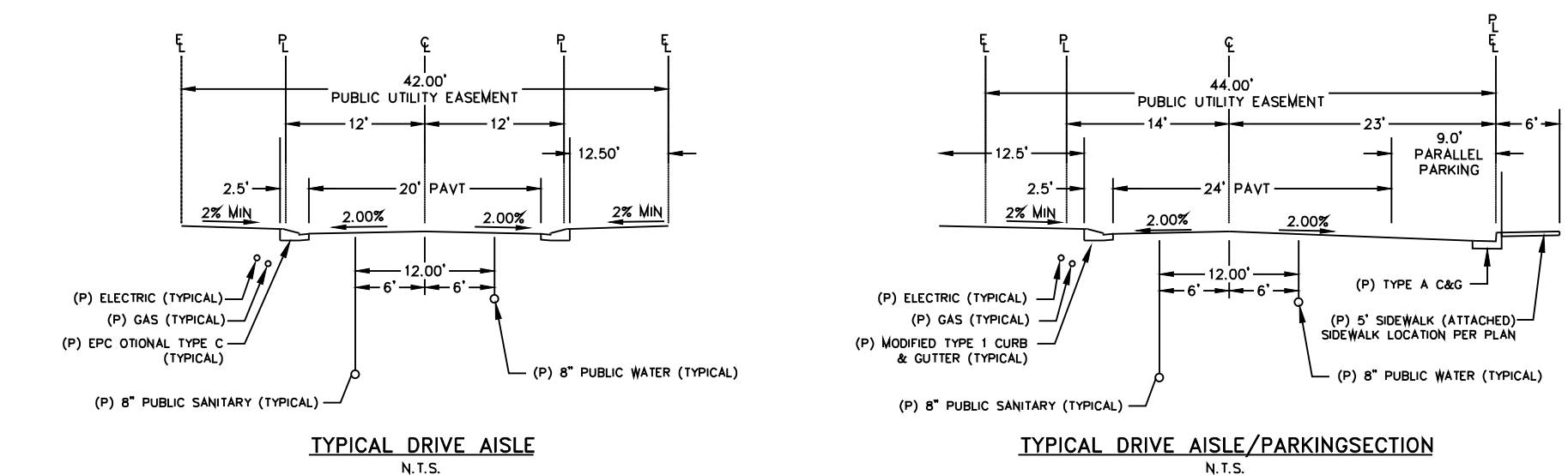
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THE VILLAS AT CLAREMONT RANCH
TRACT G CLAREMONT RANCH FILING NO. 7 &
TRACT A CLAREMONT RANCH FILING NO. 7
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

LOT TYPICALS & DIMENSIONS



ROAD CROSS SECTIONS - PER DEVIATION REQUEST



N.T.S.



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Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

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THE VILLAS
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PUD & PRELIMINARY PLAN

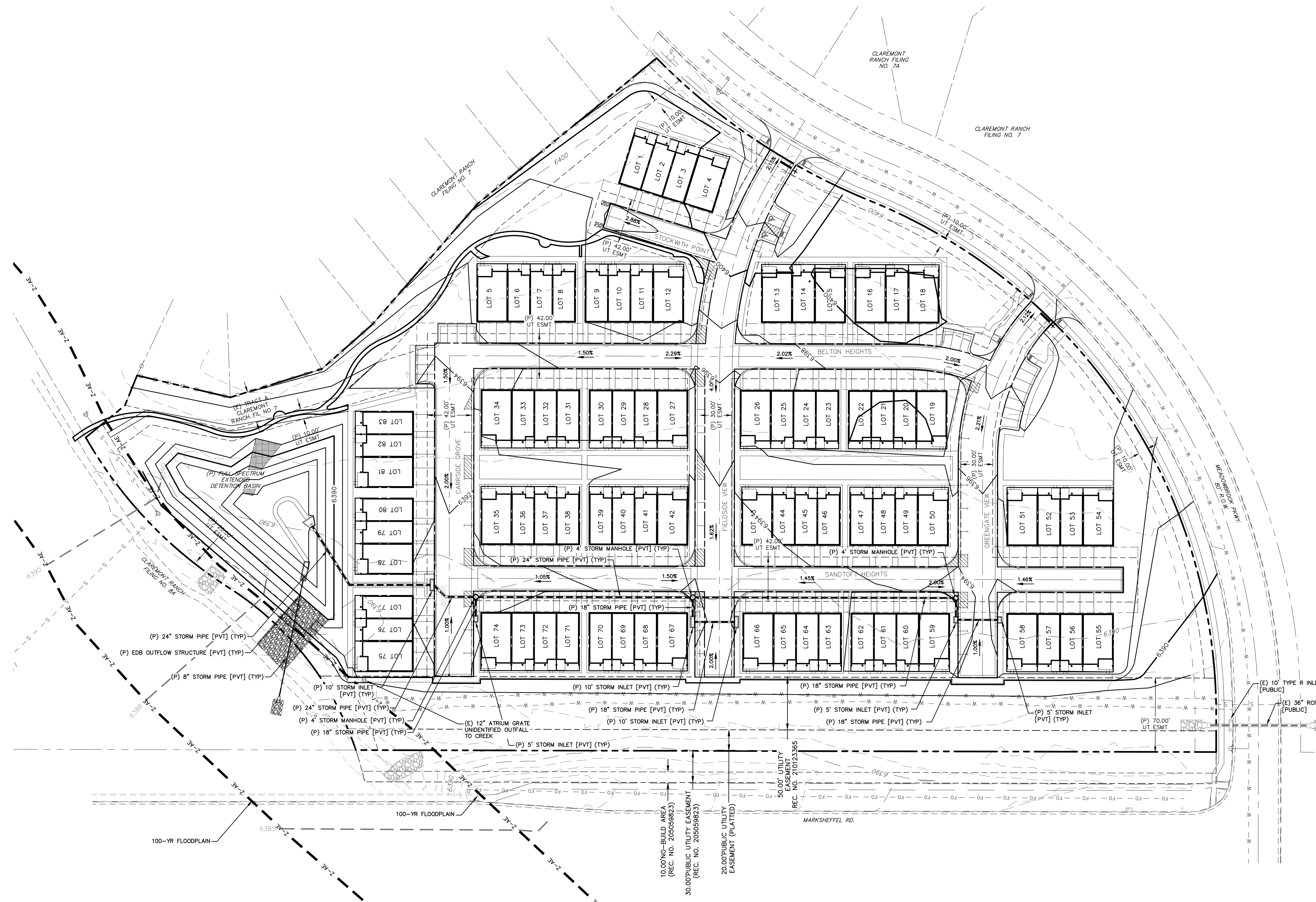
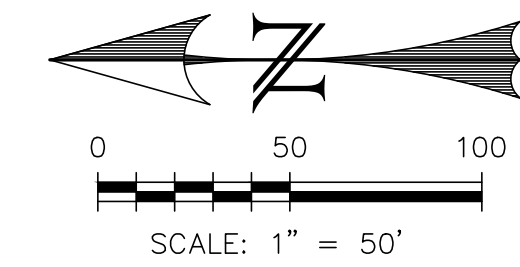
DATE:	12.23.2020
PROJECT MGR:	A. Barlow
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DATE:	BY:	DESCRIPTION:
9/17/21	JS	County Comments

Preliminary Plan

3

3 OF 13



LEGEND

- EXISTING
- PROPOSED
- PUBLIC
- PRIVATE
- FUTURE
- EXISTING ASPHALT
- CURB AND GUTTER
- EASEMENT
- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT
- SETBACK
- (E) CONTOUR, INDEX
- (E) CONTOUR
- (E) STORM SEWER, INLET, MH
- (P) CONTOUR, INDEX
- (P) CONTOUR
- (P) STORM SEWER, INLET, MH
- CURB TYPE CALL-OUT

- (E)
- (P)
- [PUB]
- [PVT]
- (F)
- ~A~
- C&G
- ESMT

TYPE 1

REV.	DESCRIPTION	DATE



PREPARED FOR:
JIM MORLEY
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903

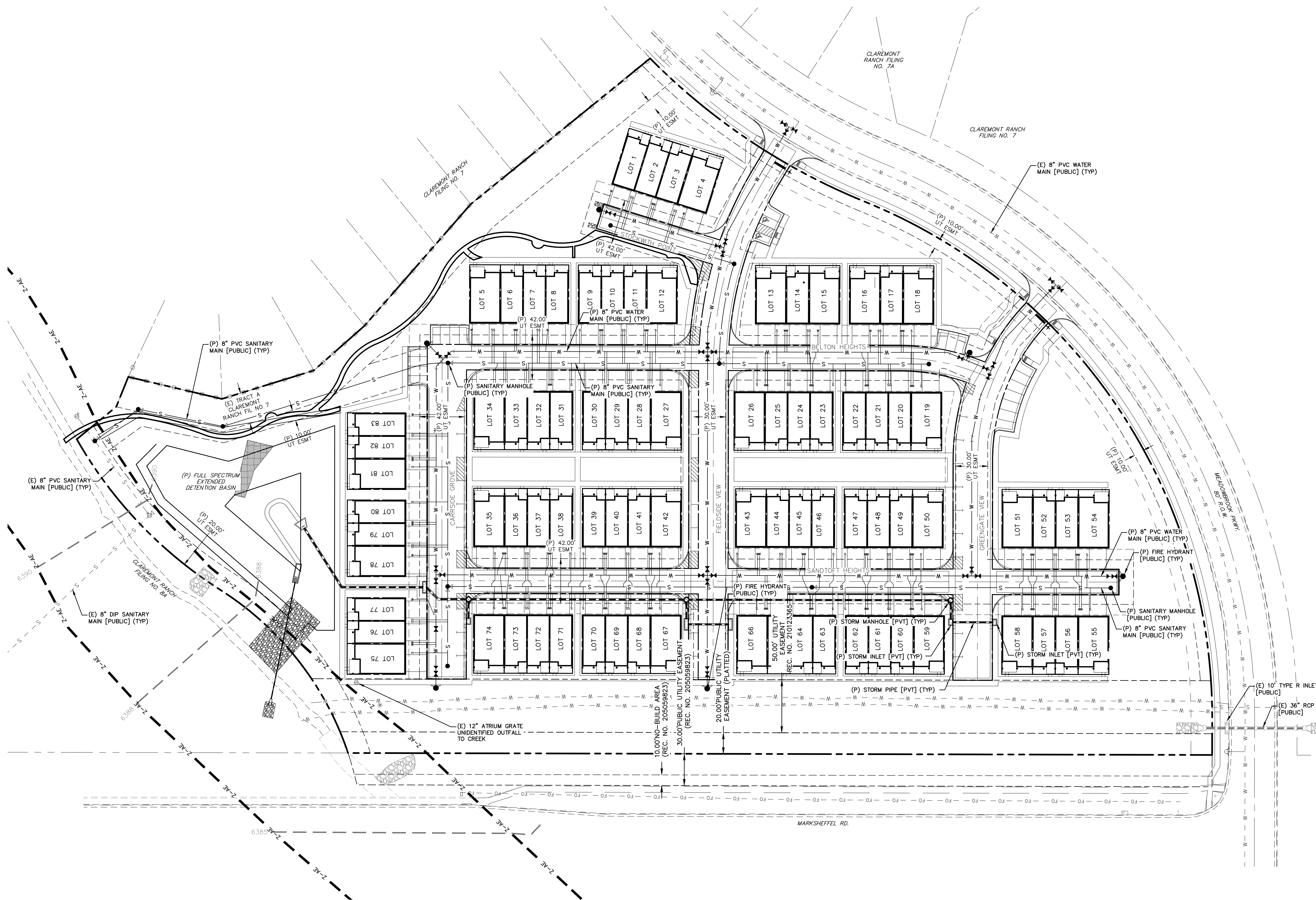
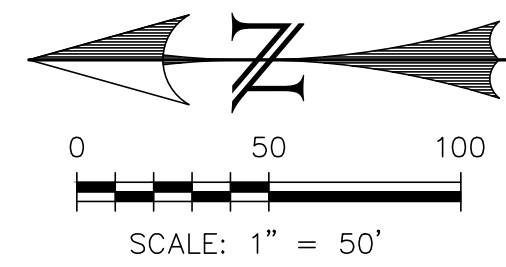


THE VILLAS AT CLAREMONT RANCH
PRELIMINARY GRADING PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: N/A	DATE: 11/17/20
JOB NUMBER: 16-102	SHEET: 4 OF 13

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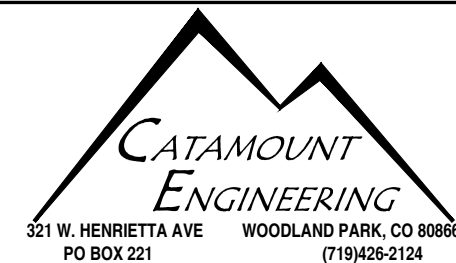
LEGEND

EXISTING	(E)
PROPOSED	(P)
PUBLIC	[PUB]
PRIVATE	[PVT]
FUTURE	(F)
EXISTING ASPHALT	~A~
CURB AND GUTTER	C&G
EASEMENT	ESMT
FIRE HYDRANT	FH
MANHOLE	MH
PROTECT-IN-PLACE	[PIP]
SANITARY	SAN
SEWER	SWR
STORM	STM
WATER	WTR
BOUNDARY	
RIGHT-OF-WAY	
LOT LINE	
EASEMENT	
SETBACK	
(E) SANITARY MAIN, MH	—S—
(E) WATER MAIN, BOV, VALVE, FH	—W—
(E) UG ELECTRIC	—E—
(E) UG TELEPHONE	—T—
(P) SANITARY MAIN, MH	—S—
(P) SANITARY SEWER SERVICE	—S—
(E) STORM SEWER, INLET, MH	—S—
(P) STORM SEWER, INLET, MH	—S—
(P) WATER MAIN, BOV, VALVE, FH	—W—
(P) WATER SERVICE	—W—

