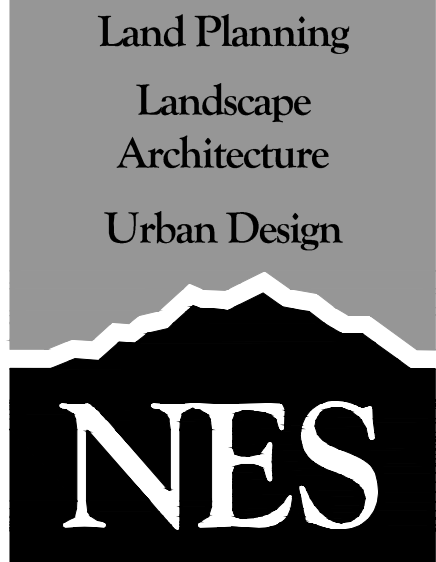


THE VILLAS AT CLAREMONT RANCH
TRACT G CLAREMONT RANCH FILING NO. 7 &
TRACT A CLAREMONT RANCH FILING NO. 7
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



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
© 2012. All Rights Reserved.

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 Central Marksheffel Metro District	455 E PIKES PEAK AVE STE 100	COLORADO SPRINGS, CO 80903

THE VILLAS AT CLAREMONT RANCH
PUD & PRELIMINARY PLAN

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

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

Tracts & Adjacent Property Owners Exhibit

2
2 OF 13

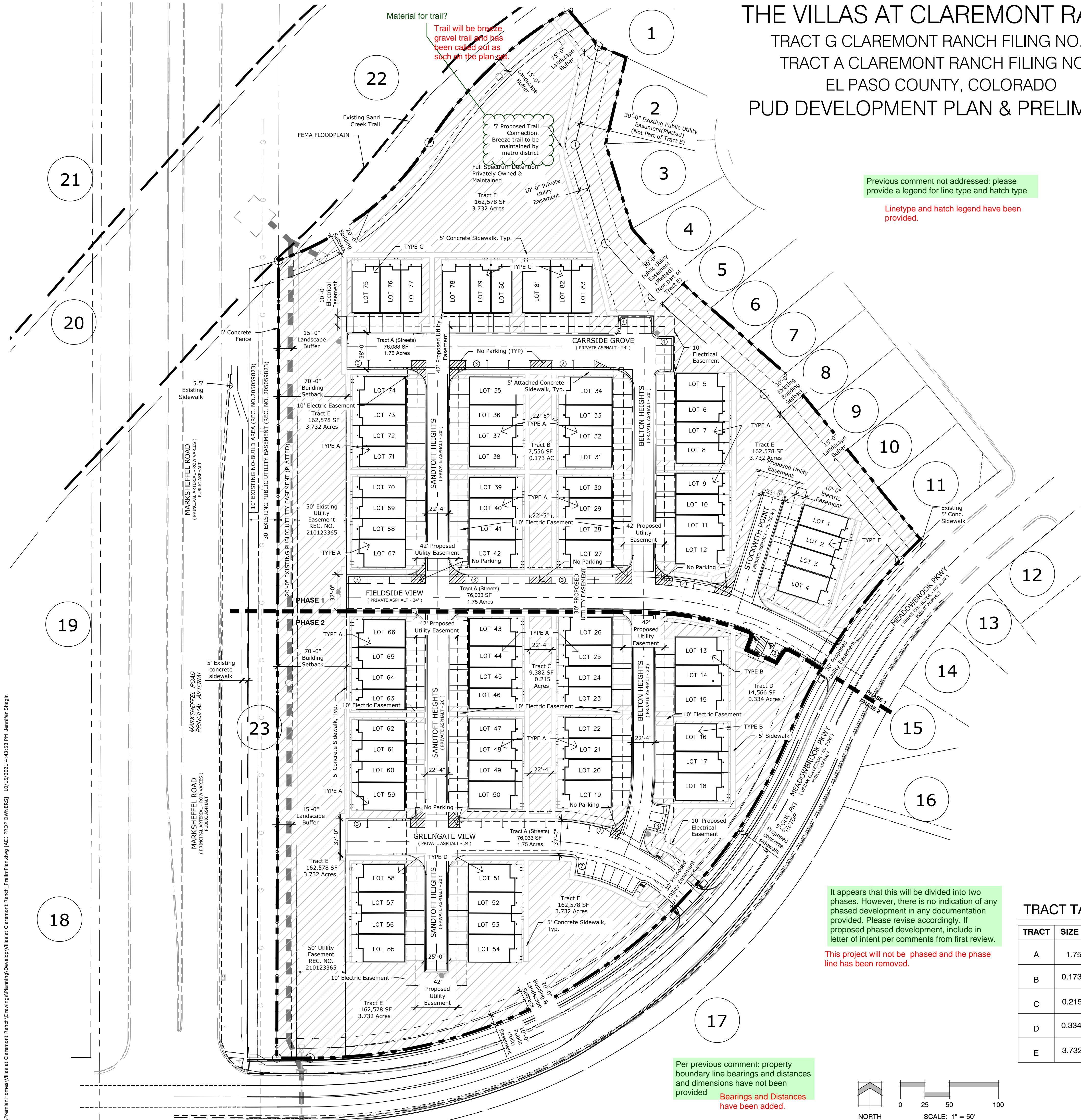
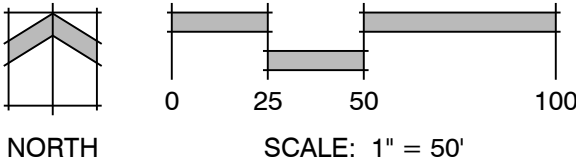
Previous comment not addressed: please provide a legend for line type and hatch type

Linetype and hatch legend have been provided.

It appears that this will be divided into two phases. However, there is no indication of any phased development in any documentation provided. Please revise accordingly. If proposed phased development, include in letter of intent per comments from first review.

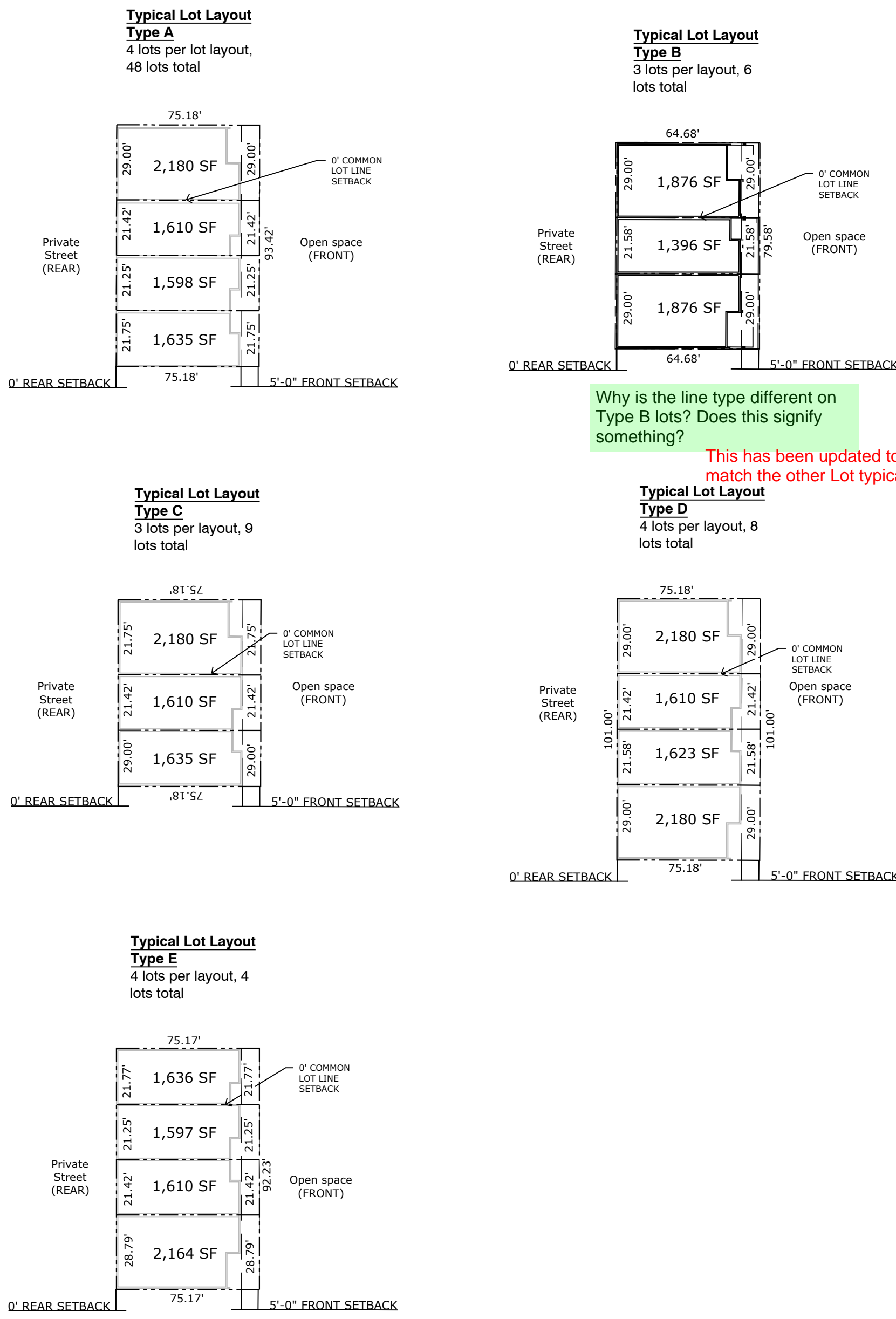
This project will not be phased and the phase line has been removed.

Per previous comment: property boundary line bearings and distances have not been provided. Bearings and Distances have been added.

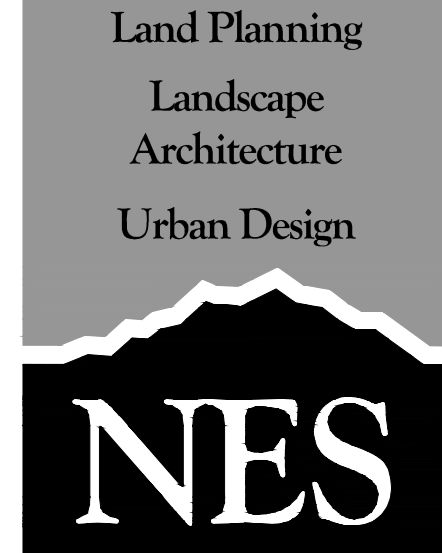
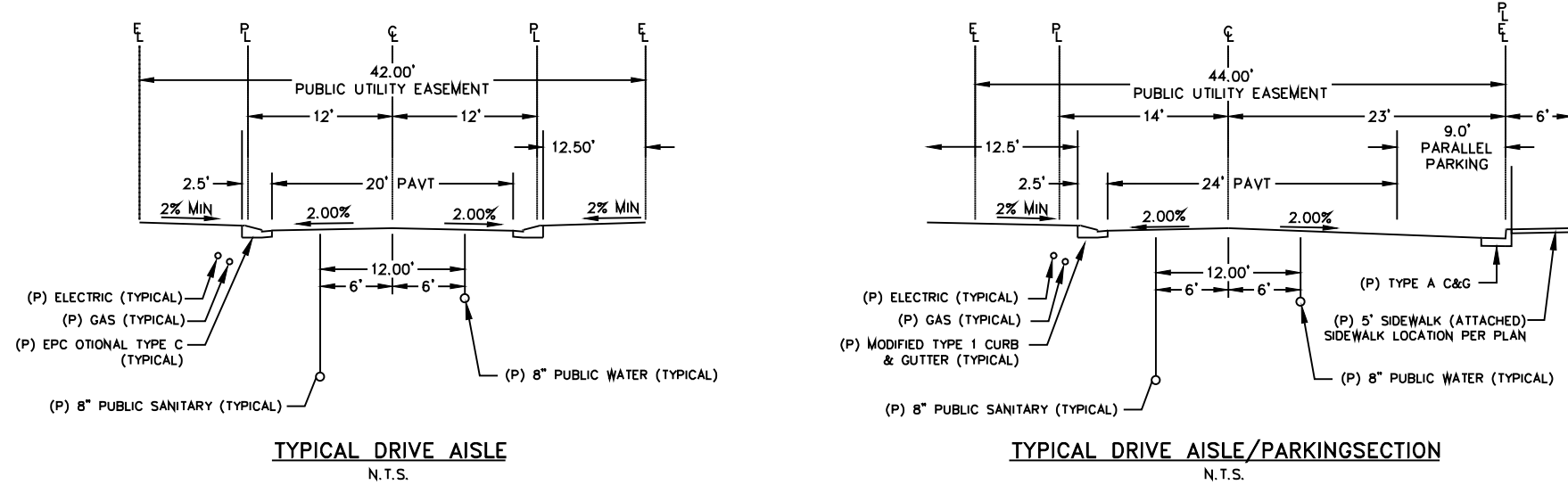


THE VILLAS AT CLAREMONT RANCH
TRACT G CLAREMONT RANCH FILING NO. 7 &
TRACT A CLAREMONT RANCH FILING NO. 7
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

LOT TYPICALS & DIMENSIONS



ROAD CROSS SECTIONS - PER DEVIATION REQUEST



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
© 2012. All Rights Reserved.