REV.	DESCRIPTION	DATE



PREPARED FOR:
JIM MORLEY
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903



THE VILLAS AT CLAREMONT RANCH
PRELIMINARY UTILITY PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: N/A	DATE: 11/17/20
JOB NUMBER	SHEET
16-102	5 OF 13

SCHEMATIC LANDSCAPE DIAGRAM
CLAREMONT RANCH

Climate Zone

(Figure 4 of Landscape Policy Manual)

Foothills Foothills & Plains

Plant Communities

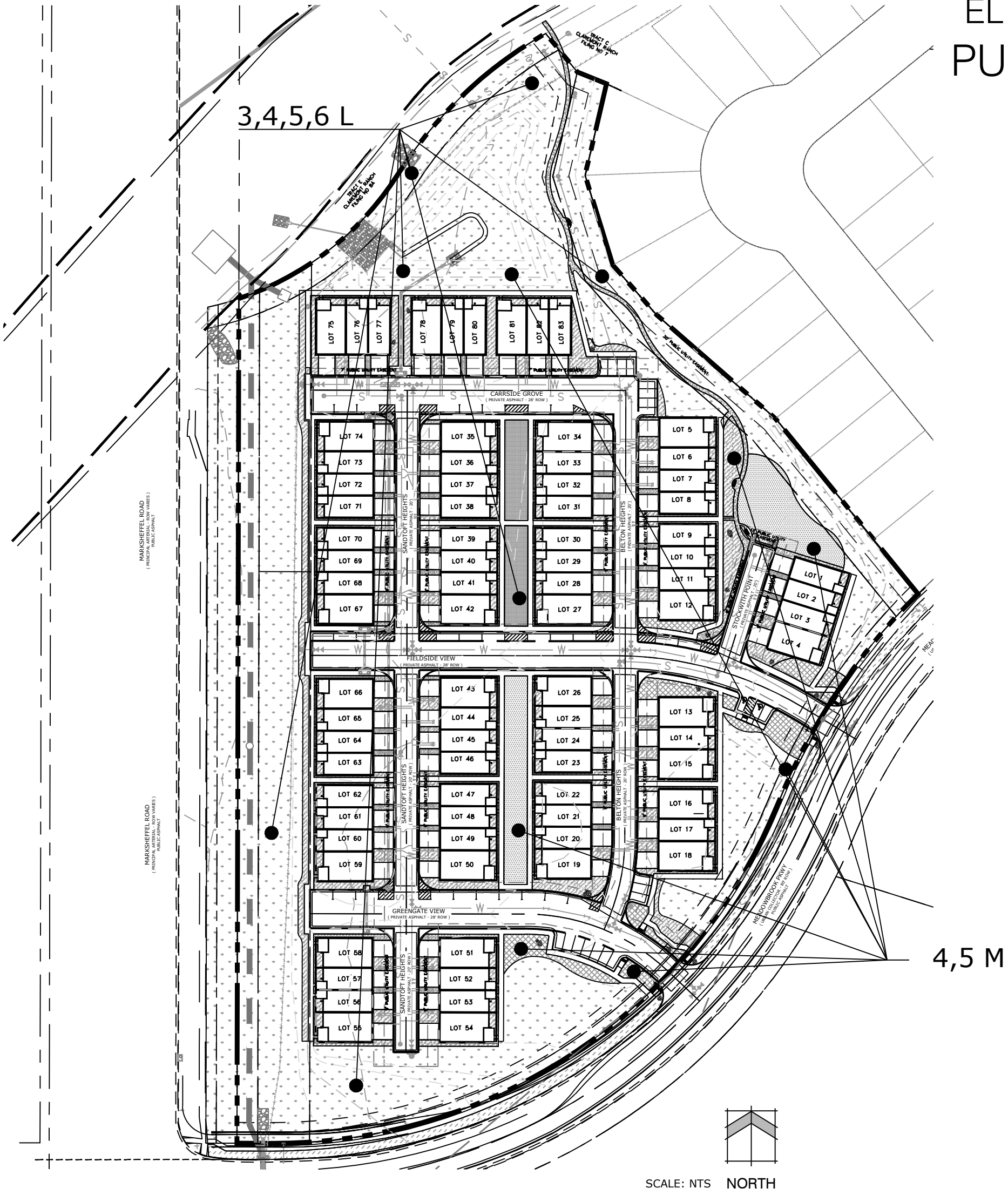
(Labeled by numbers on diagram)

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

(Labeled by letters on diagram)

V = Very Low (0" to 7" / year)
L = Low (7" to 15" / year)
M = Moderate (15" to 25" / year)
H = High (more than 25" / year)



LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

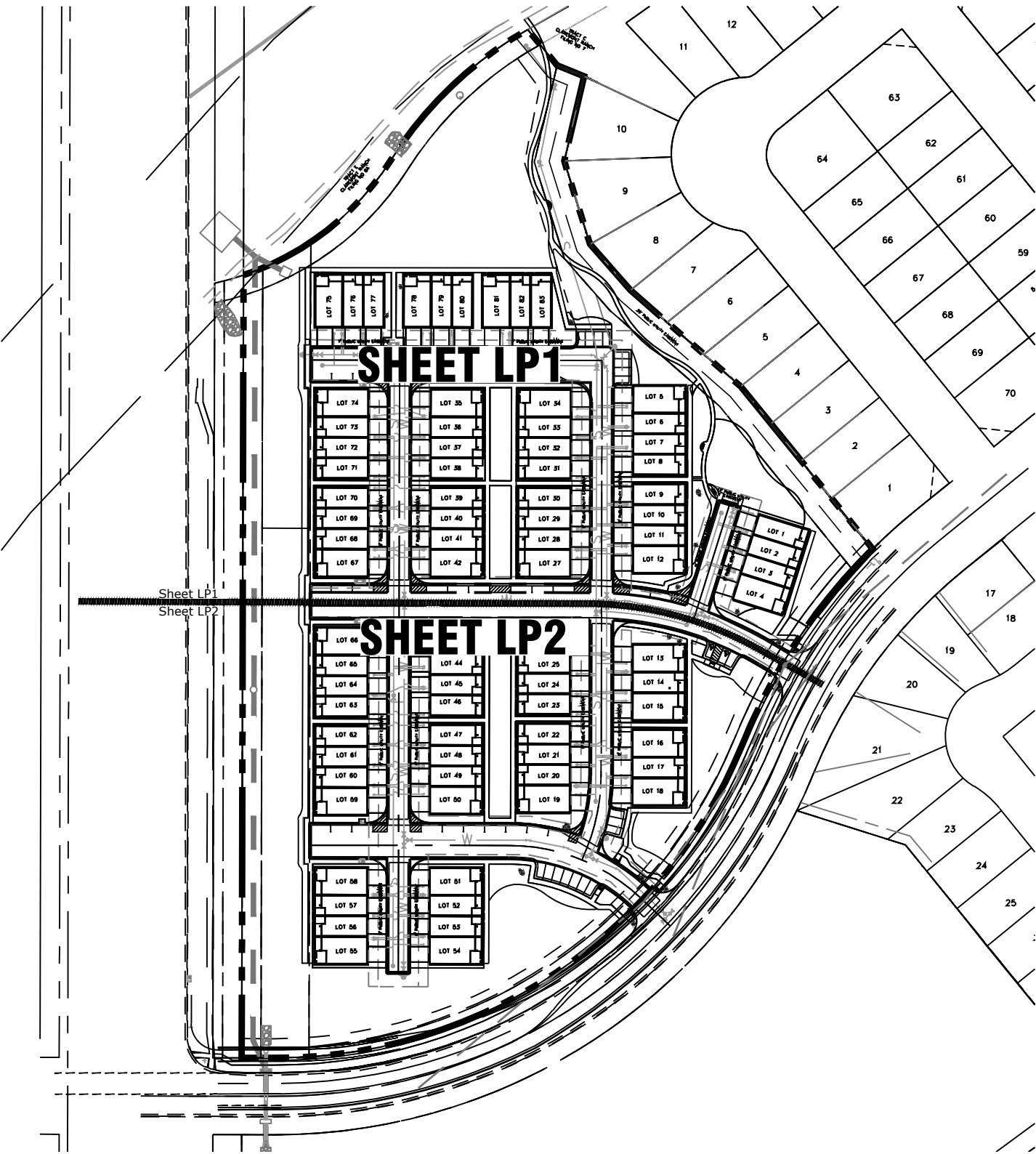
NITROGEN	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF
SULFUR (S04-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

-OR-

RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits

- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE KENTUCKY BLUEGRASS BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH AT 3-4" DEPTH
- ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- BOULDERS: 3" MINIMUM DIAMETER ROYAL GRANITE.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- PSE: PERFORATED STEEL EDGING TO BE: ACME (1.4 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

KEY MAP



THE VILLAS AT CLAREMONT RANCH
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN

LANDSCAPE CODE REQUIREMENTS

Landscape Setbacks per section 6.2.2 (B)					
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req. / Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Provided
Marksheffel Rd	Principal Art.	25'/25'	815'	1 / 20'	41/25 *
Meadowbrook Pkwy	Minor Art.	20'/20'	902'	1 / 25'	36/36
Shrub Substitutes Required/Provided	Grass Sub. Required/Provided	Setback Plant Abbr. Denoted on Plan		Percent Ground Plane Veg. Req. / Provided	
160/160	--/--	(MK)		75%/100%	
--/--	--/--	(MB)		75%/100%	

Internal Landscaping per section 6.2.2 (E)			
Gross Site Area (SF)			
422,943 S.F.			
Net Site Area (SF) (Excluding Tract A)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
194,016 S.F.	15% (res)	29,129 SF / 236,576 SF	58/68
Shrub Substitutes Required/Provided	Grass / Perennial Sub. Required/Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
--/--	--/--	(I)	75%/100%

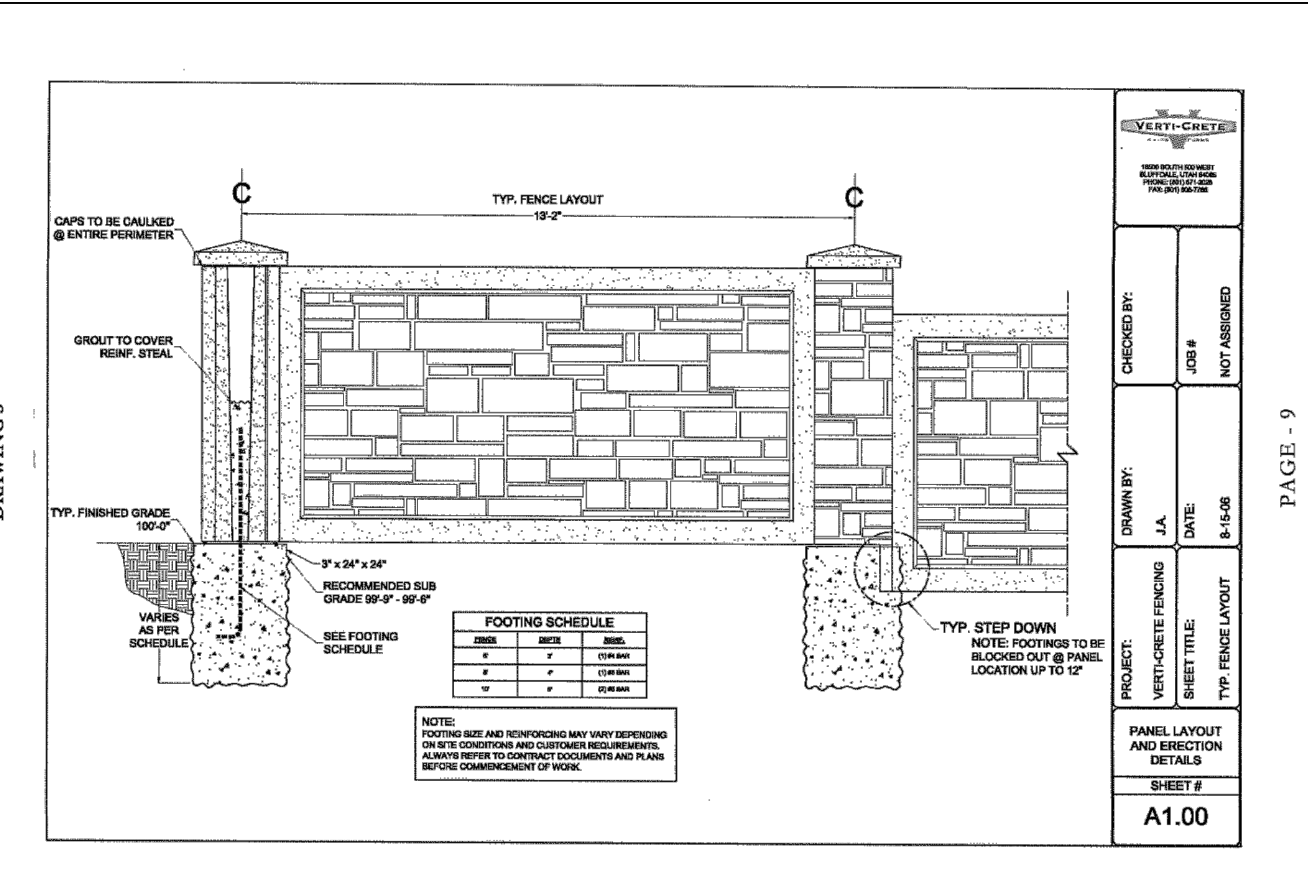
Landscape Buffers and Screens per section 6.2.2 (D)				
Steel Name of Property Line (Elev.)	Min. Width (in Ft.) Req. / Provided	Linear Footage	Buffer Trees (1/25) Required / Provided	Evergreen Trees Req. (33%) / Provided
East Boundary (EB)	15'/30'	693'	28/28	9/18
Shrub Substitutes Required/Provided	Length of 6" Opaque Structure Req./Prov			
--/--	---/---			

Motor Vehicle Lots per section 6.2.2 (B)				
No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required/Provided	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
15 (Non Contiguous)	1 / 1 (MV)	202' (Non Contiguous)	202' (Non Contiguous)	135' (Non Contiguous)
Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Percent Ground Plane Veg. Req. / Prov.	
45 / 53	23 / 30	--	75% / 75%	

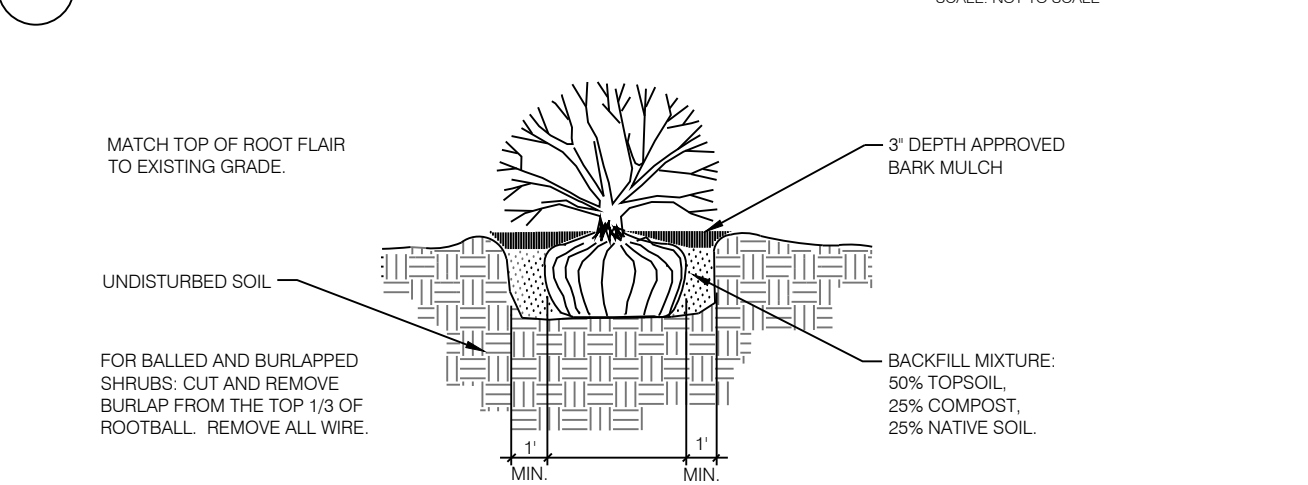
Alternative Landscape Plan is requested per setback requirements on Marksheffel Road (LDC Section 6.2.2) due to utility easement constraints

PLANT LIST

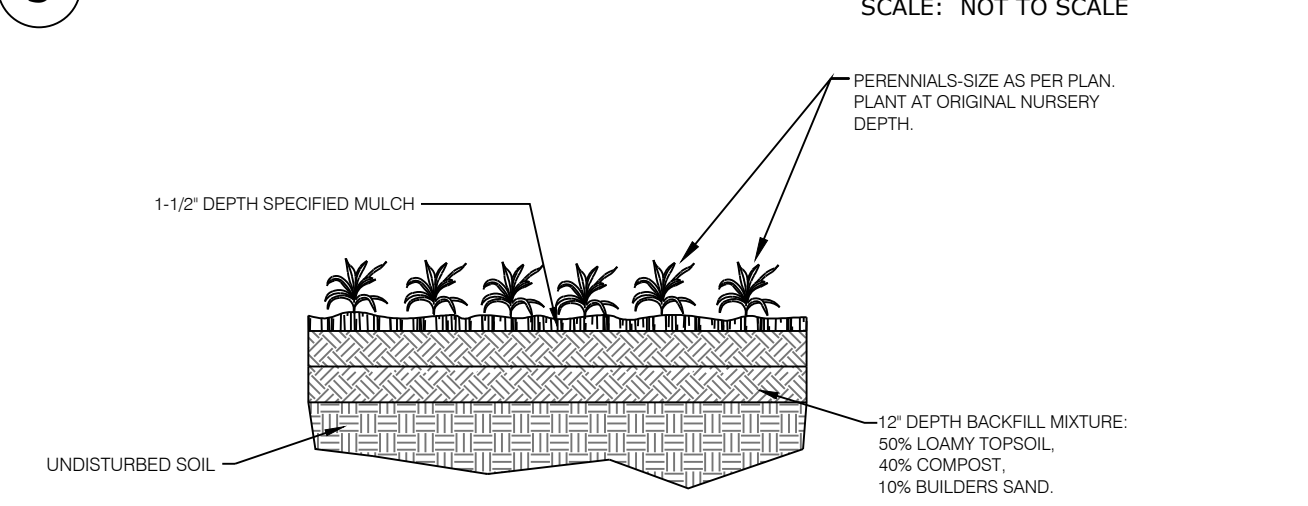
PLANT SCHEDULE					
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH
Pde	12	Populus deltoides / Plains Cottonwood	70'	50'	3" Cal.
Qga	3	Quercus gambelii / Gambel Oak	25'	20'	2" Cal.
Tam	12	Tilia americana "Redmond" / Redmond American Basswood	70'	40'	2.5" Cal.
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH
Pv	17	Pinus flexilis "Vanderwolf's Pyramid" / Vanderwolf's Pyramid Lumber Pine	35'	20'	8" HT
Pha	67	Pinus nigra "Arnold Sentinel" / Arnold Sentinel Austrian Black Pine	25'	6'	8" HT
Ppo	16	Pinus ponderosa / Ponderosa Pine	60'	35'	8" HT
FLOWERING TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH
Avq	24	Amelanchier x grandiflora "Autumn Brilliance" / AB Apple Serviceberry	25'	15'	2" Cal.
Cic	2	Crataegus levigata "Crimson Cloud" / Crimson Cloud English Hawthorn	20'	15'	1.5" Cal.
Ppa	10	Prunus padus / Bird Cherry	30'	20'	2.5" Cal.
Ppa	1	Prunus padus "Summer Glow" / Summer Glow European Birdcherry	30'	20'	2.5" Cal.
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH
Aal	5	Amelanchier alnifolia / Saskatoon Serviceberry	12'	8'	#5 CONT
Bdp	82	Buddleja davidii "Petite Snow" / Petite Snow Butterfly Bush	4'	4'	#5 CONT
Cxc	67	Caryopteris x clandonensis / Blue Mist Spirea	4'	4'	#5 CONT
Dxb	19	Daphne x burkwoodii "Briggs Moonlight" / Briggs Moonlight Daphne	3'	3'	#5 CONT
Fne	1	Forestiera neomexicana / New Mexican Privet/Desert Olive	12'	10'	#7 CONT
Poc	18	Physocarpus opulifolius "Coppertina" / Coppertina Ninebark	8'	8'	#5 CONT
PL	50	Physocarpus opulifolius "Little Devil" TM / Dwarf Ninebark	3'	3'	5 GAL.
Paa	5	Prunus americana / American Plum	12'	10'	#7 CONT
Scs	23	Symphoricarpos occidentalis / Western Snowberry	4'	4'	#5 CONT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH
Jag	3	Juniperus scopulorum "Gray Glean" / Gray Glean Juniper	12'	6'	#7 CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH
Bgb	58	Bouteloua gracilis "Blonde Ambition" / Blonde Grama Grass	3'	2'	#1 CONT
Hse	12	Helictotrichon sempervirens / Blue Owl/Blue Avena	2'	2'	#1 CONT
Pvr	153	Panicum virgatum "Shenandoah" / Red Switch Grass	4'	2.5'	#1 CONT
Sra	9	Saccharum ravennae / Plume/Ravenna Grass	10'	4'	#3 CONT
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH
Lxi	21	Lavandula x intermedia "Provence" / Provence Lavender	2.5'	2.5'	#1 CONT
Ssf	11	Salvia officinalis / Garden Sage	2'	2'	#1 CONT
EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH
Jsb	4	Juniperus squamata "Blue Star" / Blue Star Juniper	1.5'	3'	#3 CONT
Pmt	8	Pinus mugo "Tannenbaum" / Tannenbaum Mugo Pine	10'	6'	#5 CONT
Pmm	53	Pinus mugo "Valley Cushion" / Valley Cushion Mugo Pine	2.5'	4'	#5 CONT
Phc	13	Pinus sylvestris "Hillside Creeper" / Hillside Creeper Scotch Pine	3'	8'	#5 CONT



5 VINYL FENCE (SOUND WALL)



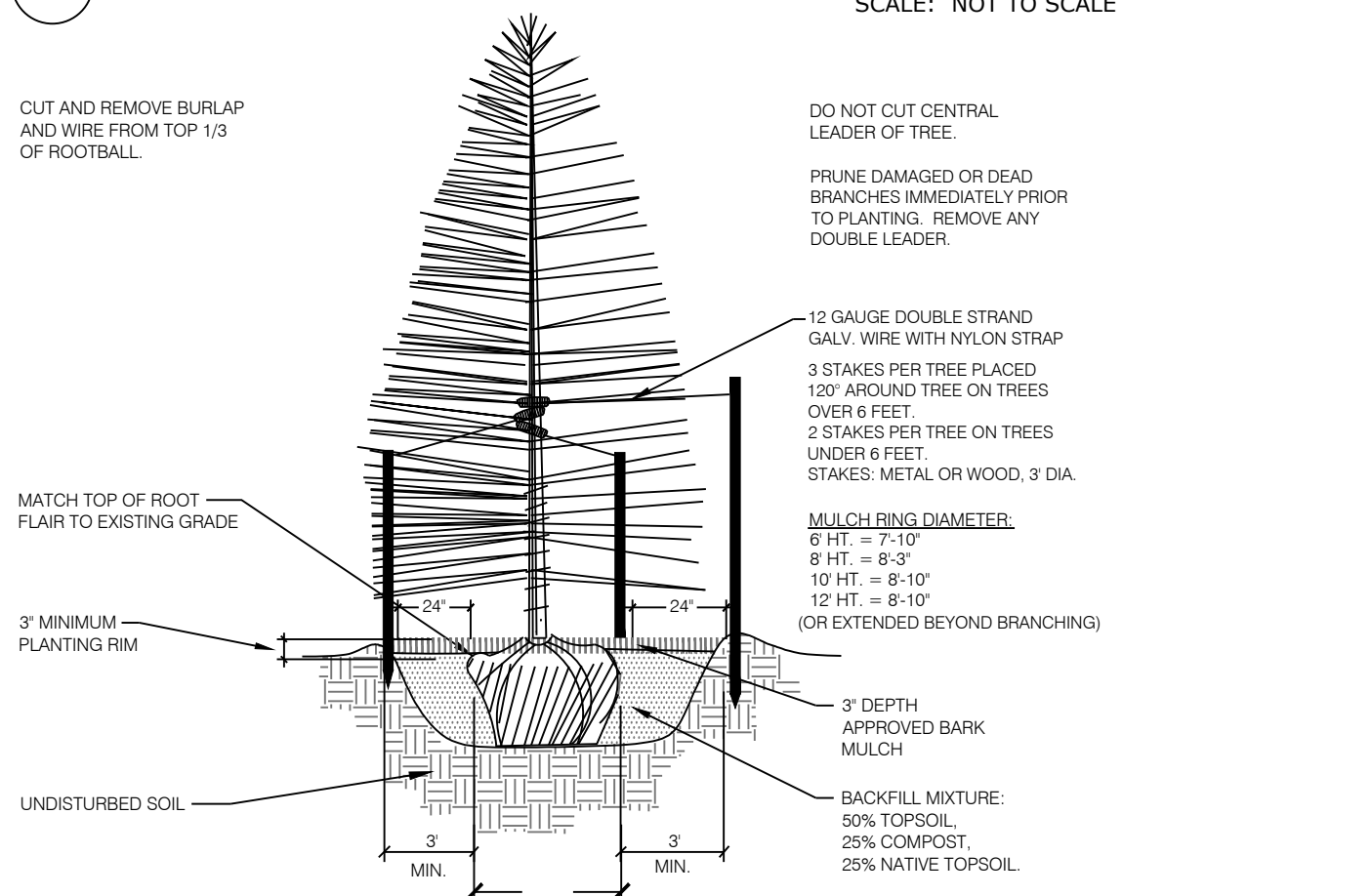
3 SHRUB PLANTING DETAIL



4 PERENNIAL / GROUNDCOVER PLANTING

SCALE: NOT TO SCALE

1 DECIDUOUS TREE PLANTING DETAIL



2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE

Land Planning
Landscape
Architecture
Urban Design



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
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Fax 719.471.0267

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THE VILLAS
AT
CLAREMONT
RANCH

DATE: 12.23.20
PROJECT MGR: A. Barlow
PREPARED BY: J. Shagin

Landscape Notes & Details

6
6 OF 13



MARKSHEFFEL ROAD
(PRINCIPAL ARTERIAL - ROW VARIES)
PUBLIC ASPHALT

Sheet LP1

Sheet LP2

FIELD SIDE VIEW
(PRIVATE ASPHALT - 28' ROW)