THE VILLAS AT CLAREMONT RANCH
PUD & PRELIMINARY PLAN

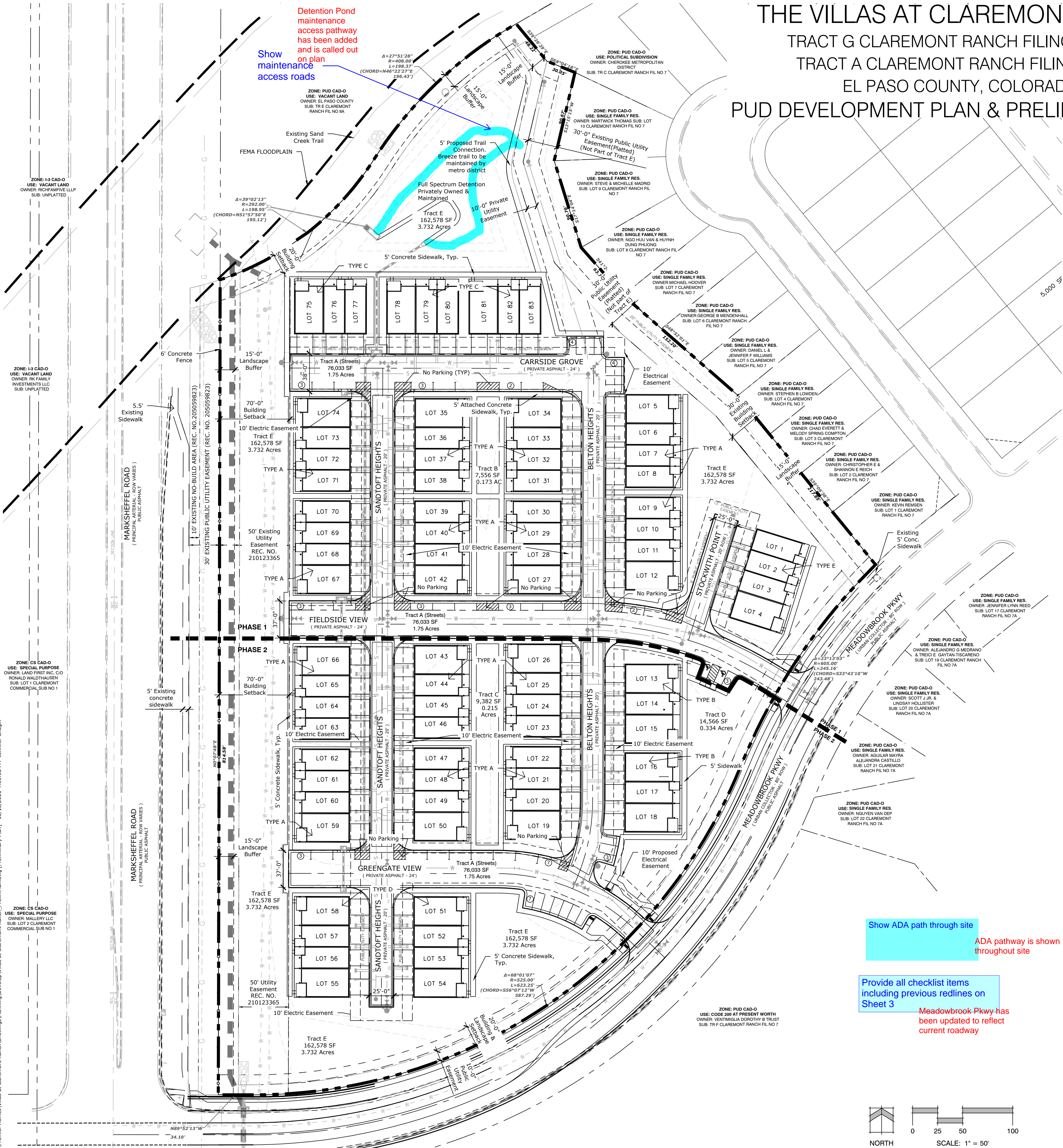
DATE: 12.23.2020
PROJECT MGR: A. Barlow
PREPARED BY: J. SHAGIN

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

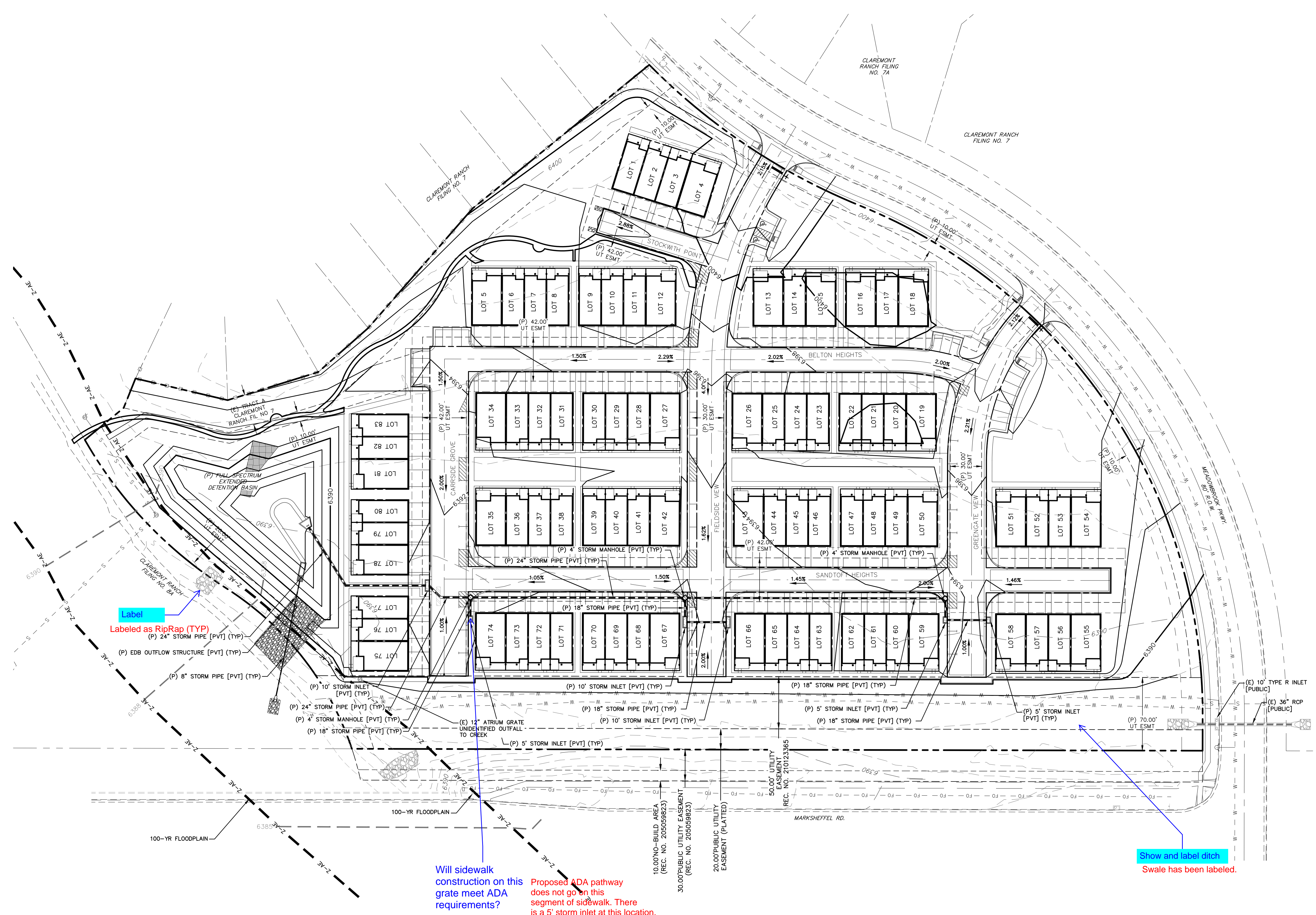
Preliminary Plan

3
OF 13

N.T.S.




P:\Premier Homes\ Villas at Claremont Ranch\Drawings\Planning\Develop\ Villas at Claremont Ranch.dwg (Preliminary Plan) 10/15/2021 4:53:58 PM Jennifer Shagin



LEGEND	
EXISTING	(E)
PROPOSED	(P)
PUBLIC	[PUB]
PRIVATE	[PVT]
FUTURE	(F)
EXISTING ASPHALT	~A~
CURB AND GUTTER	C&G
EASEMENT	ESMT
BOUNDARY	_____
RIGHT-OF-WAY	_____
LOT LINE	_____
EASEMENT	_____
SETBACK	_____
(E) CONTOUR, INDEX	_____ -6860- _____
(E) CONTOUR	_____
(E) STORM SEWER, INLET, MH	_____ [] _____
(P) CONTOUR, INDEX	_____ -6860- _____
(P) CONTOUR	_____
(P) STORM SEWER, INLET, MH	_____ [] _____
CURB TYPE CALL-OUT	TYPE 1

[illegible]

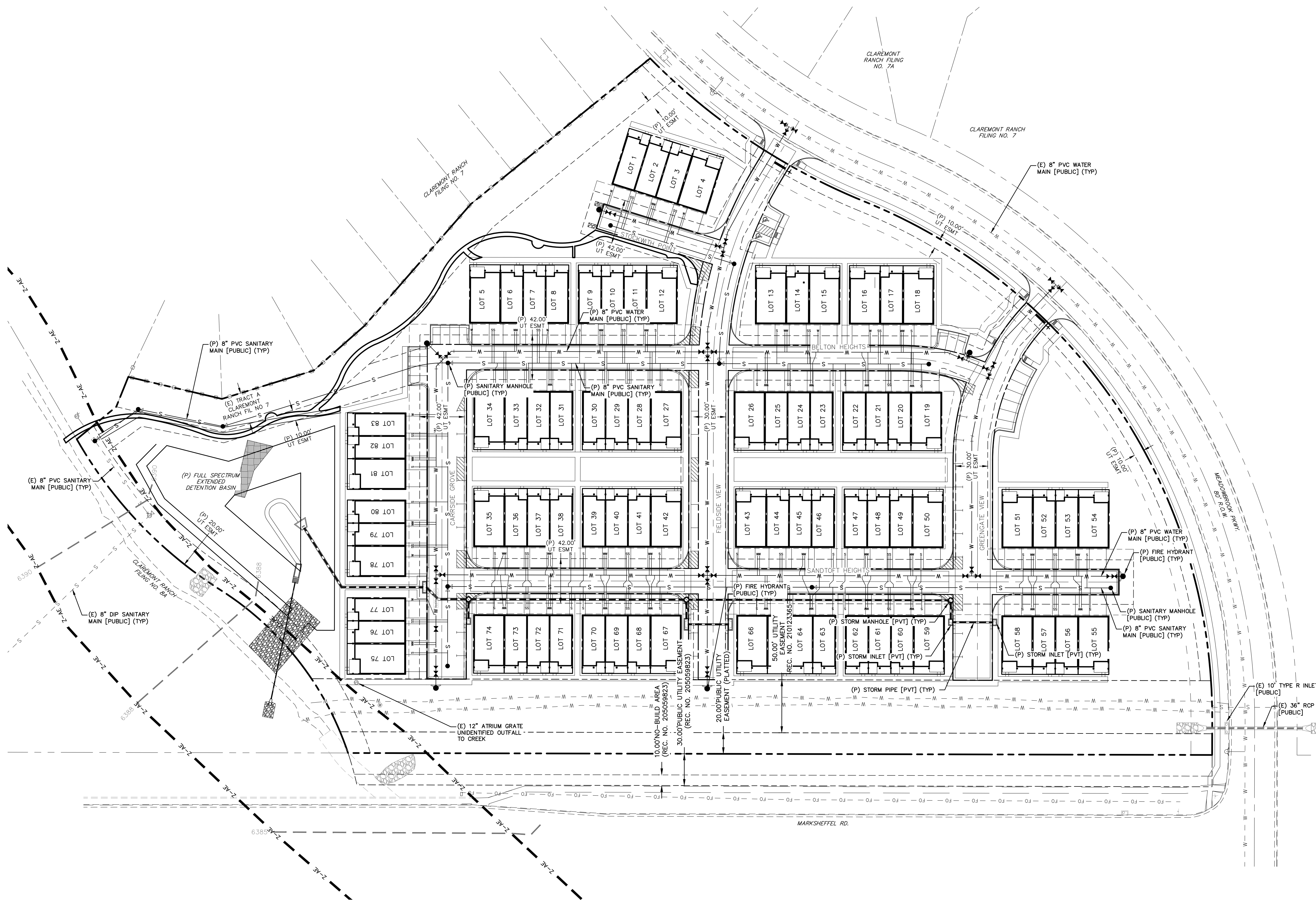
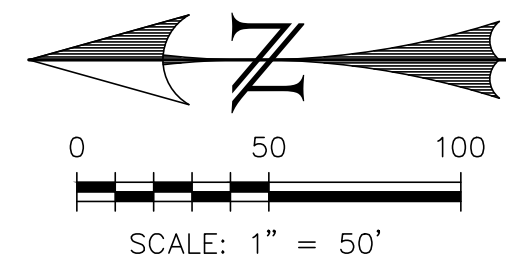
PREPARED FOR:	
JIM MORLEY	
20 BOULDER CRESCENT 2ND FLOOR COLORADO SPRINGS, CO 80903	