NORTH

SCALE: 1" = 30'

THE VILLAS
AT
CLAREMONT
RANCH

DATE: 12.23.20
PROJECT MGR: A. Barlow
PREPARED BY: J. Shagin

Final Landscape Plan

8
8 OF 13

Sheet LP1
Sheet LP2

MARKSHEFFEL ROAD
(PRINCIPAL ARTERIAL - ROW VARIES)
PUBLIC ASPHALT

FIELDVIEW
(PRIVATE ASPHALT - 28' ROW)

SANDTOFT HEIGHTS
(PRIVATE ASPHALT - 20' ROW)

GREENGATE VIEW
(PRIVATE ASPHALT - 28' ROW)

SANDTOFT HEIGHTS
(PRIVATE ASPHALT - 20' ROW)

BELTON HEIGHTS
(PRIVATE ASPHALT - 20' ROW)

MEADOWBROOK PKWY
(URBAN COLLECTOR - 80' ROW)
PUBLIC ASPHALT

ZONE: PUD CAD-O
USE: SINGLE FAMILY RES.
OWNER: SCOTT J JR. &
LINDSAY HOLLISTER
SUB: LOT 20 CLAREMONT
RANCH FIL NO 7A

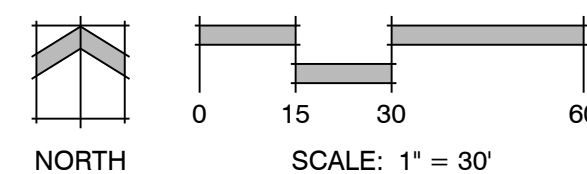
ZONE: PUD CAD-O
USE: SINGLE FAMILY RES.
OWNER: AGUILAR MAYRA
ALEJANDRA CASTILLO
SUB: LOT 21 CLAREMONT
RANCH FIL NO 7A

ZONE: PUD CAD-O
USE: SINGLE FAMILY RES.
OWNER: NGUYEN VAN DEP
SUB: LOT 22 CLAREMONT
RANCH FIL NO 7A

ZONE: PUD CAD-O
USE: CODE 200 AT PRESENT WORTH
OWNER: VENTIMIGLIA DOROTHY B TRUST
SUB: TR F CLAREMONT RANCH FIL NO 7

CONCEPT PLANT SCHEDULE

	TURF Kentucky Bluegrass Sod
	WOOD MULCH Gorilla Hair Cedar 3"-4" depth
	ROCK MULCH 3/4" Angular Cimarron Granite
	COBBLE 1.5"-3" River Rock
	NATIVE SEED Arkansas Valley Seed Co. Custom Mix



LEGEND

- 1 ASPHALT COMPOSITE SHINGLES
- 2 EIFS (STUCCO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GUTTER & DOWNSPOUT W/ SPLASHBLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
- 6 RAISED EIFS (STUCCO) FINISH ACCENT BAND
- 7 AIR CONDITIONER UNIT
- 8 ELECTRICAL SERVICE ENTRY/METER(S)
- 9 WATER METER
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NOTE: ALL COLORS AND FINISHES PER OWNER'S REQUIREMENTS.
- 15 1x12 NOMINAL EXTERIOR DECORATIVE WOOD TRIM
- 16 FLOOD LIGHT

PLAN REVIEW COMMENTS

△	XX-XX-XXXX	
REVISIONS		

PRELIMINARY ELEVATIONS

THE VILLAS AT
CLAREMONT RANCH
TOWN HOMES
COLORADO SPRINGS, CO



12/30/2020



12/23/2020

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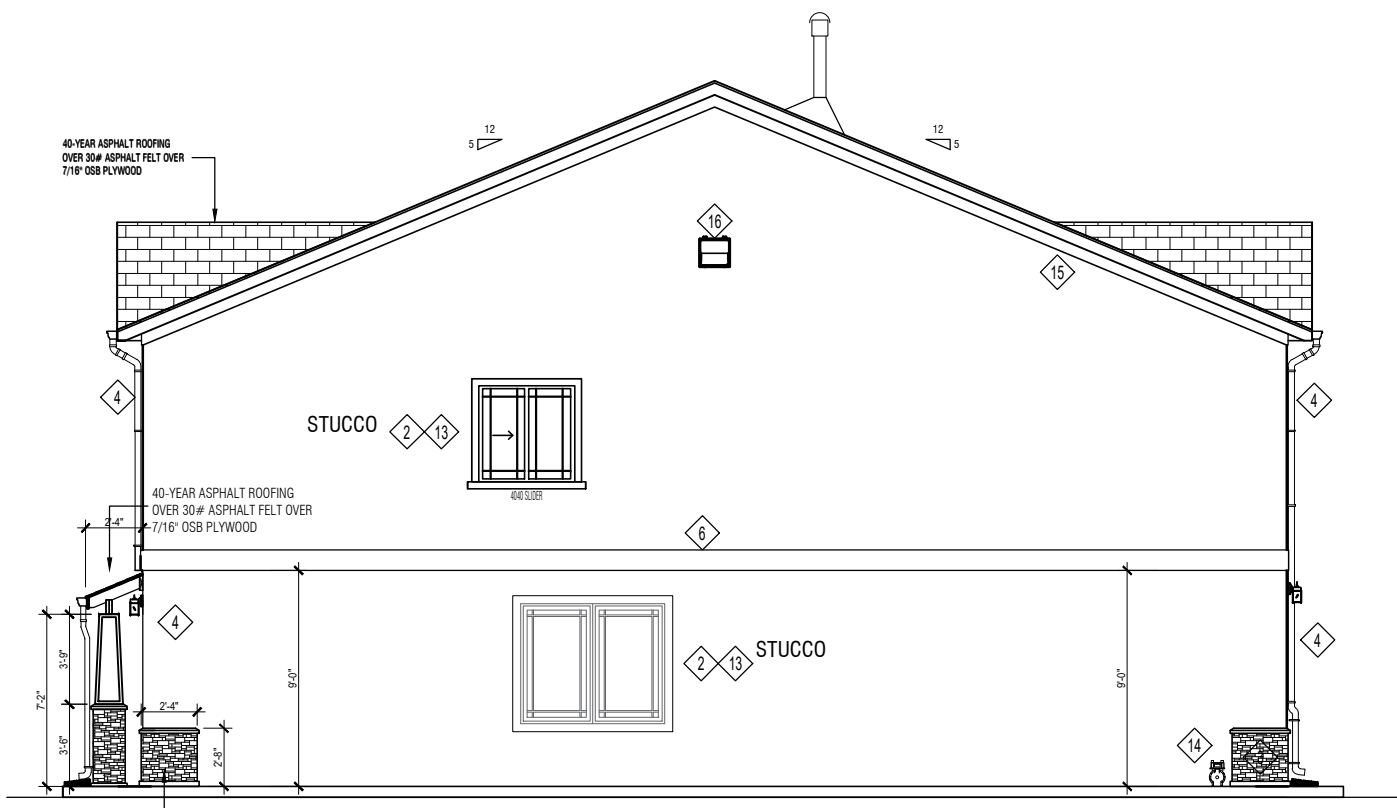
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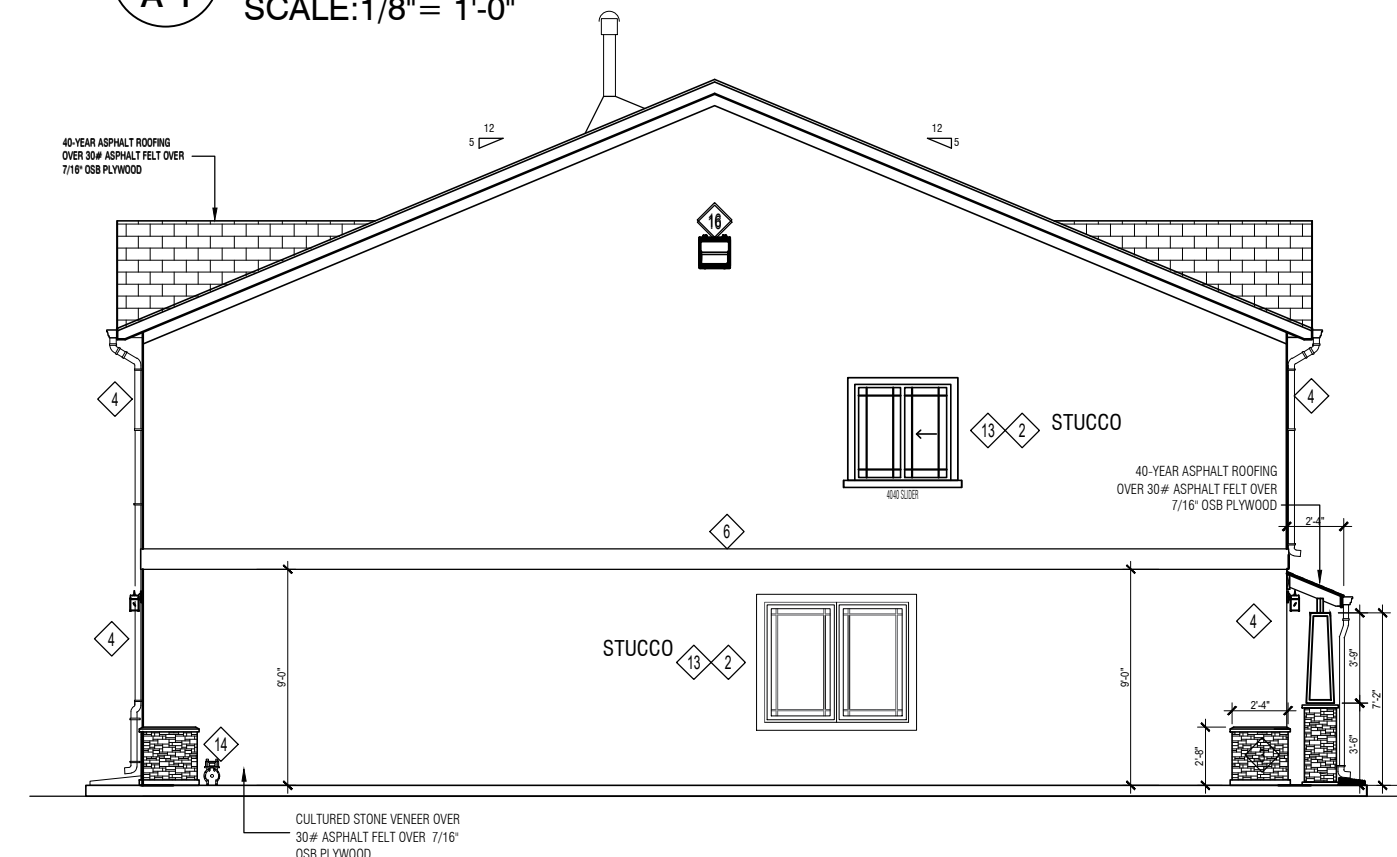
BUILDING

ELEVATIONS

A-1



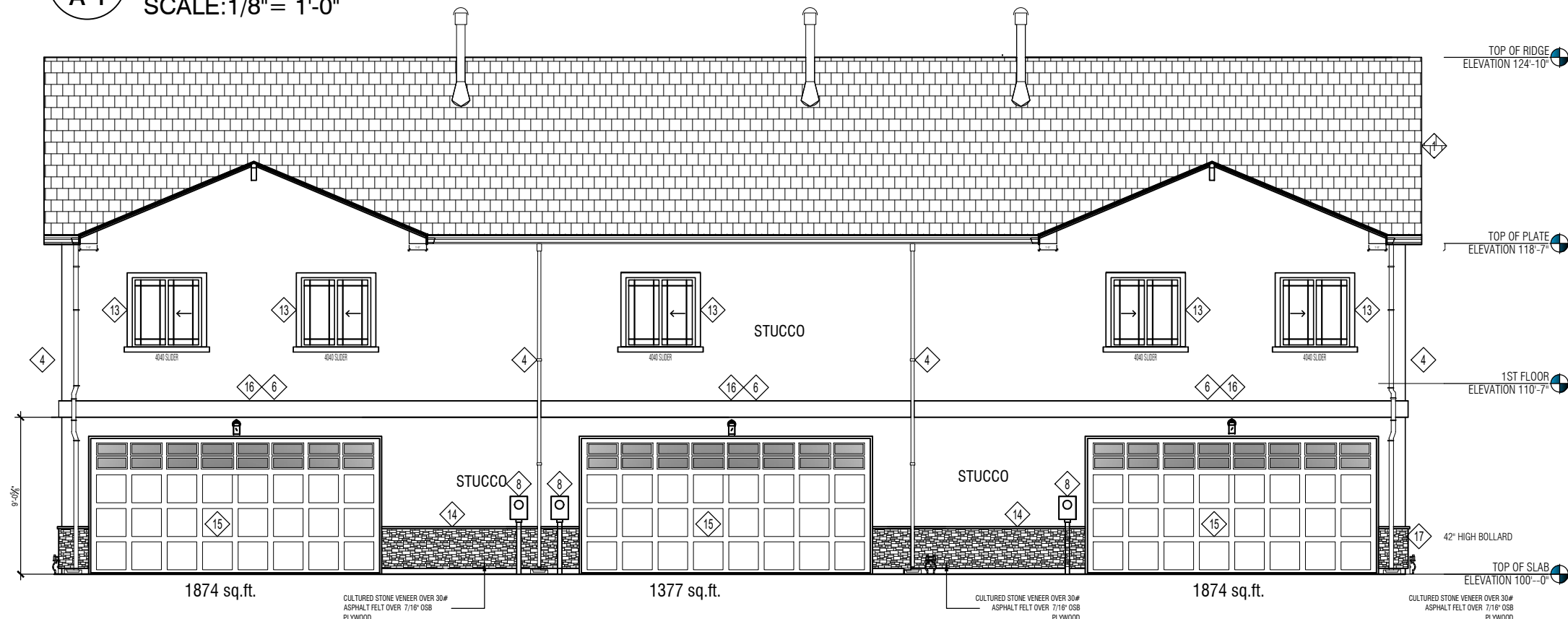
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A-1 SCALE: 1/8" = 1'-0"



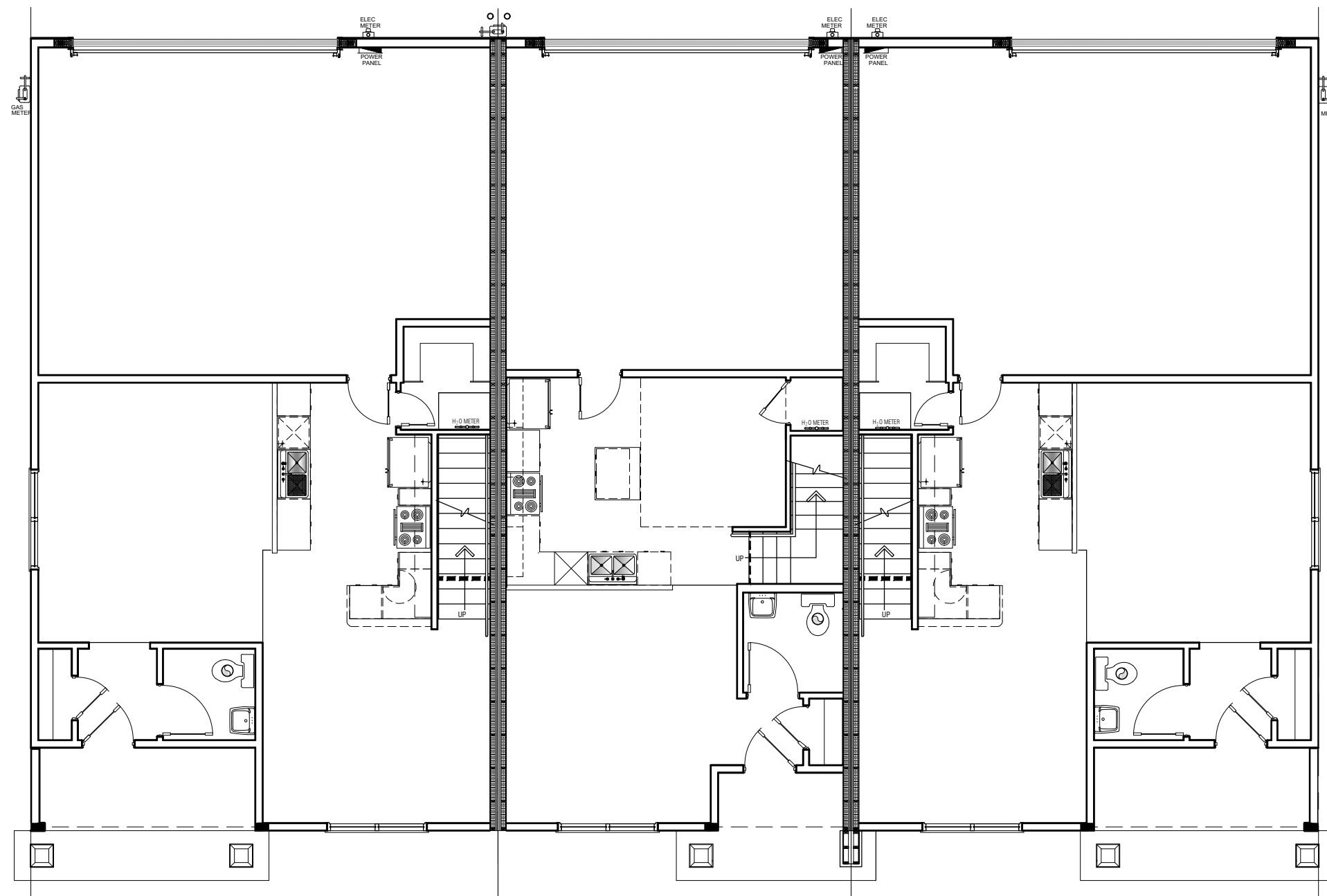
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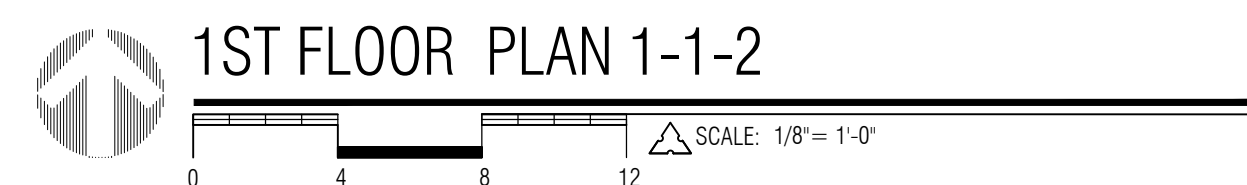
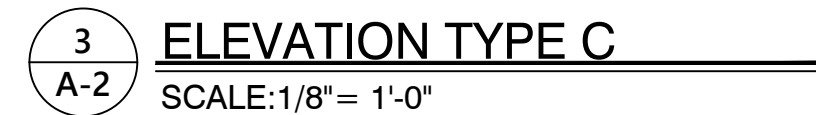
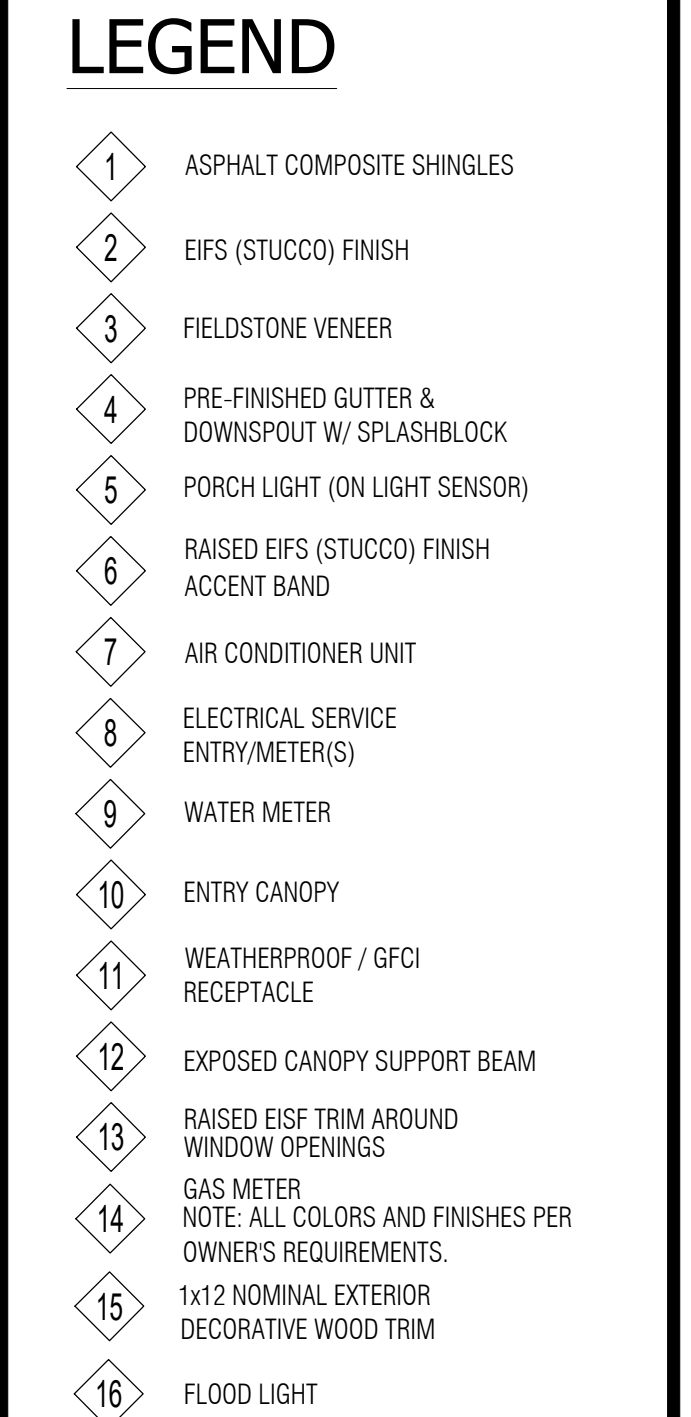
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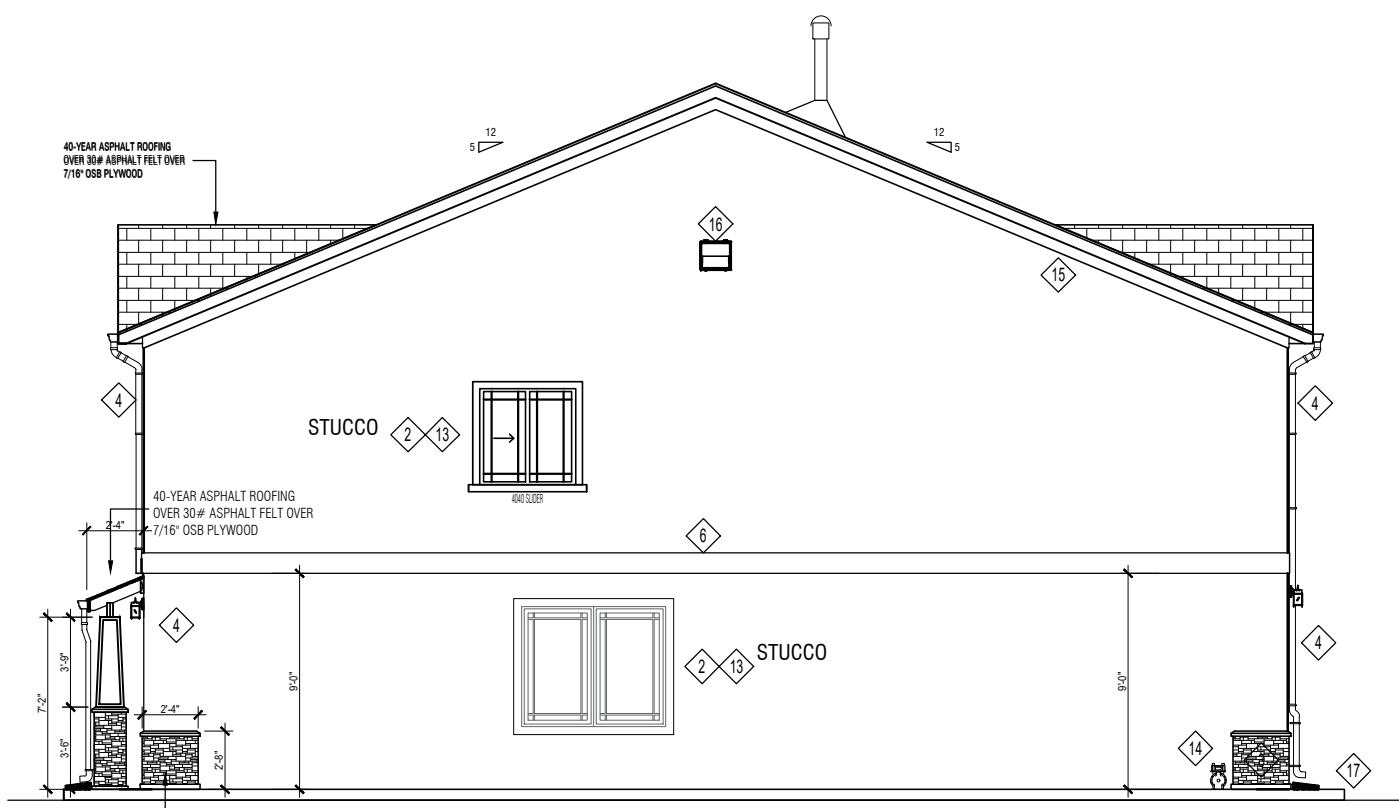