CATAMOUNT
ENGINEERING

321 W. HENRIETTA AVE WOODLAND PARK, CO 80866
PO BOX 221 (719) 426-2124

THE VILLAS AT CLAREMONT RANCH	DESIGNED BY: DLM	DRAWN BY: DBM
	SCALE: N/A	DATE: 11/17/20
PRELIMINARY GRADING PLAN	JOB NUMBER	SHEET
	16-102	4 OF 13



LEGEND

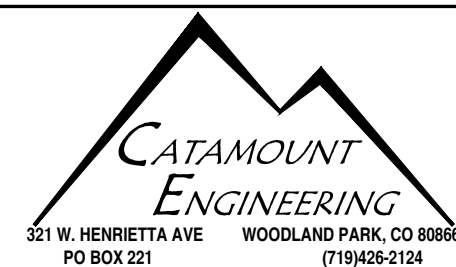
- EXISTING
PROPOSED
PUBLIC
PRIVATE
FUTURE
EXISTING ASPHALT
CURB AND GUTTER
EASEMENT
FIRE HYDRANT
MANHOLE
PROTECT-IN-PLACE
SANITARY
SEWER
STORM
WATER
BOUNDARY
RIGHT-OF-WAY
LOT LINE
EASEMENT
SETBACK
(E) SANITARY MAIN, MH
(E) WATER MAIN, BOV, VALVE, FH
(E) UG ELECTRIC
(E) UG TELEPHONE
(P) SANITARY MAIN, MH
(P) SANITARY SEWER SERVICE
(E) STORM SEWER, INLET, MH
(P) STORM SEWER, INLET, MH
(P) WATER MAIN, BOV, VALVE, FH
(P) WATER SERVICE

- (E)
(P)
[PUB]
[PVT]
(F)
~A~
C&G
ESMT
FH
MH
[PIP]
SAN
SWR
STM
WTR

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 16-102	SHEET 5 OF 13

SCHEMATIC LANDSCAPE DIAGRAM
CLAREMONT RANCH

Climate Zone

(Figure 4 of Landscape Policy Manual)

Foothills (Foothills & Plains)

Plant Communities

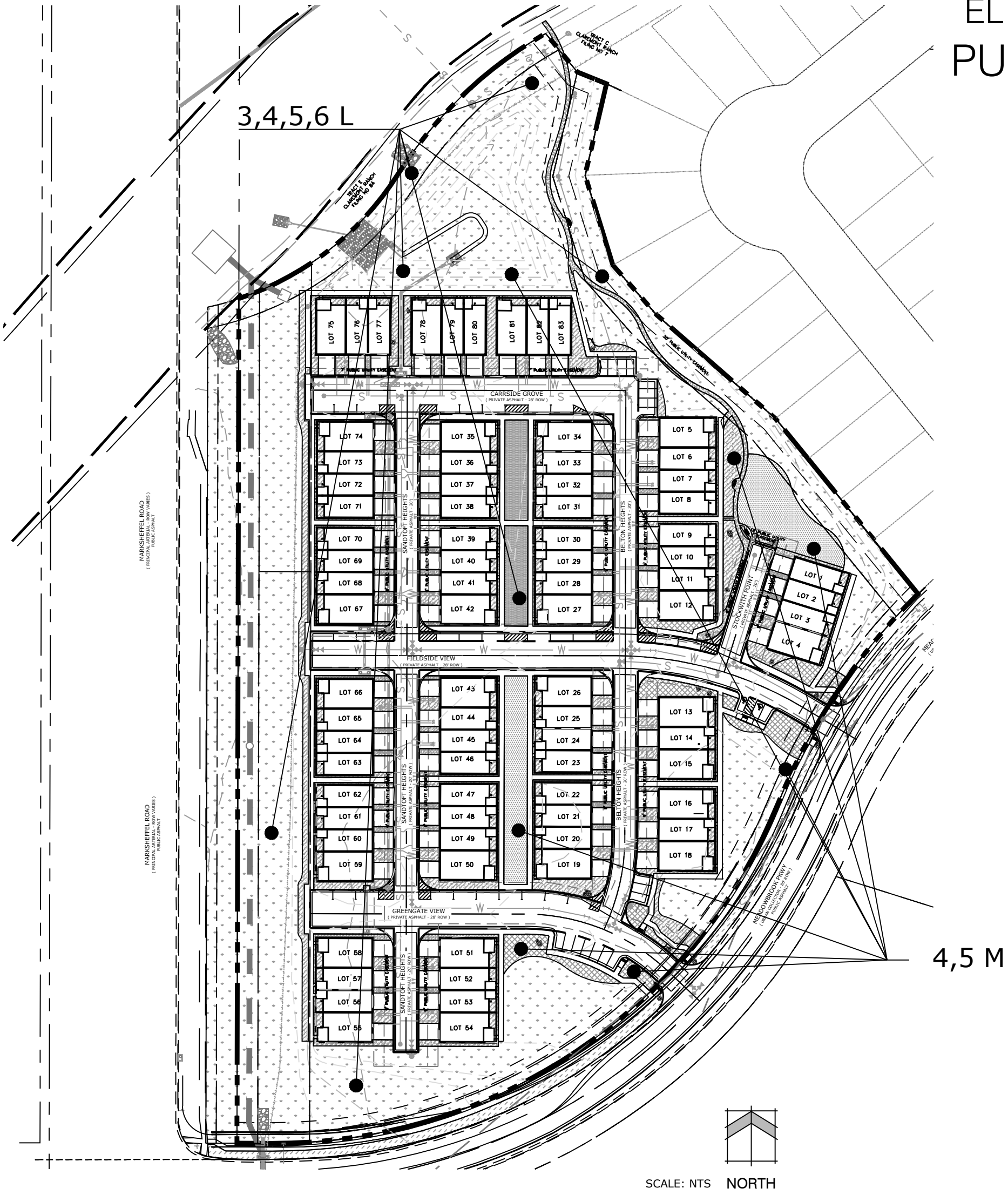
(Labeled by numbers on diagram)

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.

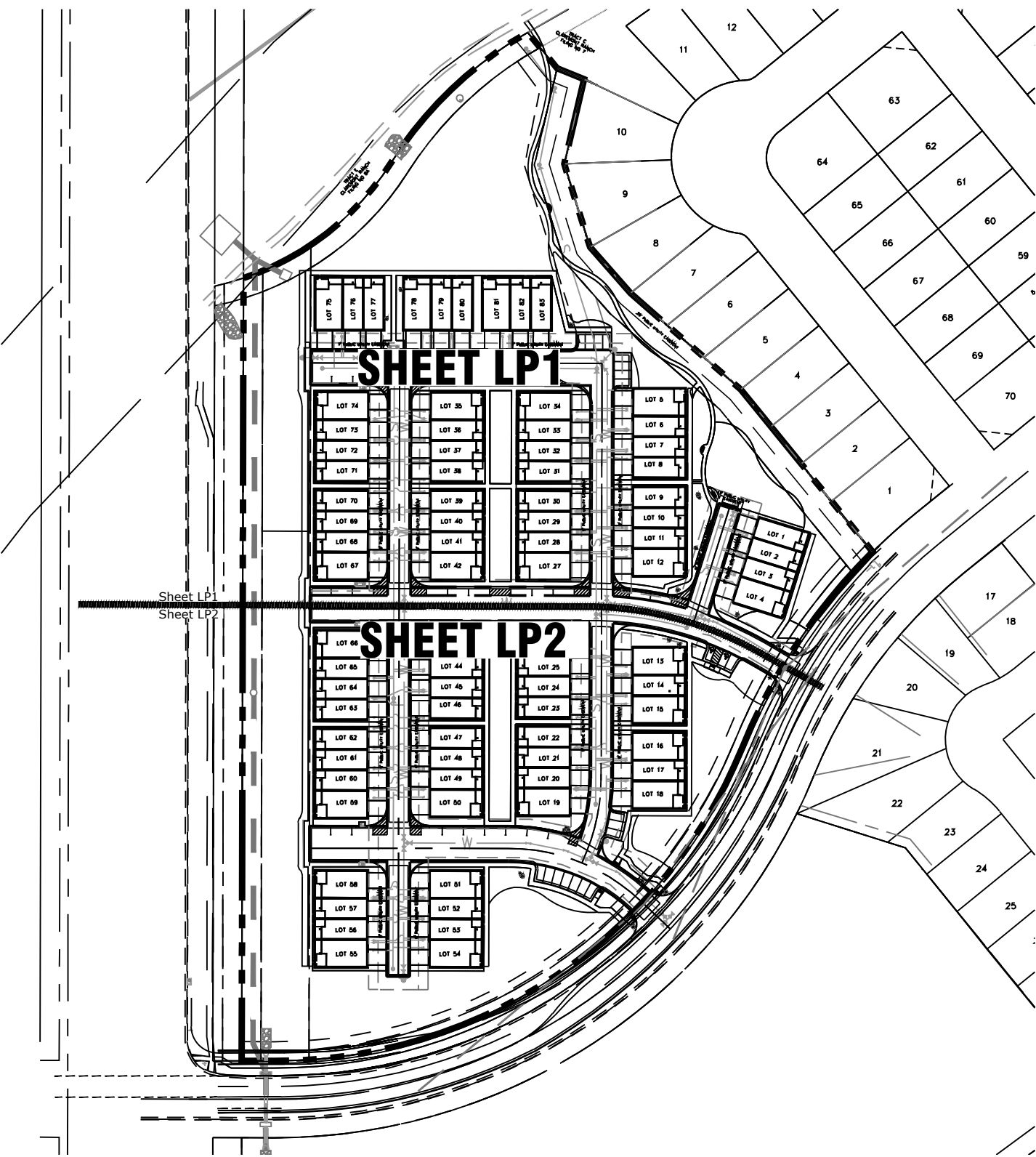
NITROGEN	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF
SULFUR (S04-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

-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 SHREDDED 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%	

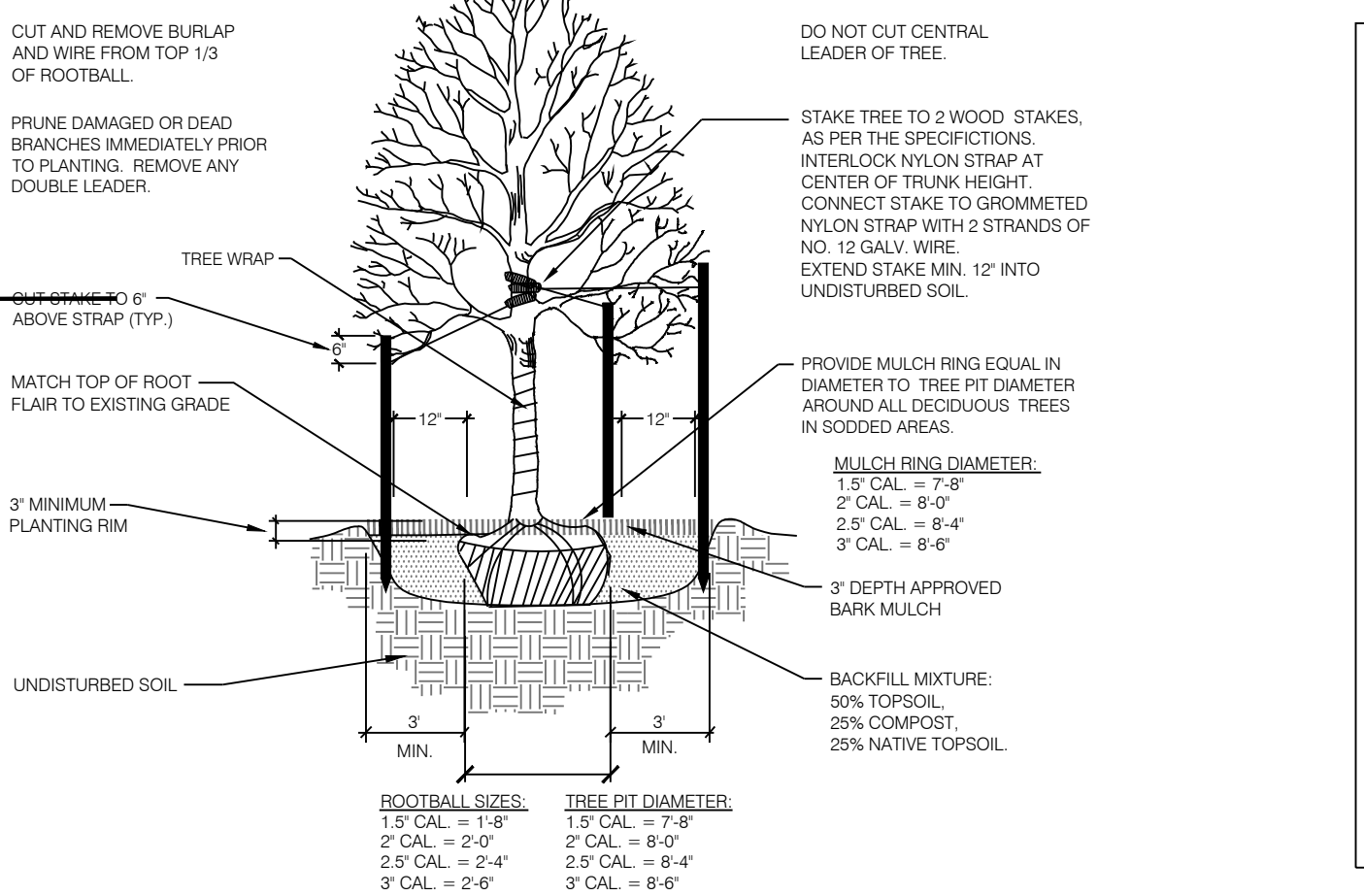
Internal Landscaping per section 6.2.2 (E)			
Gross Site Area (SF)			
422,943 S.F.			
Net Site Area (SF) (Excluding Tract A)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
194,016 S.F.	15% (res)	29,129 SF / 236,576 SF	58/68
Shrub 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 or 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			
--/--	---/---			