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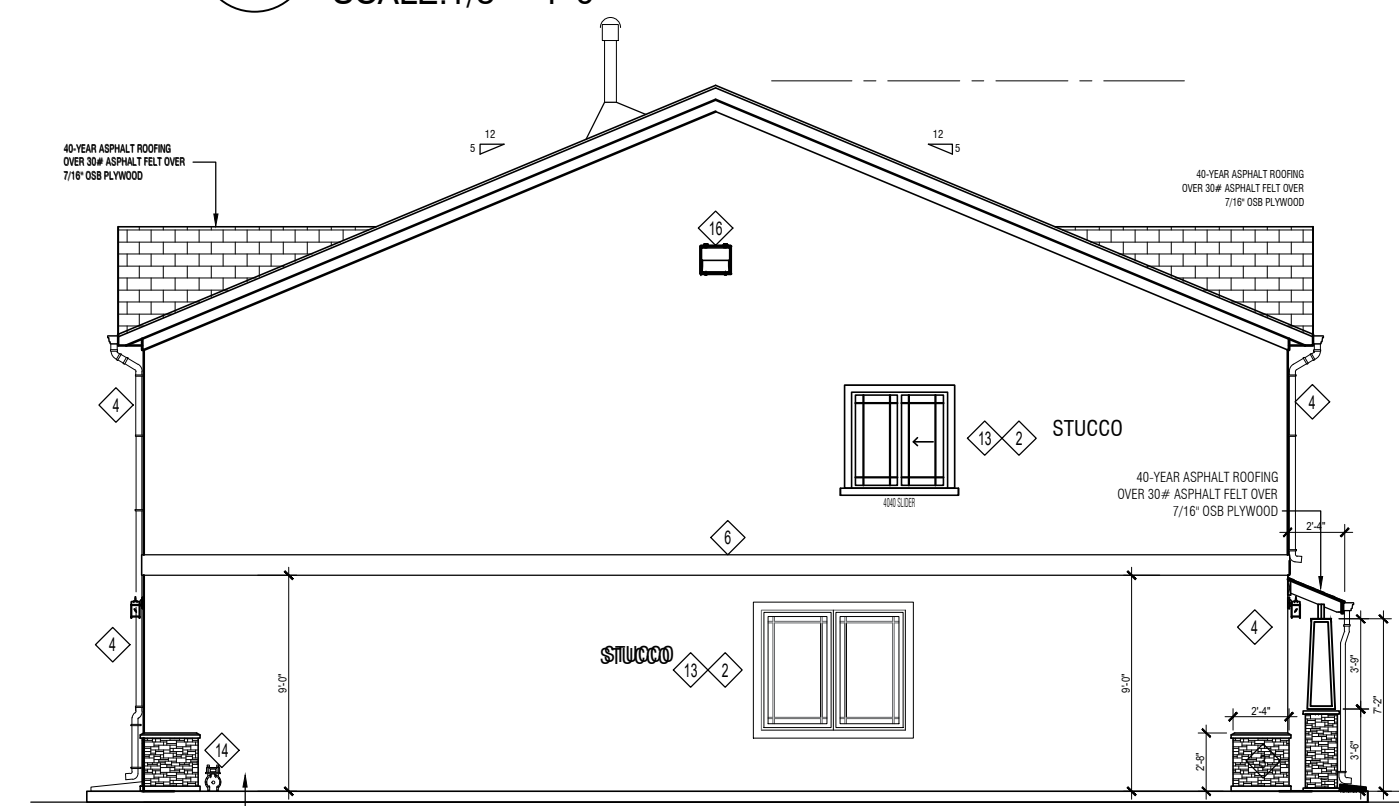


1ST FLOOR PLAN 2-1-2
SCALE: 1/8" = 1'-0"





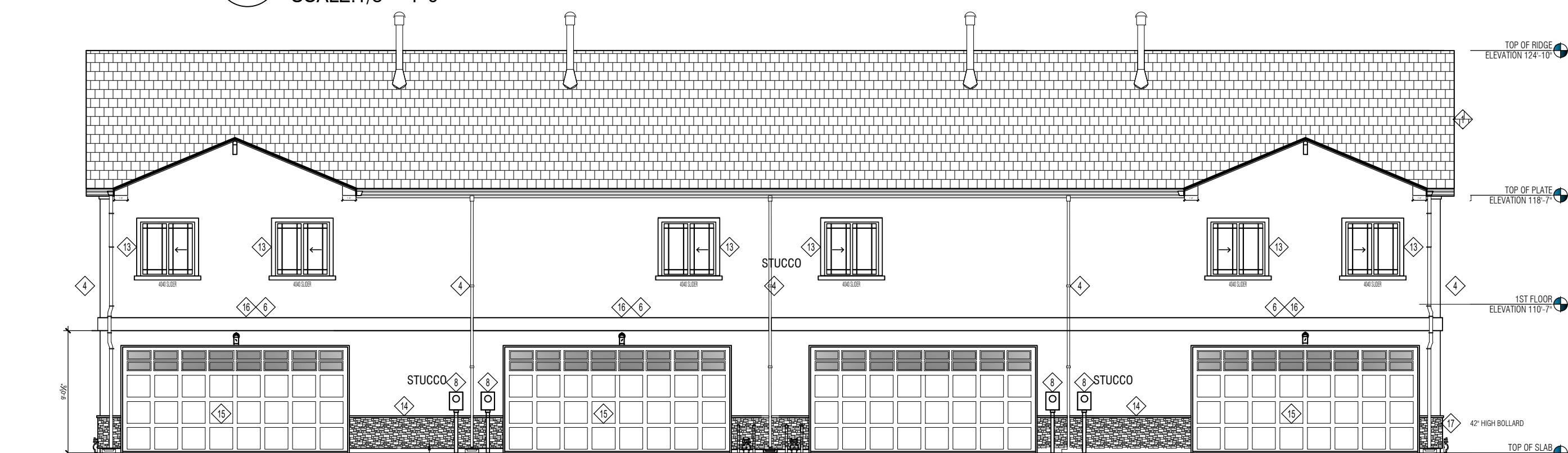
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SCALE: 1/8" = 1'-0"



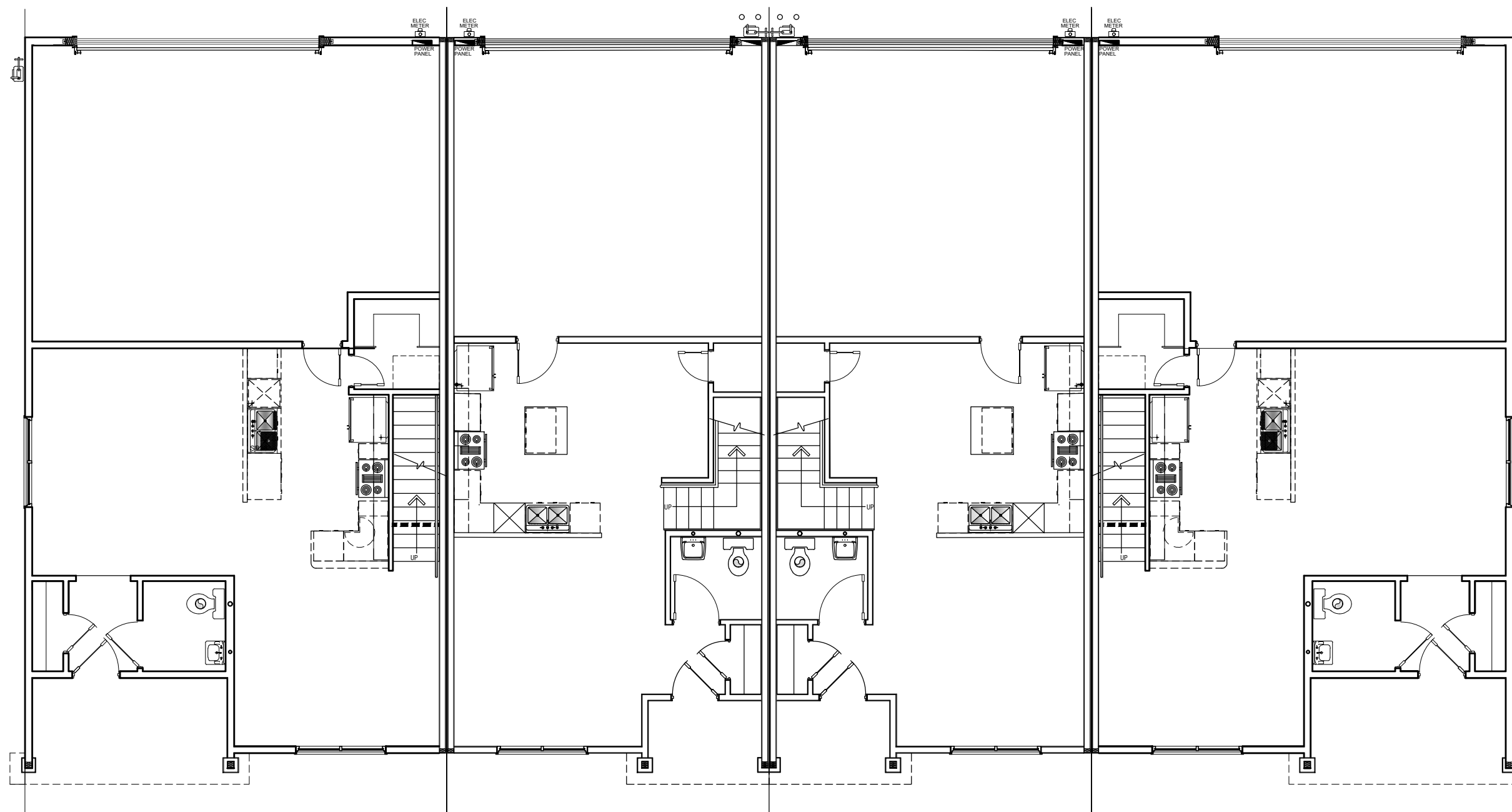
3
A-3
ELEVATION TYPE D
SCALE: 1/8" = 1'-0"



2
A-3
ELEVATION TYPE D
SCALE: 1/8" = 1'-0"



4
A-3
ELEVATION TYPE D
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN 2-1-1-2
SCALE: 1/8" = 1'-0"

ArchTangent LLC
PETER LAZZARA - ARCHITECT
re-arch@comcast.net
CENTENNIAL, CO 80015
303-324-6244
ARCHITECTURE • PLANNING • INTERIOR DESIGN

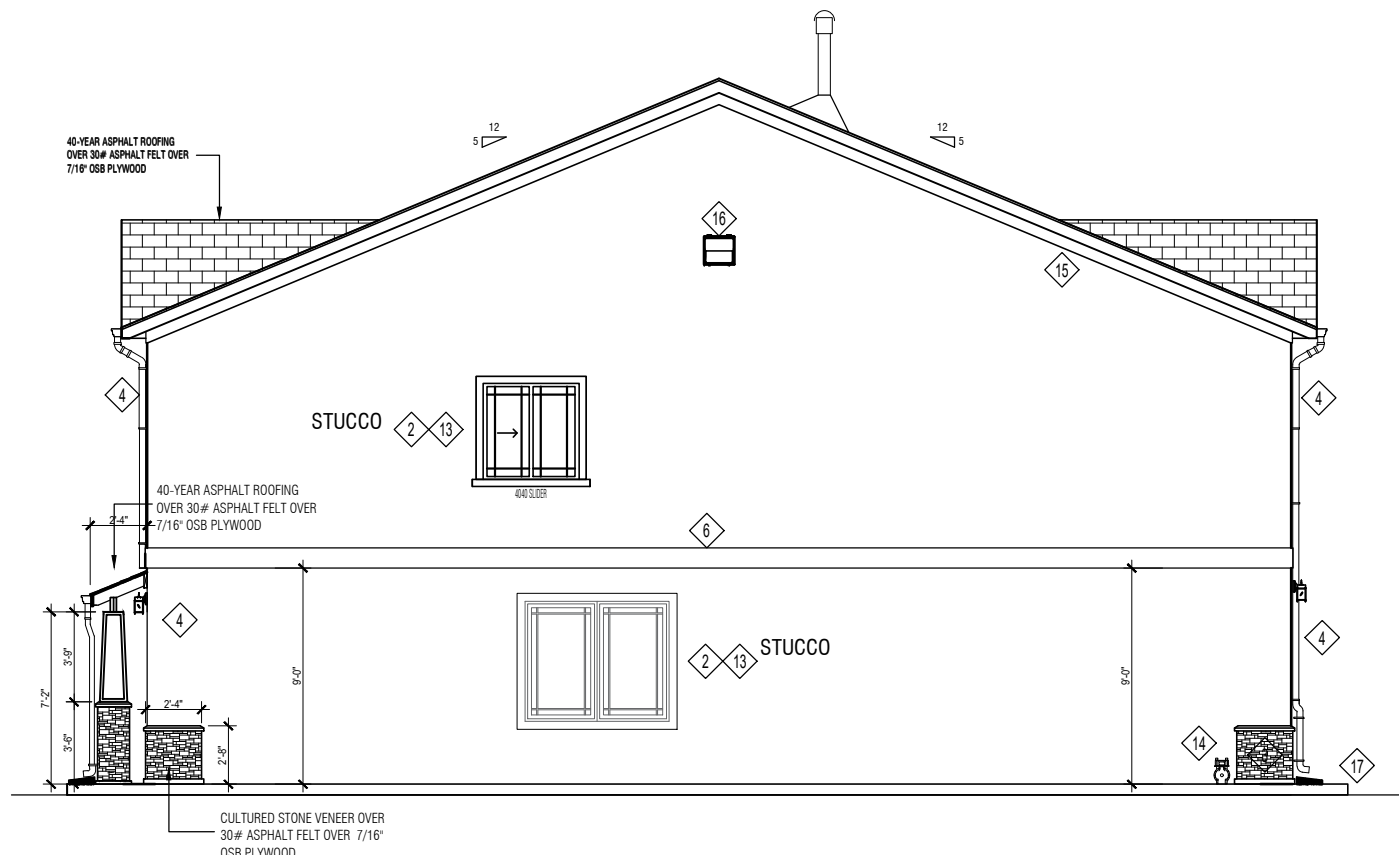
LEGEND

- 1 ASPHALT COMPOSITE SHINGLES
- 2 EIFS (STUCCO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GUTTER & DOWNSPOUT W/ SPLASHBLOCK
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NOTE: ALL COLORS AND FINISHES PER OWNER'S REQUIREMENTS.
- 15 1x12 NOMINAL EXTERIOR DECORATIVE WOOD TRIM
- 16 FLOOD LIGHT

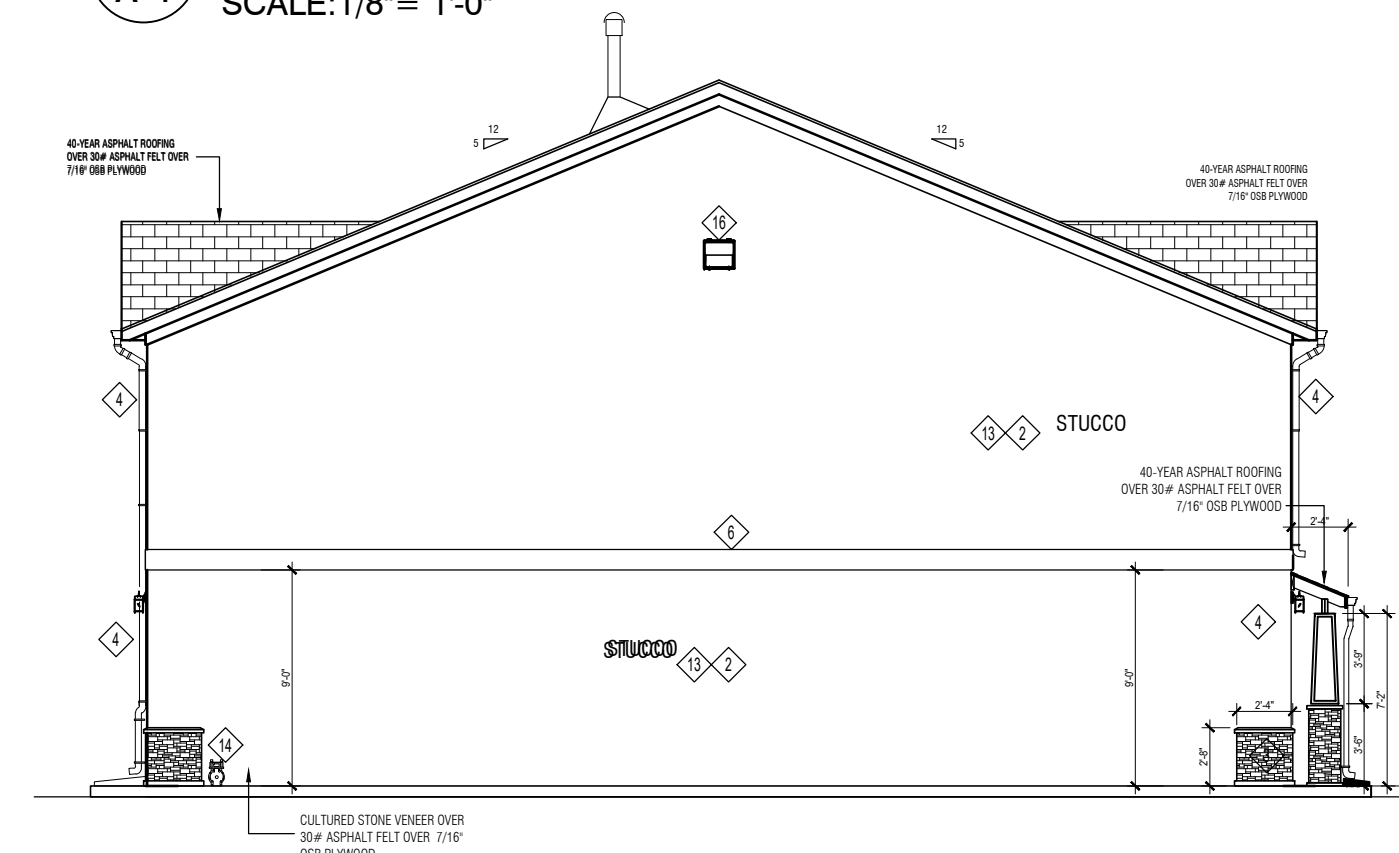
PLAN REVIEW COMMENTS		
△	XX-XX-XXXX	
REVISIONS		

PRELIMINARY ELEVATIONS
THE VILLAS AT CLAREMONT RANCH
TOWN HOMES
COLORADO SPRINGS, CO
PREMIER HOMES INC.
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12/30/2020
STATE OF COLORADO
PETER R. LAZZARA
LICENSED ARCHITECT
12/25/2020
DRAWN BY: PRL
CHECKED BY: PRL
SHEET NUMBER
BUILDING ELEVATIONS
A-3



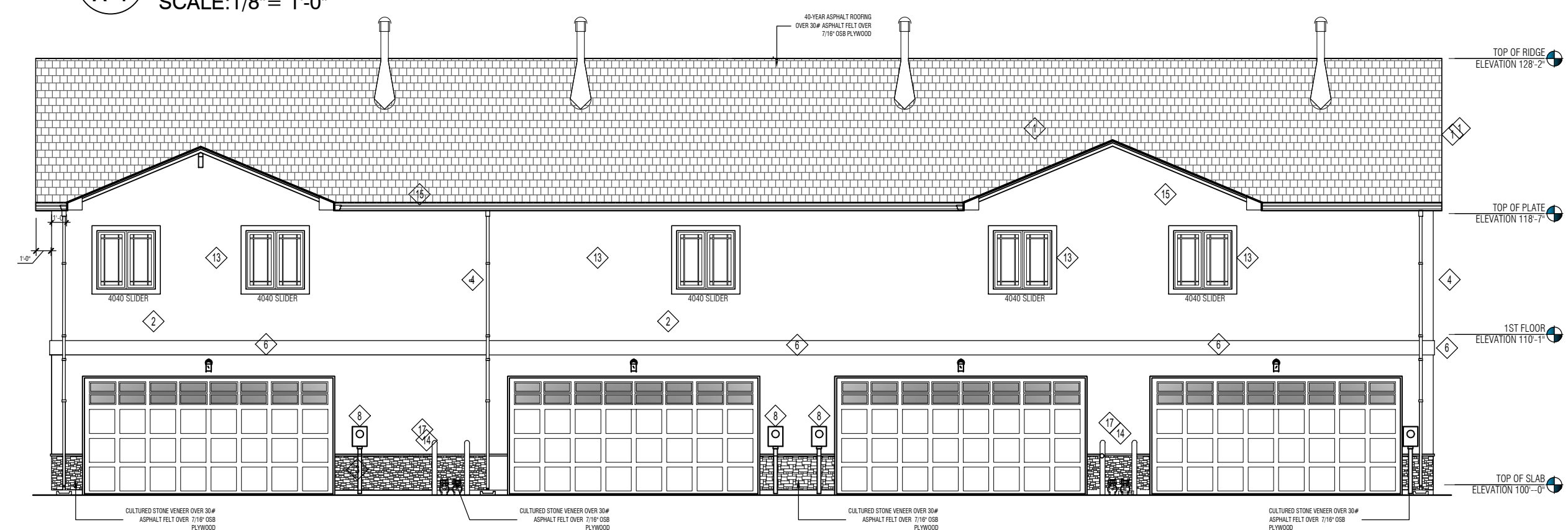
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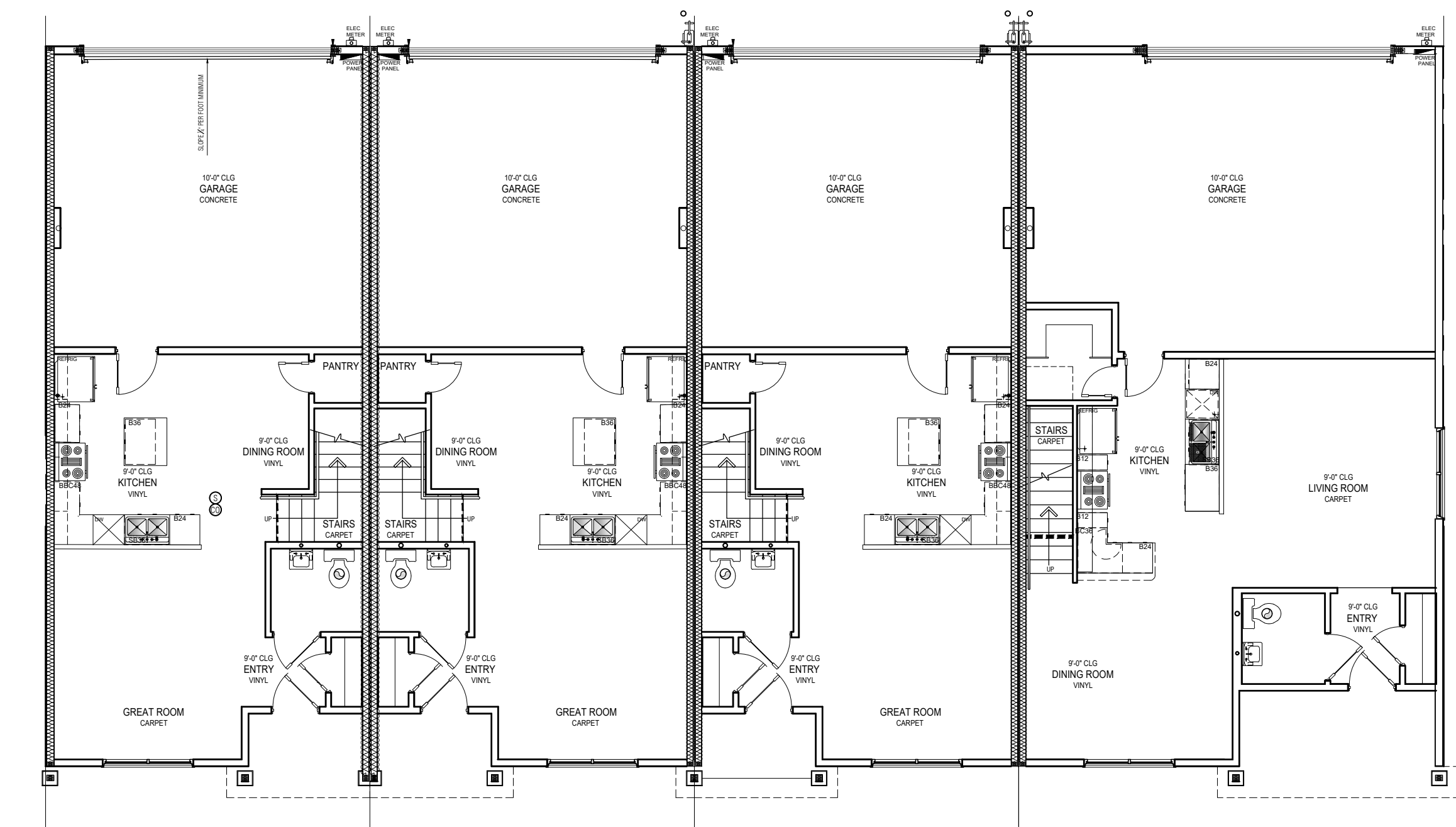
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A-4 SCALE: 1/8" = 1'-0"



2 ELEVATION TYPE A
A-4 SCALE: 1/8" = 1'-0"



4 ELEVATION TYPE A
A-4 SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN 1-1-1-2
SCALE: 1/8" = 1'-0"

ArchTangent LLC

PETER LAZZARA - ARCHITECT
re-arch@comcast.net
CENTENNIAL, CO 80015
303-324-6244

ARCHITECTURE PLANNING INTERIOR DESIGN

- LEGEND
- 1

ASPHALT COMPOSITE SHINGLES
- 2

EIFS (STUCCO) FINISH
- 3

FIELDSTONE VENEER
- 4

PRE-FINISHED GUTTER & DOWNSPOUT W/ SPLASHBLOCK
- 5

PORCH LIGHT (ON LIGHT SENSOR)
- 6

RAISED EIFS (STUCCO) FINISH ACCENT BAND
- 7

AIR CONDITIONER UNIT
- 8

ELECTRICAL SERVICE ENTRY/METER(S)
- 9

WATER METER
- 10

ENTRY CANOPY
- 11

WEATHERPROOF / GFCI RECEPTACLE
- 12

EXPOSED CANOPY SUPPORT BEAM
- 13

RAISED EIFS TRIM AROUND WINDOW OPENINGS
- 14

GAS METER
NOTE: ALL COLORS AND FINISHES PER OWNER'S REQUIREMENTS.
- 15

1x12 NOMINAL EXTERIOR DECORATIVE WOOD TRIM
- 16

FLOOD LIGHT

PLAN REVIEW COMMENTS		
	XX-XX-XXXX	

PRELIMINARY ELEVATIONS

THE VILLAS AT
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STATE OF COLORADO