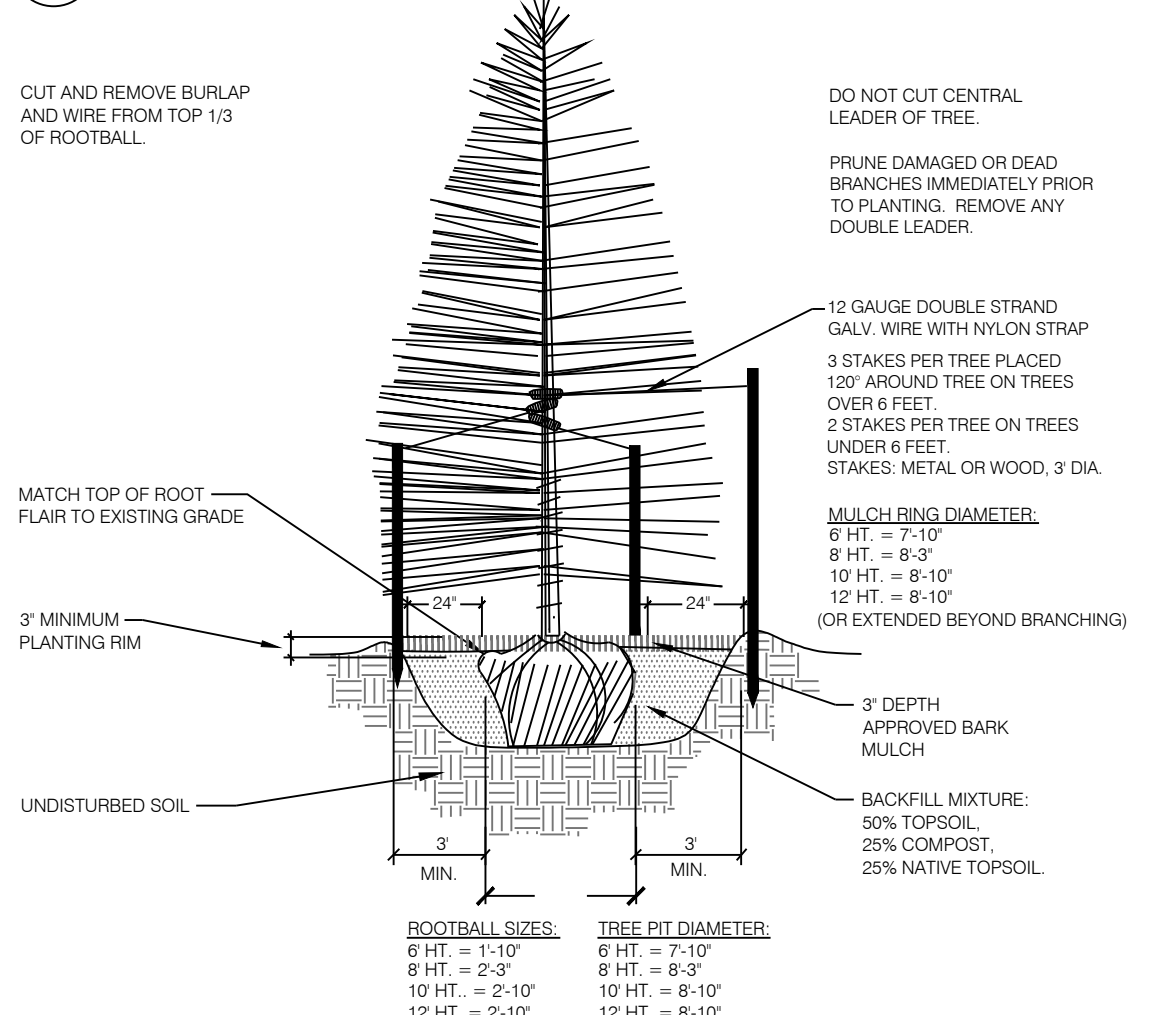
Motor Vehicle Lots per section 6.2.2 (B)				
No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required/Provided	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
15 (Non Contiguous)	1 / 1 (MV)	202' (Non Contiguous)	202' (Non Contiguous)	135' (Non Contiguous)
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

Alternative landscape justification has been added to the LOI



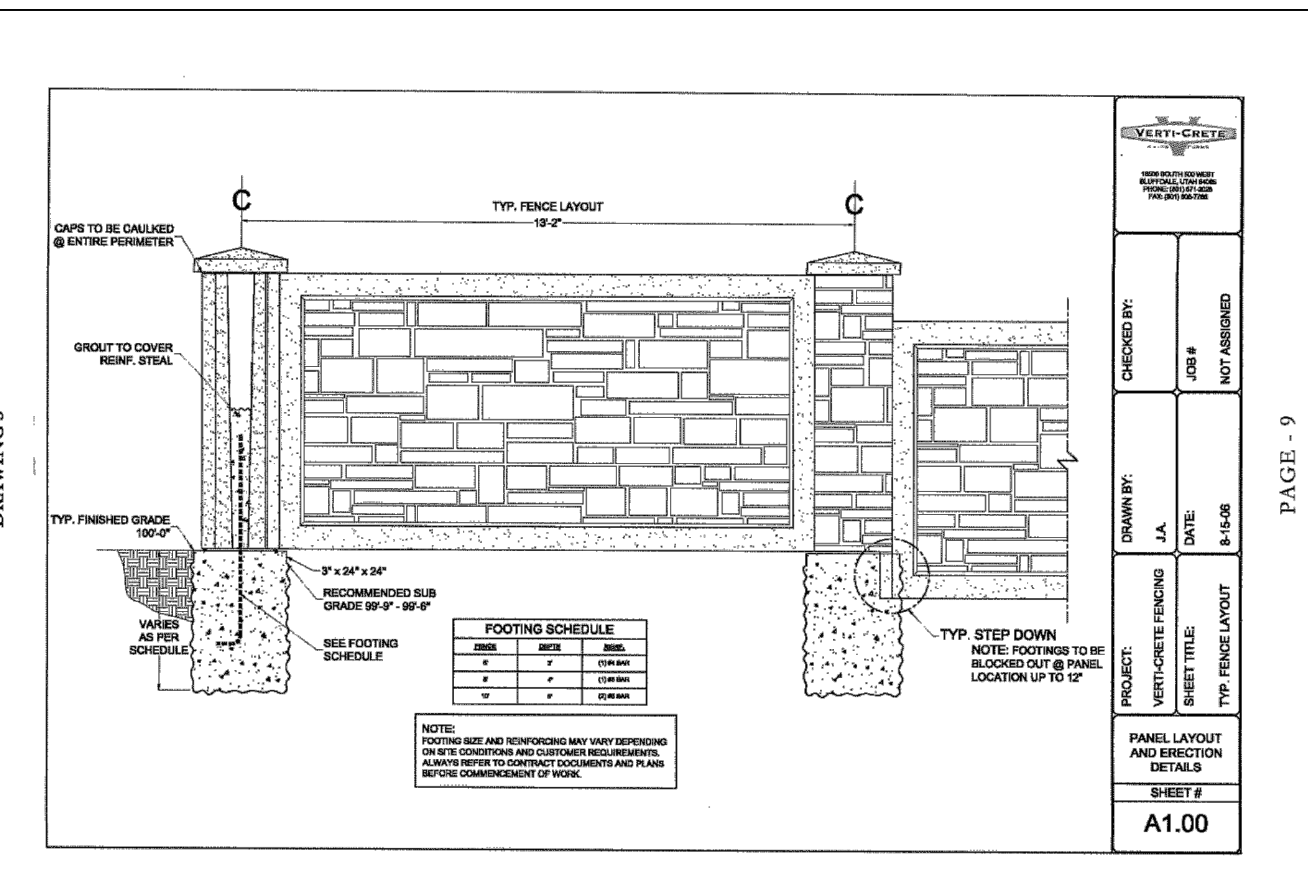
1 DECIDUOUS TREE PLANTING DETAIL



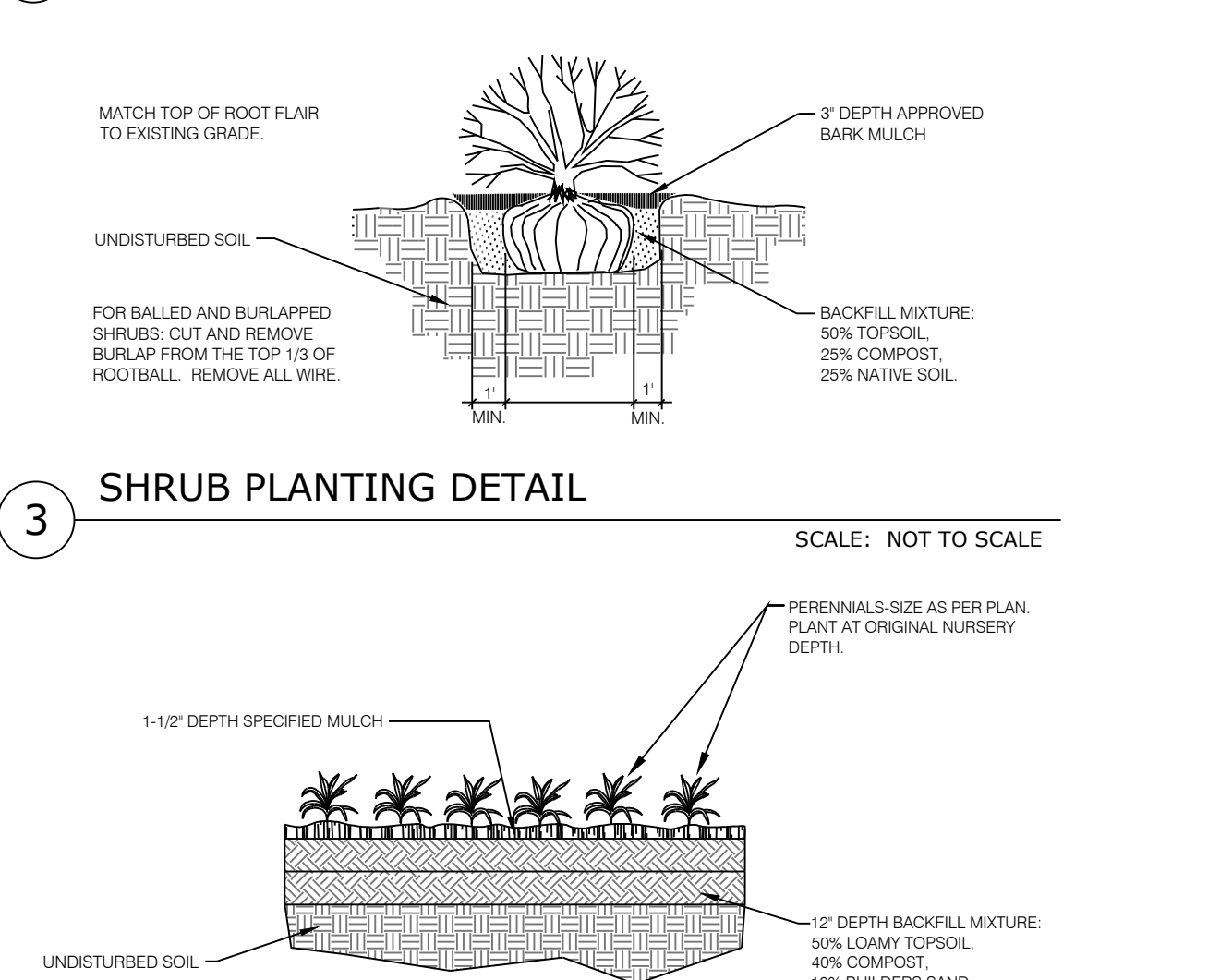
2 CONIFEROUS TREE PLANTING DETAIL

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					
Pv	17	Pinus flexilis "Vanderwolf's Pyramid" / Vanderwolf's Pyramid Limber 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					
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					
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					
Jag	3	Juniperus scopulorum "Gray Glean" / Gray Glean Juniper	12'	6'	#7 CONT
GRASSES					
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					
Lxi	21	Lavandula x intermedia "Provence" / Provence Lavender	2.5'	2.5'	#1 CONT
Saf	11	Salvia officinalis / Garden Sage	2'	2'	#1 CONT
EVERGREEN SHRUB					
Jab	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)



4 PERENNIAL / GROUND COVER PLANTING

Land Planning
Landscape
Architecture
Urban Design



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

© 2012. All Rights Reserved.

THE VILLAS
AT
CLAREMONT
RANCH

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

Landscape Notes & Details

6
OF 13

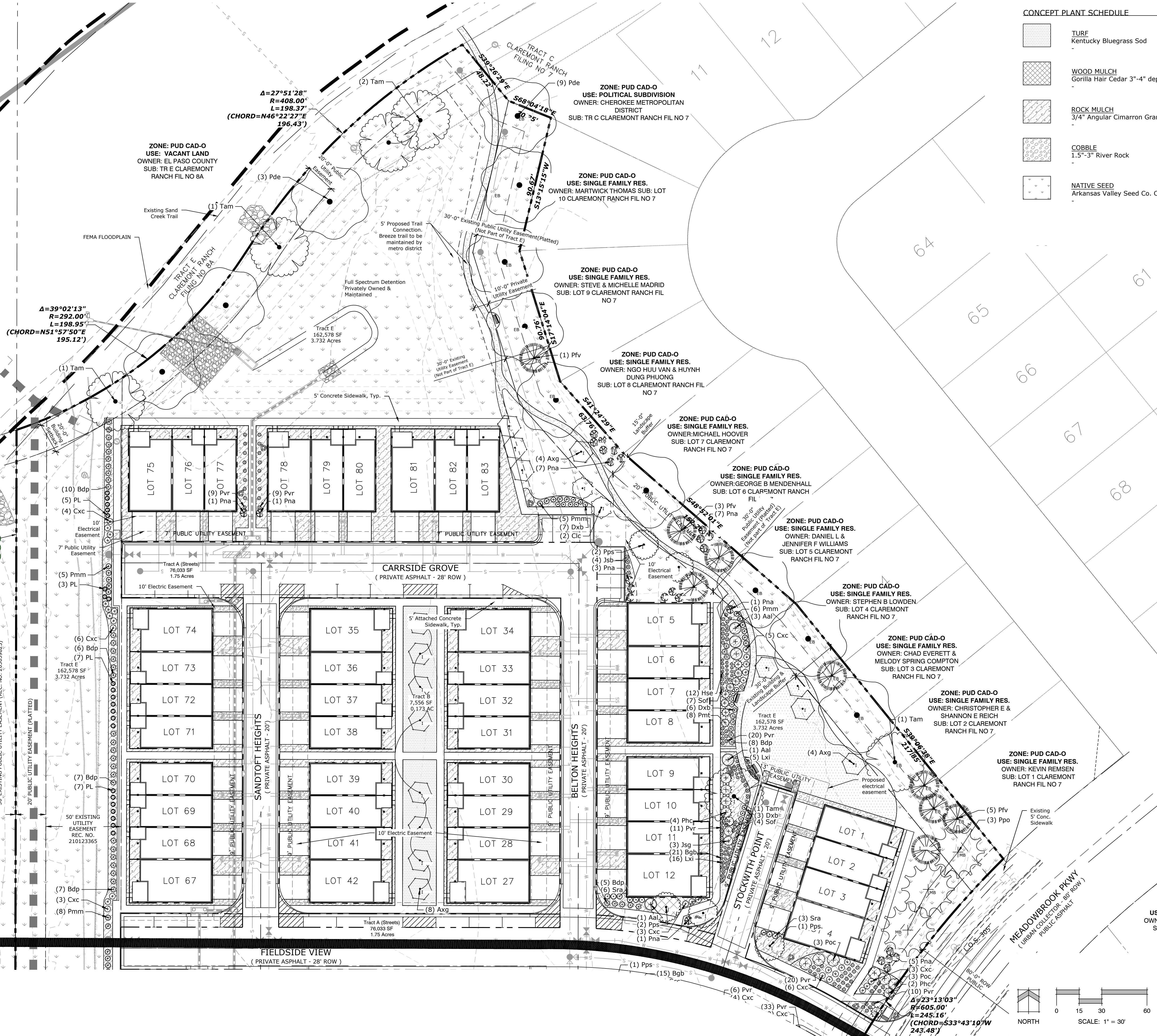
P:\Premier Homes\ Villas at Claremont Ranch\Drawings\Planning\Final-Land-Villas at ClaremontRanch_LP1.dwg [Sheet 6] 10/15/2021 4:57:06 PM Jennifer Shagin

Is this the 5 ft noise wall? Does this surround the entire property? 5 ft noise wall is indicated to only be on west side but this appears to surround property.

Fence has been updated to reflect proposed 6' vinyl fence

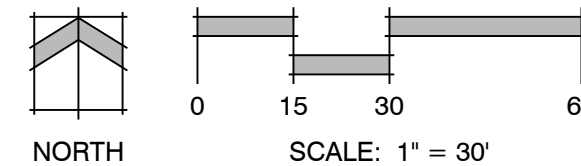
MARKSHEFFEL ROAD
(PRINCIPAL ARTERIAL - ROW VARIES)
PUBLIC ASPHALT

Sheet LP1
Sheet LP2



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



Land Planning
Landscape
Architecture
Urban Design

NES

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

© 2012. All Rights Reserved.

THE VILLAS AT CLAREMONT RANCH

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

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

Final Landscape Plan

7
OF 13

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

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

8
3 OF 13

NORTH

SCALE: 1" = 30'