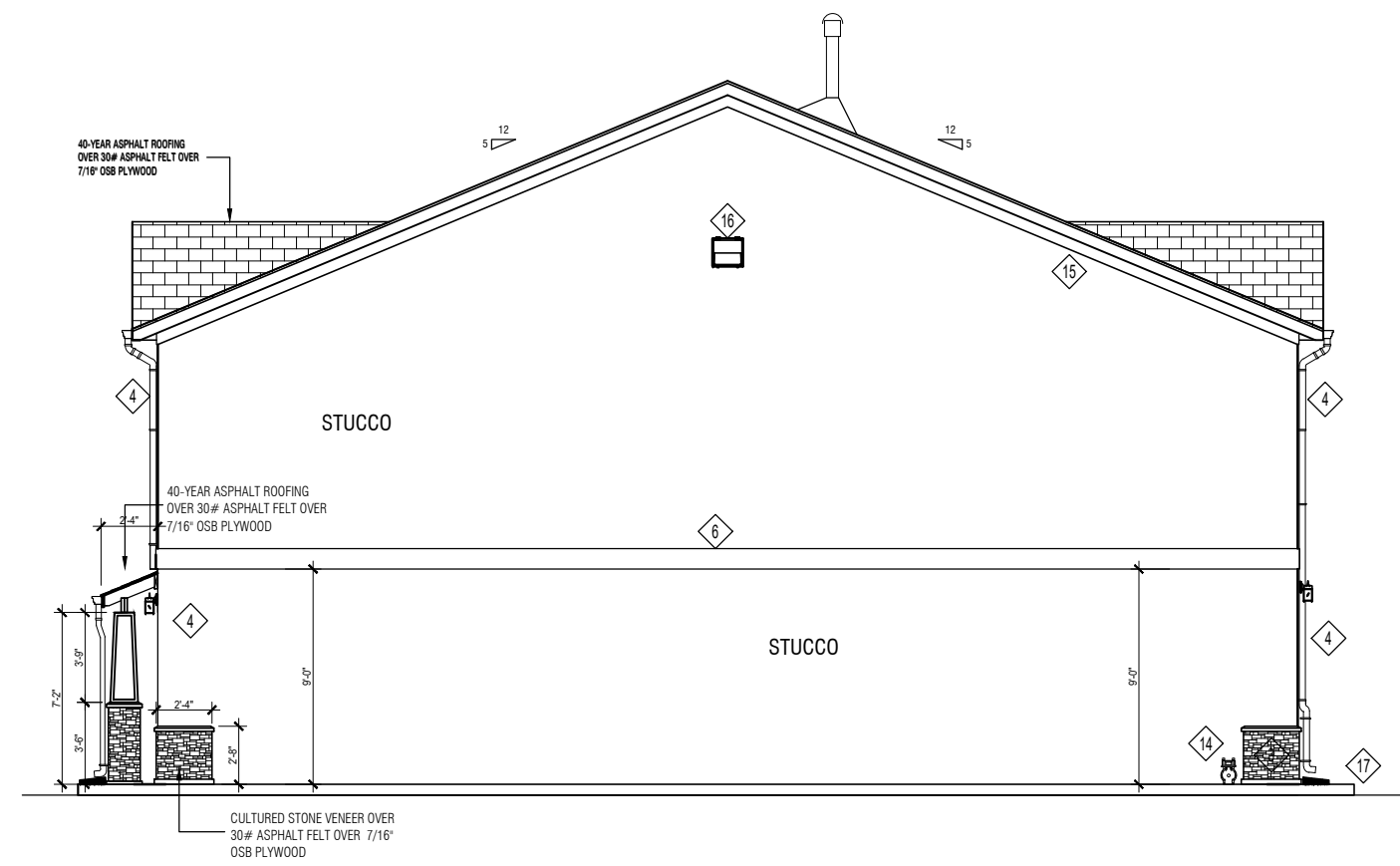
PETER R. LAZZARA

LICENSED ARCHITECT

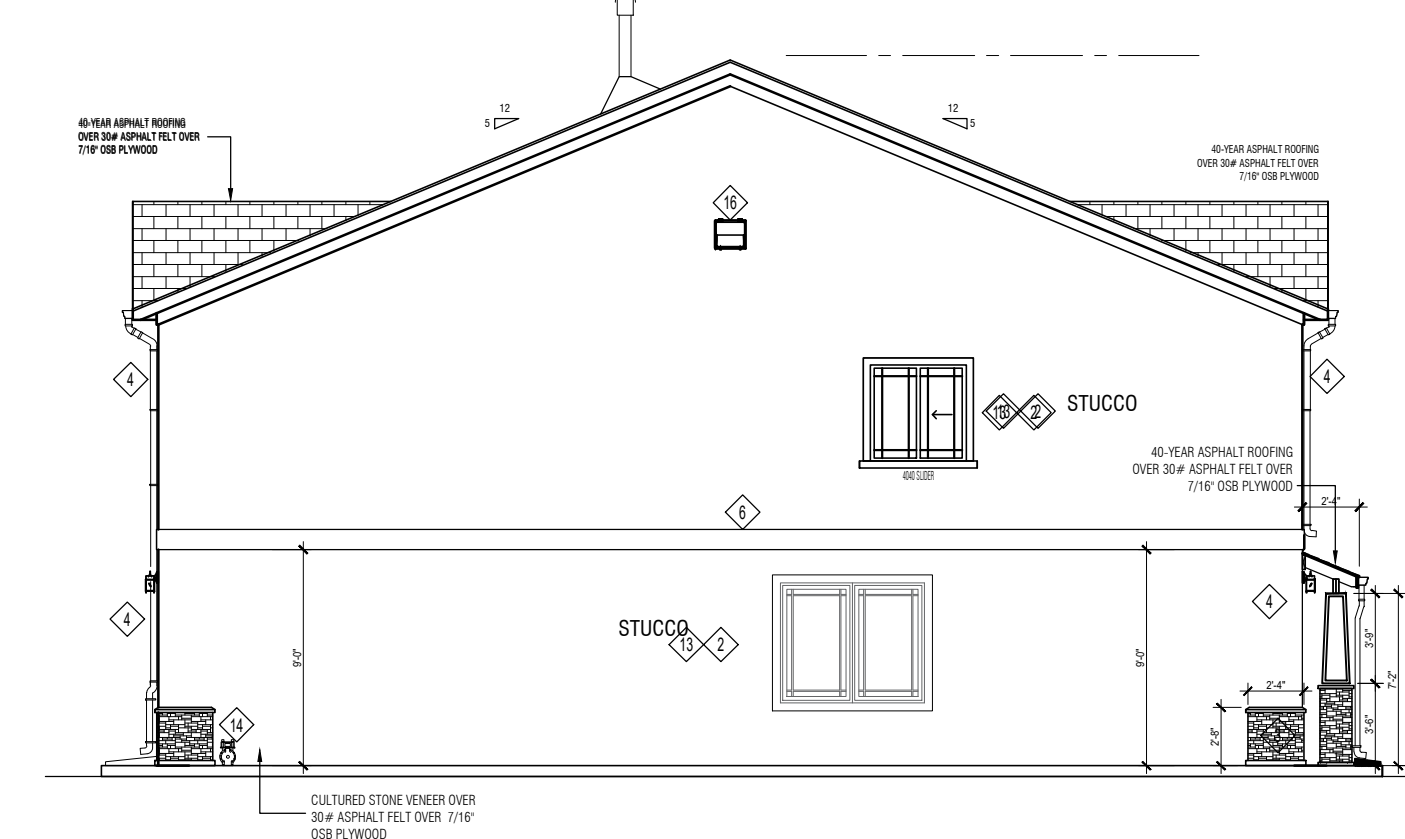
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SHEET NUMBER
BUILDING ELEVATIONS
A-4

LEGEND

- 1 ASPHALT COMPOSITE SHINGLES
- 2 EIFS (STUCCO) FINISH
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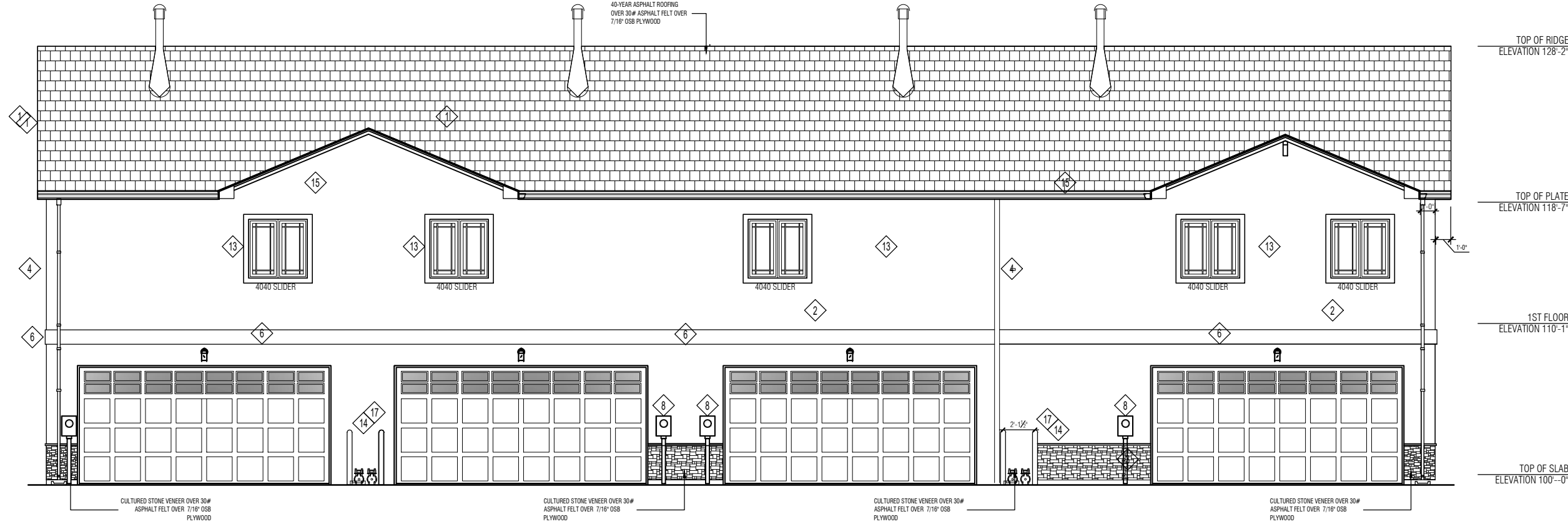
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A-5
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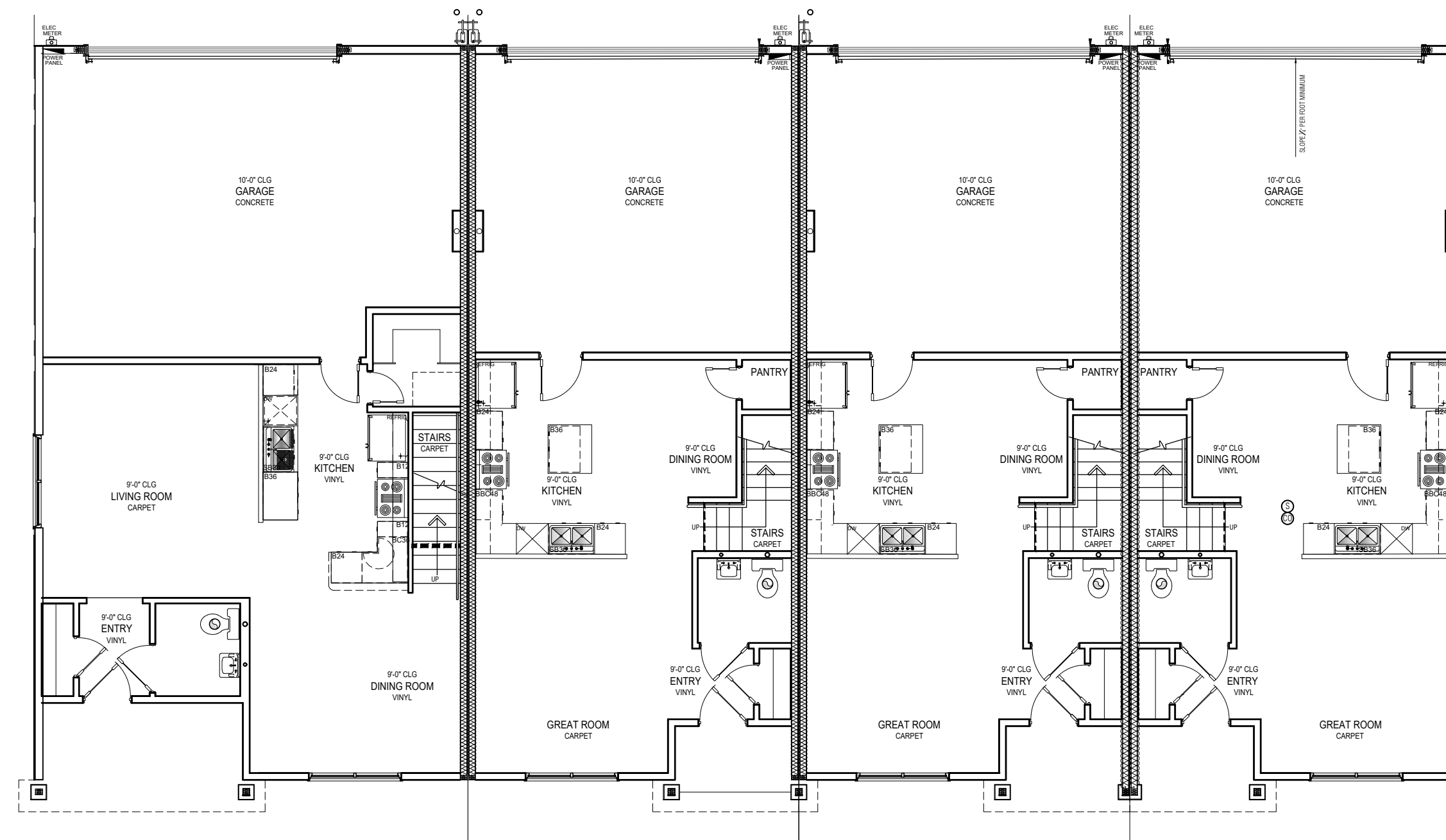
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A-5
ELEVATION TYPE E
SCALE: 1/8" = 1'-0"



2
A-5
ELEVATION TYPE E
SCALE: 1/8" = 1'-0"



4
A-5
ELEVATION TYPE E
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN 2-1-1-1
SCALE: 1/8" = 1'-0"

PLAN REVIEW COMMENTS		
	XX-XX-XXXX	
REVISIONS		

PRELIMINARY ELEVATIONS

THE VILLAS AT
CLAREMONT RANCH
TOWN HOMES
COLORADO SPRINGS, CO

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12/30/2020	12/25/2020
STATE OF COLORADO PETER R. LAZZARA 302618 LICENSED ARCHITECT	DRAWN BY: PRL CHECKED BY: PRL SHEET NUMBER BUILDING ELEVATIONS A-5