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	
REVISIONS		

PRELIMINARY ELEVATIONS

THE VILLAS AT
CLAREMONT RANCH
TOWN HOMES
COLORADO SPRINGS, CO



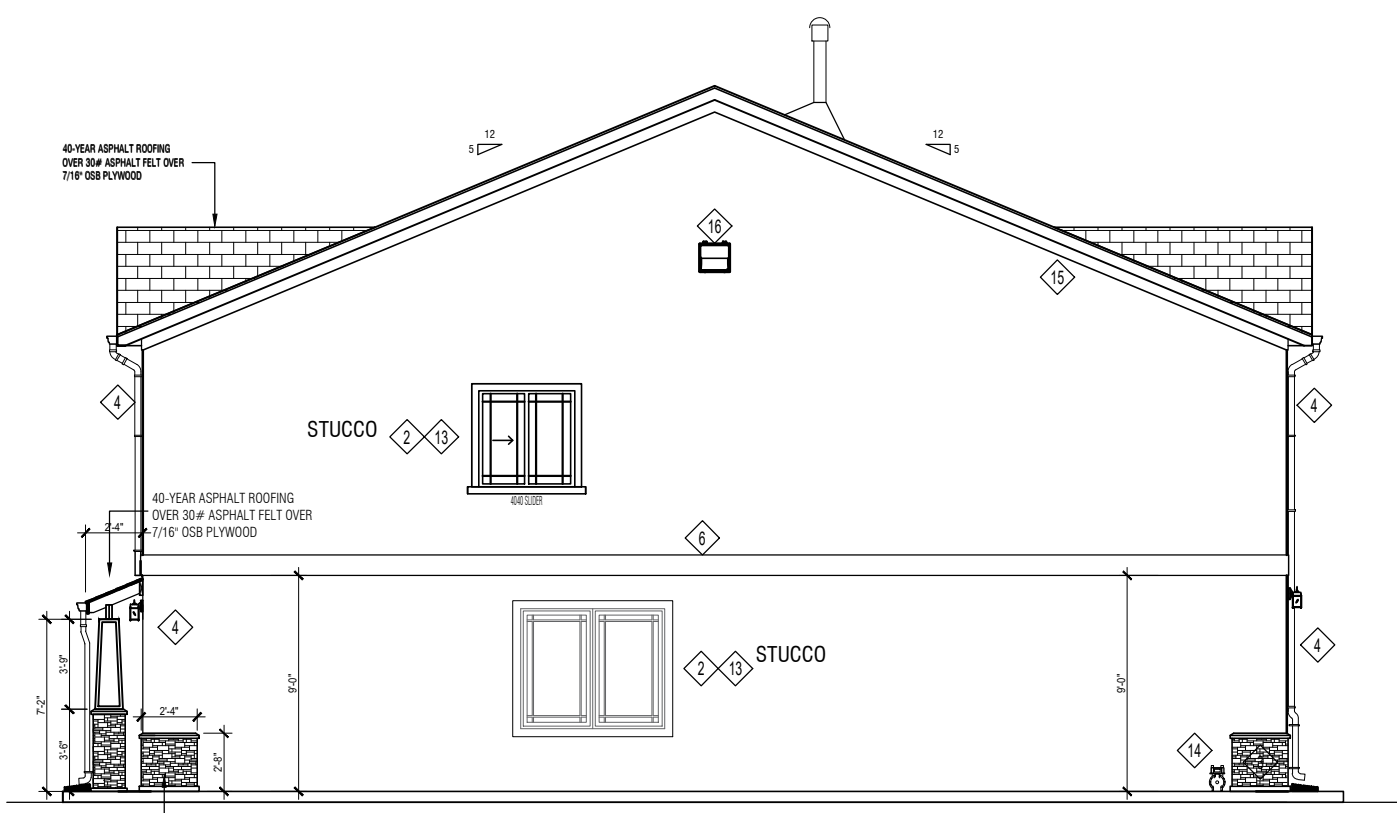
12/30/2020



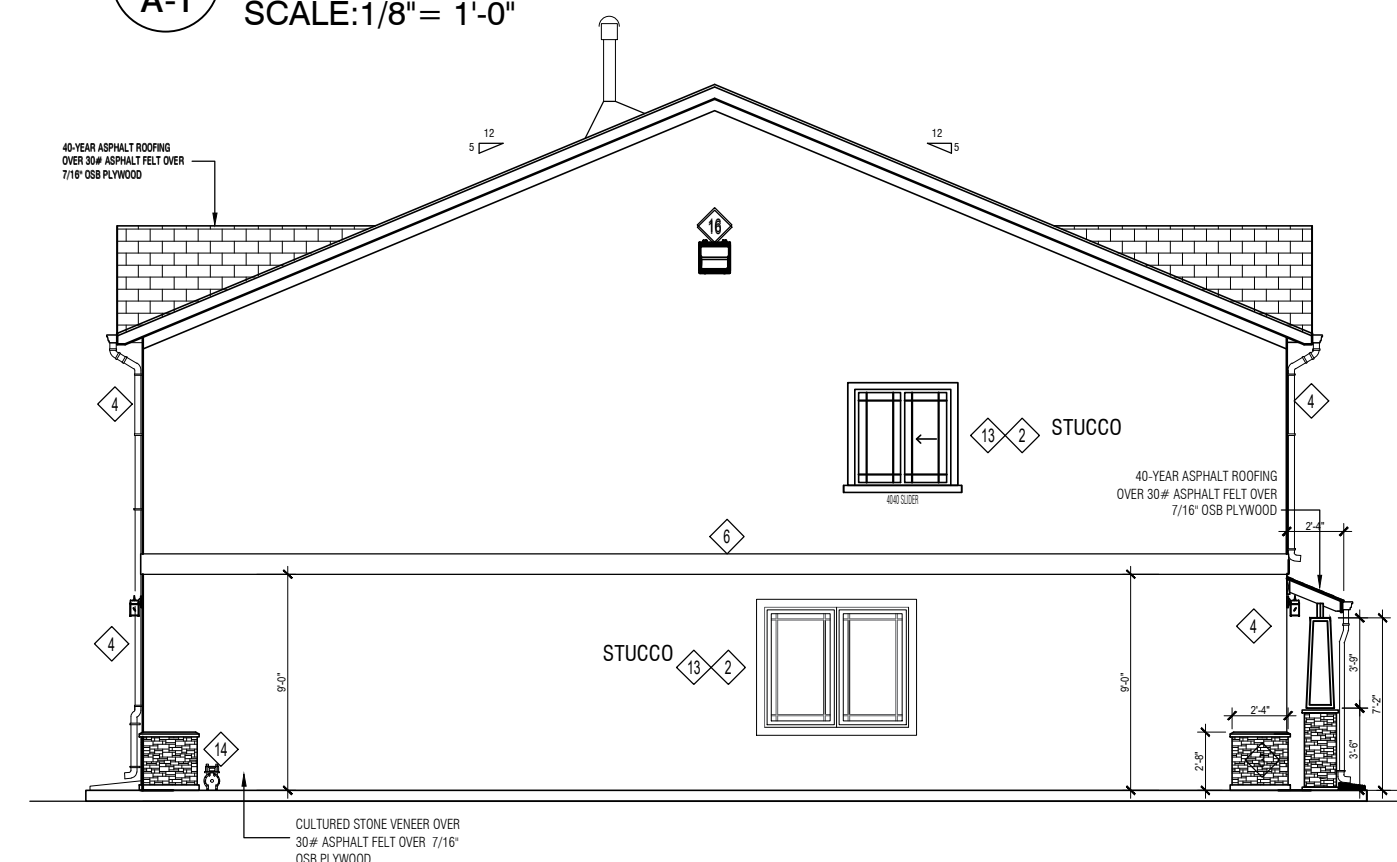
12/23/2020

DRAWN BY: PRL
CHECKED BY: PRL
SHEET NUMBER

BUILDING
ELEVATIONS
A-1



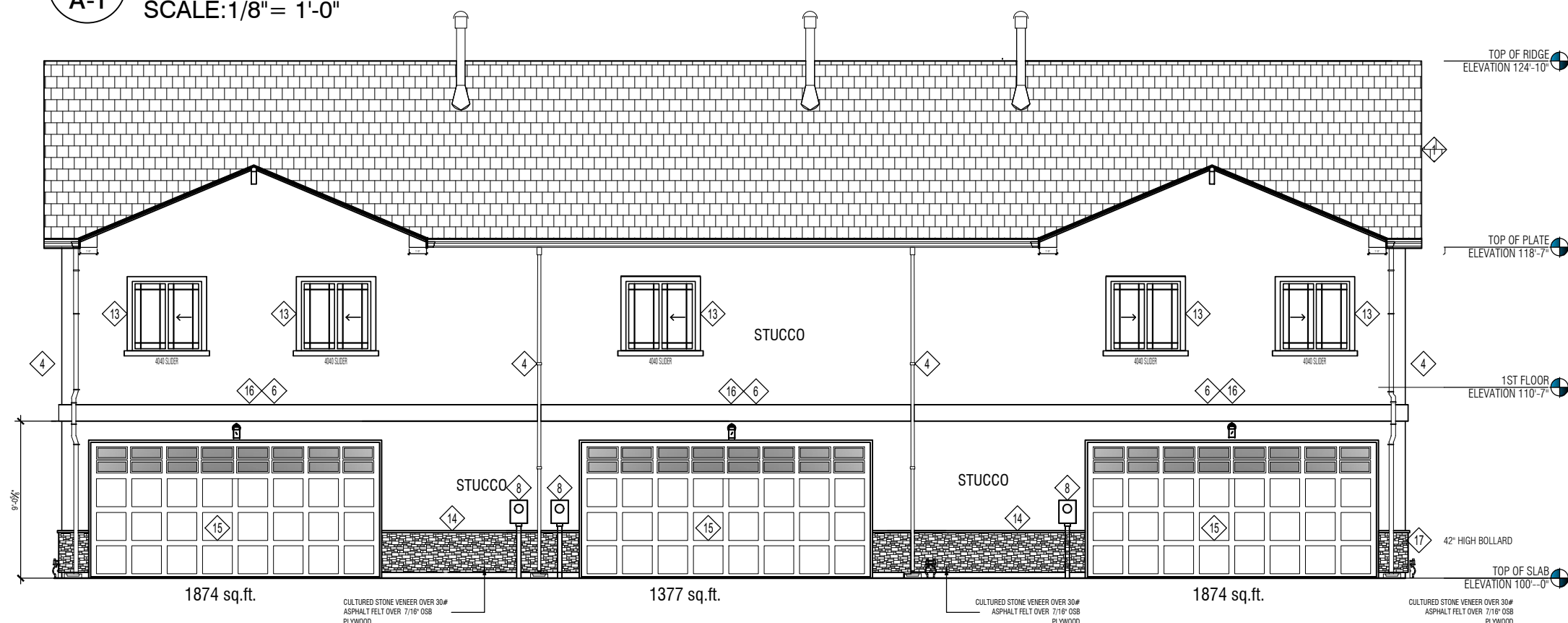
1 ELEVATION TYPE B
A-1 SCALE: 1/8" = 1'-0"



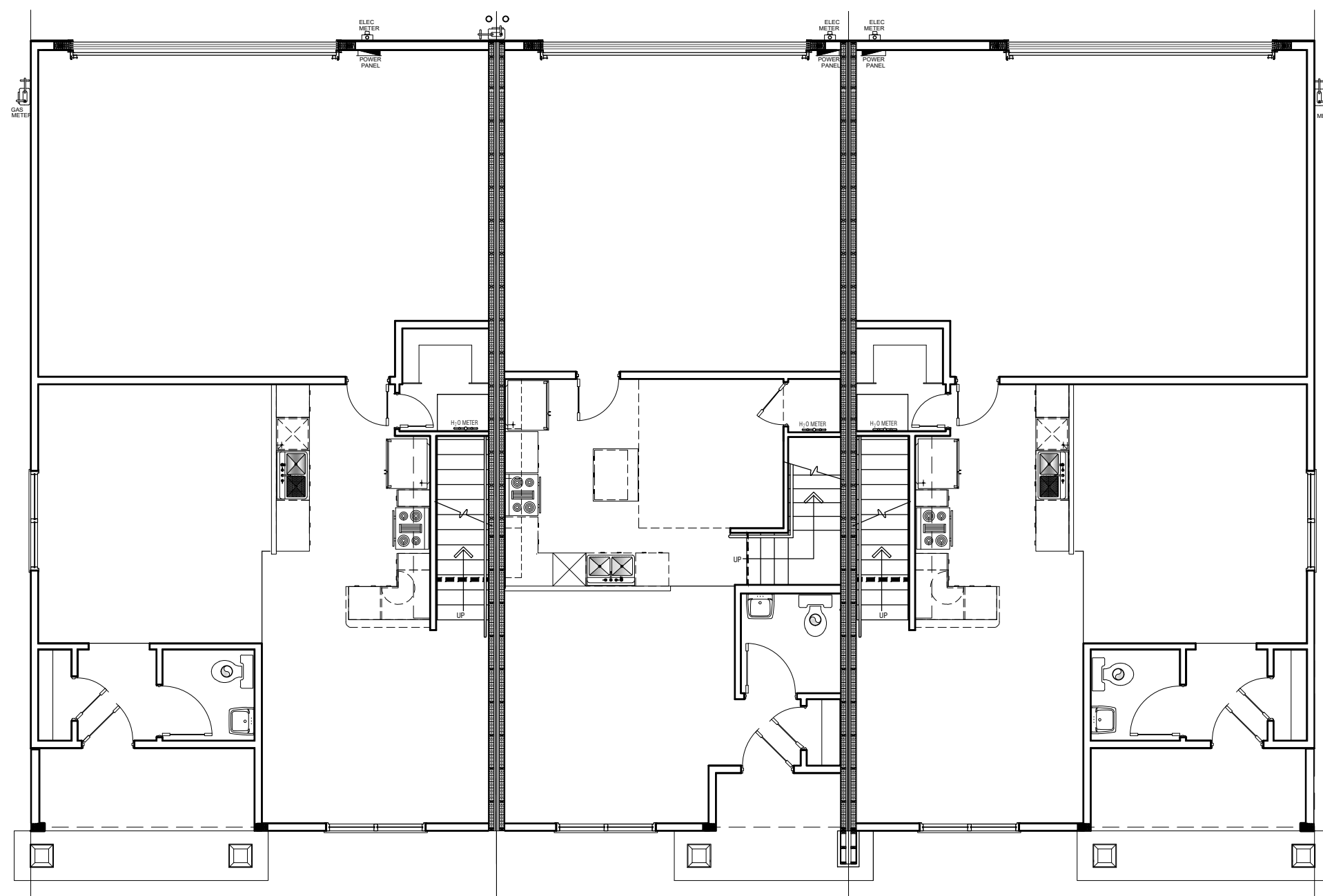
3 ELEVATION TYPE B
A-1 SCALE: 1/8" = 1'-0"



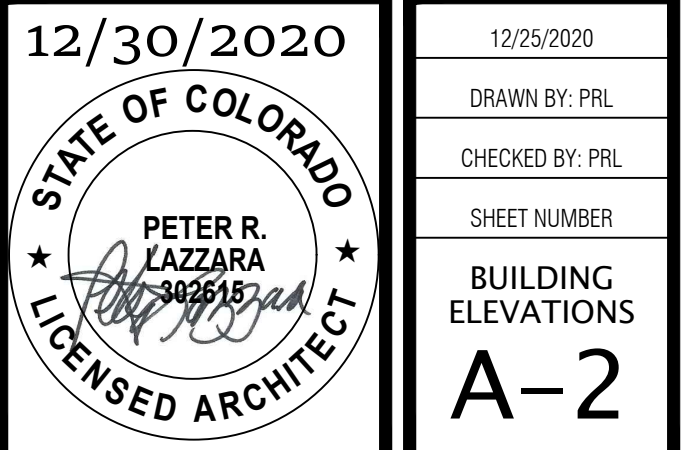
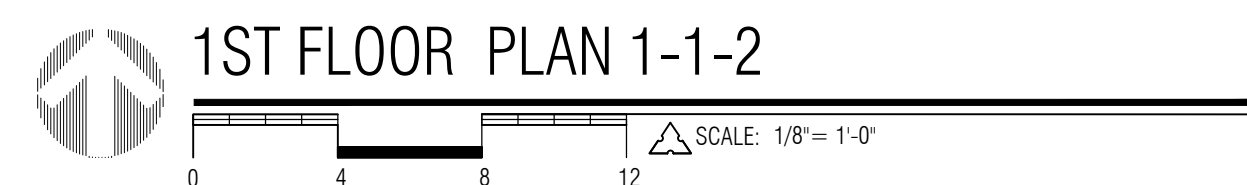
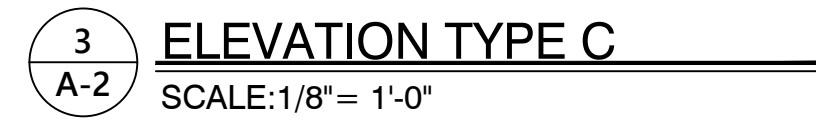
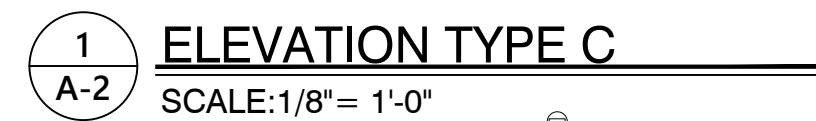
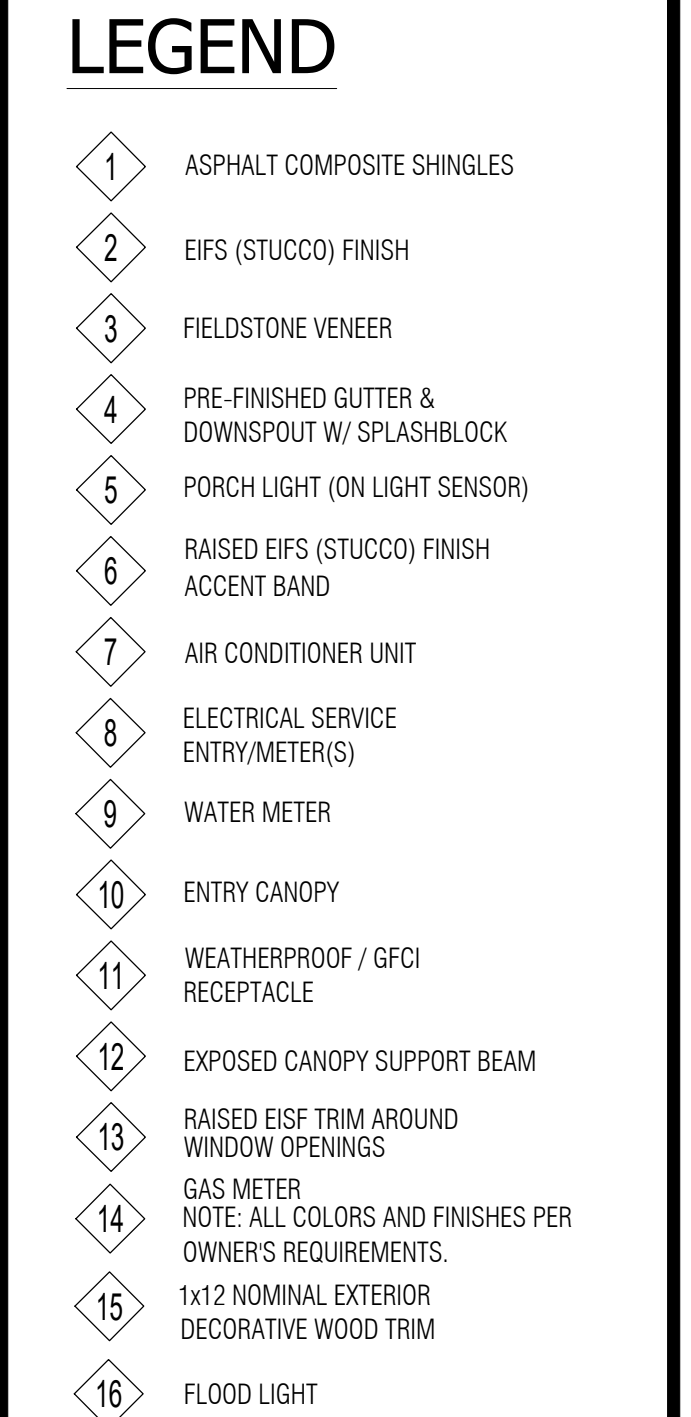
2 ELEVATION TYPE B
A-1 SCALE: 1/8" = 1'-0"

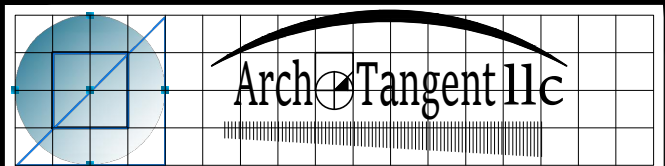


3 ELEVATION TYPE B
A-1 SCALE: 1/8" = 1'-0"



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





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

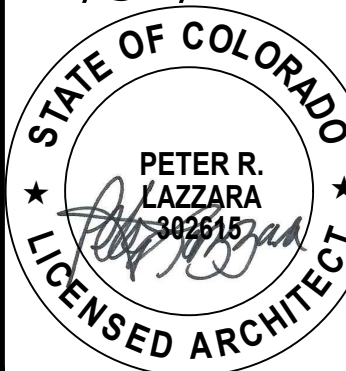
REVISIONS

PRELIMINARY ELEVATIONS

THE VILLAS AT
CLAREMONT RANCH
TOWN HOMES
COLORADO SPRINGS, CO



12/30/2020



12/25/2020

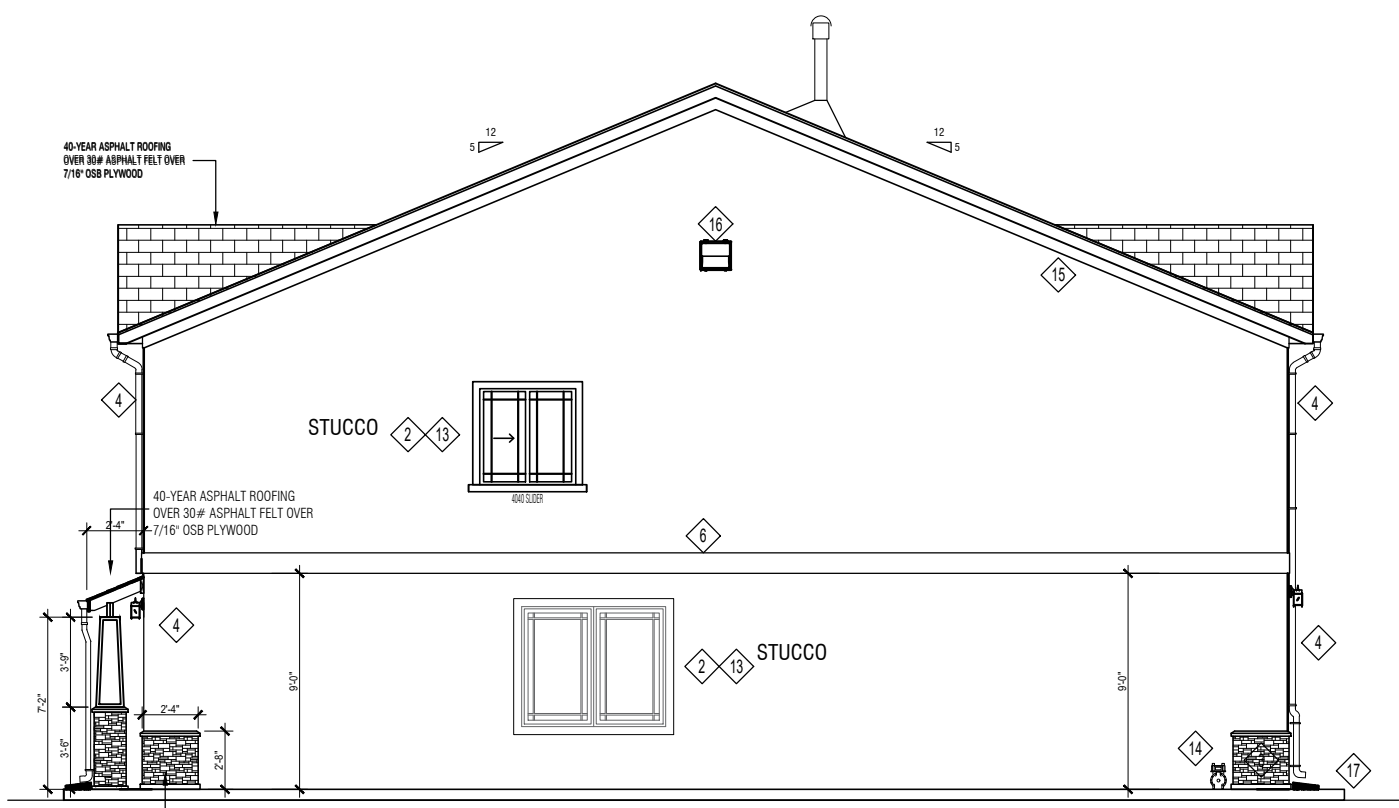
DRAWN BY: PRL

CHECKED BY: PRL

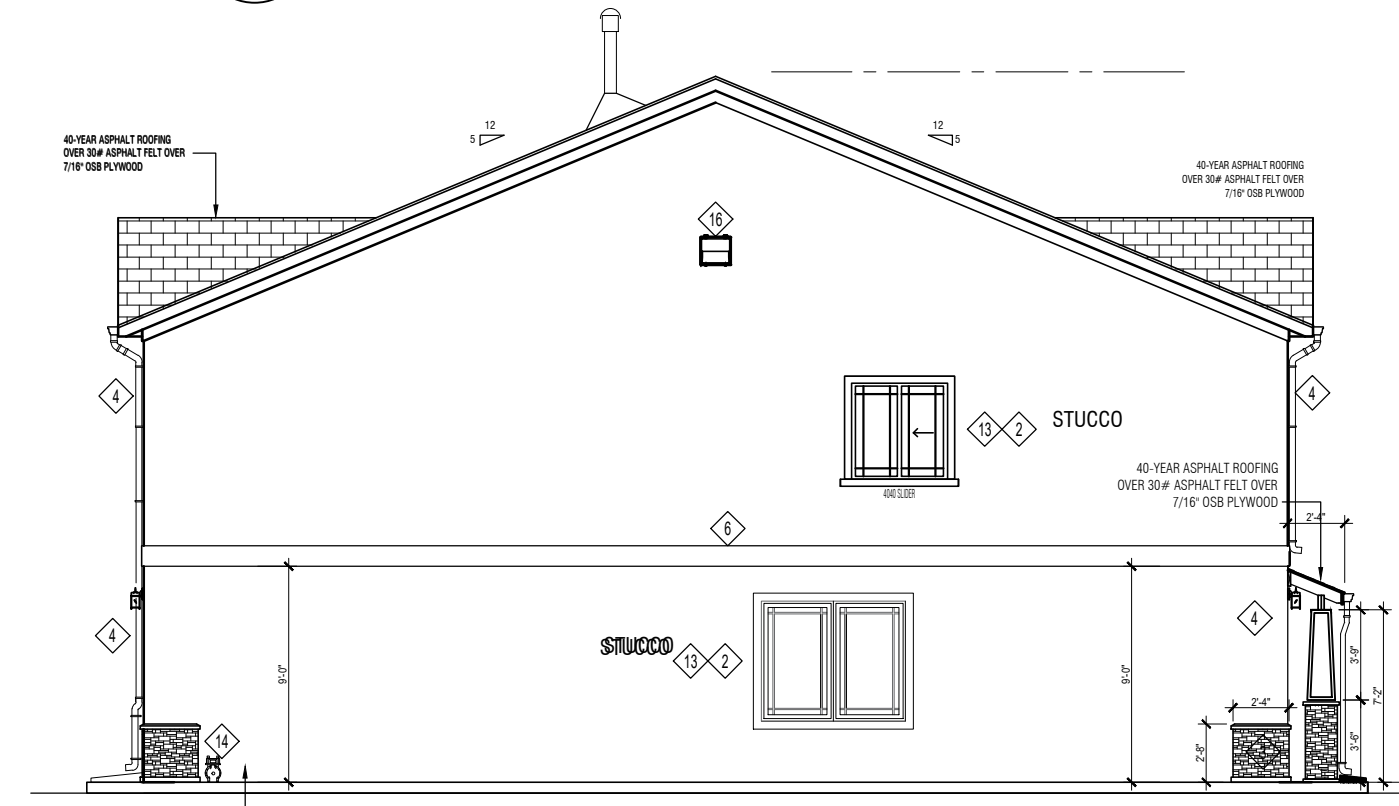
SHEET NUMBER

BUILDING
ELEVATIONS

A-3



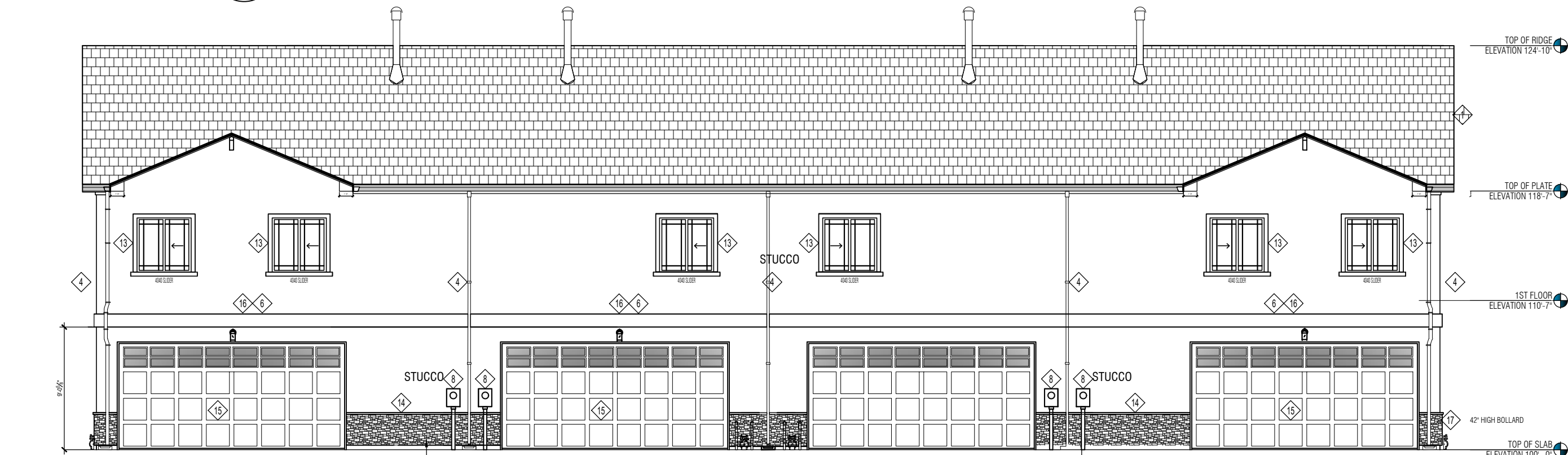
1
A-3
ELEVATION TYPE D
SCALE: 1/8" = 1'-0"



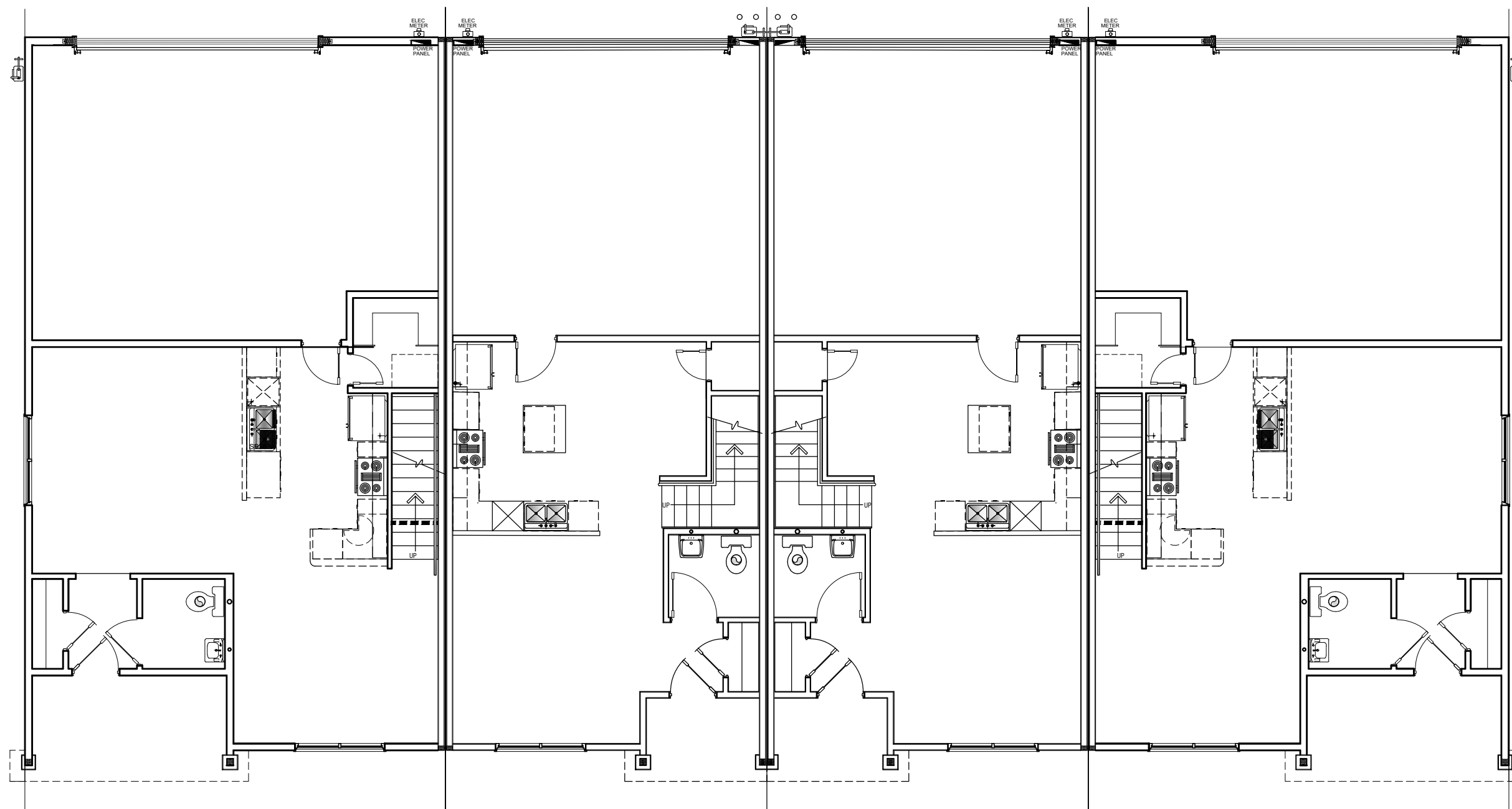
3
A-3
ELEVATION TYPE D
SCALE: 1/8" = 1'-0"



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

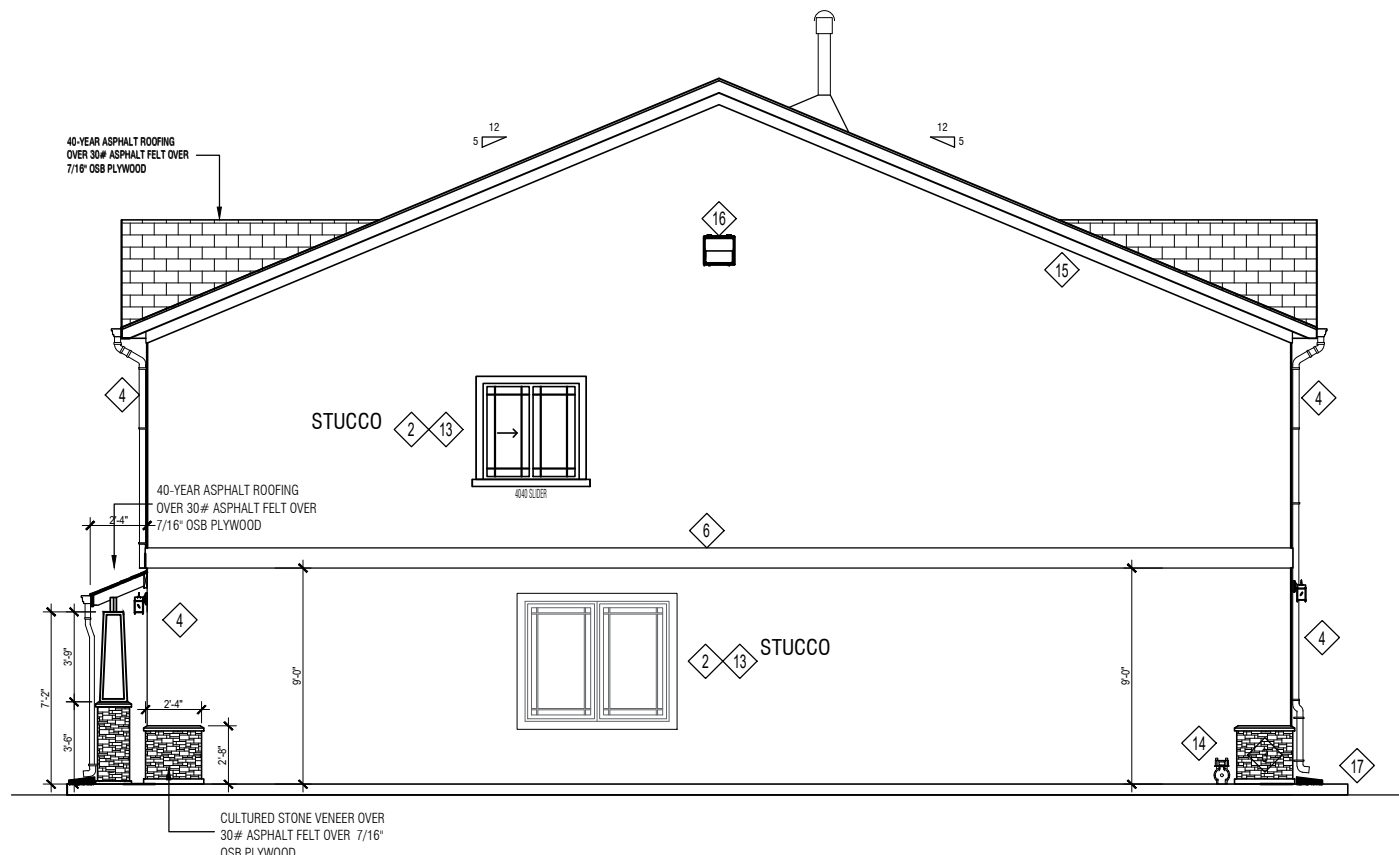


4
A-3
ELEVATION TYPE D
SCALE: 1/8" = 1'-0"

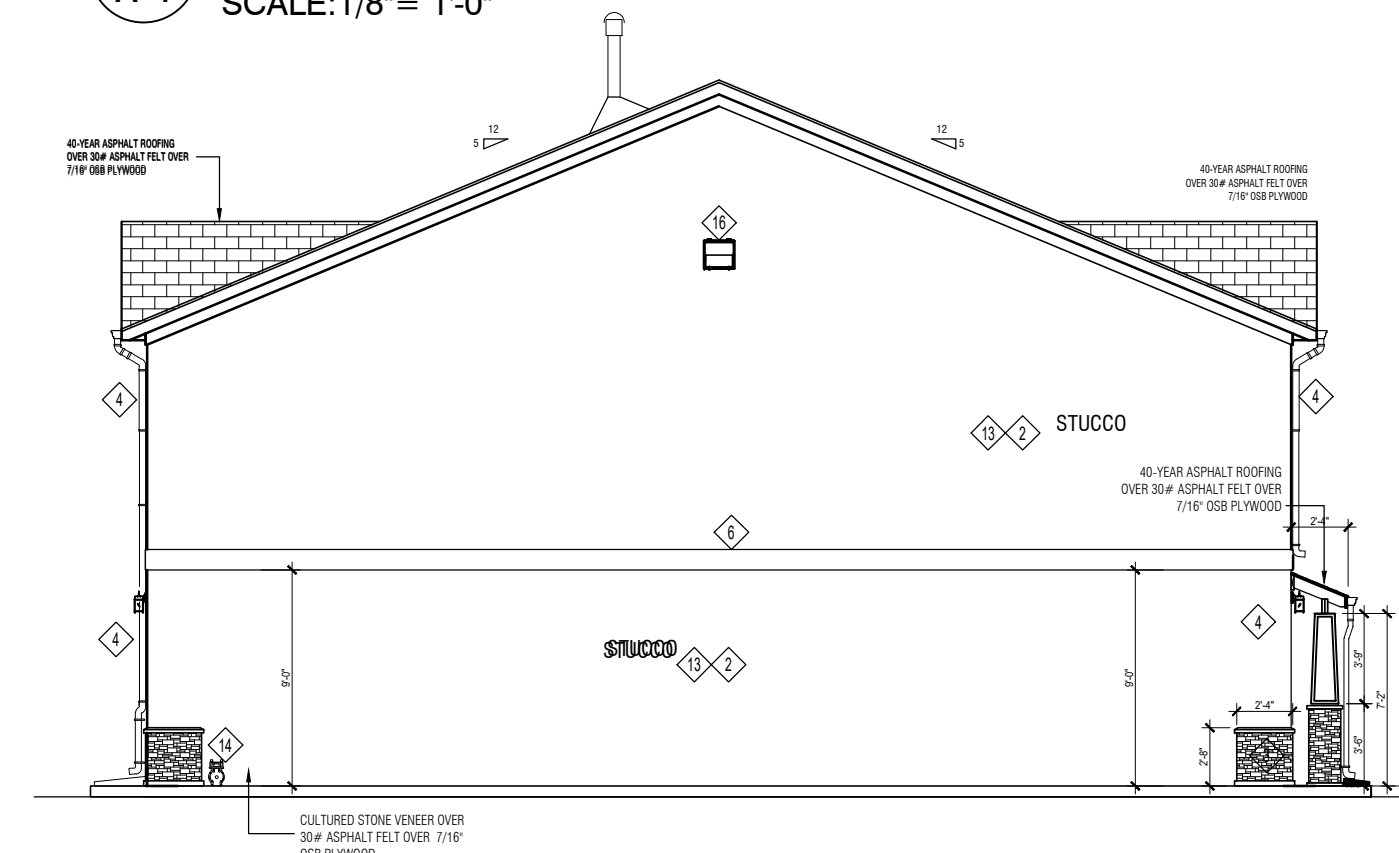


1ST FLOOR PLAN 2-1-1-2

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



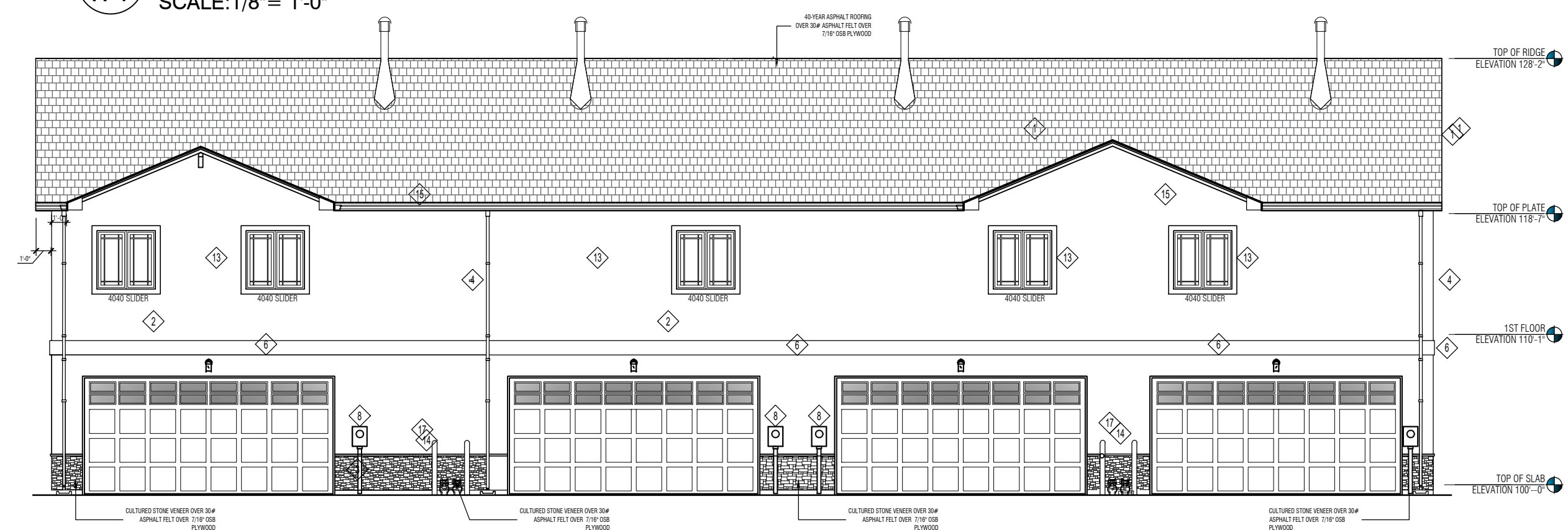
1
A-4
ELEVATION TYPE A
SCALE: 1/8" = 1'-0"



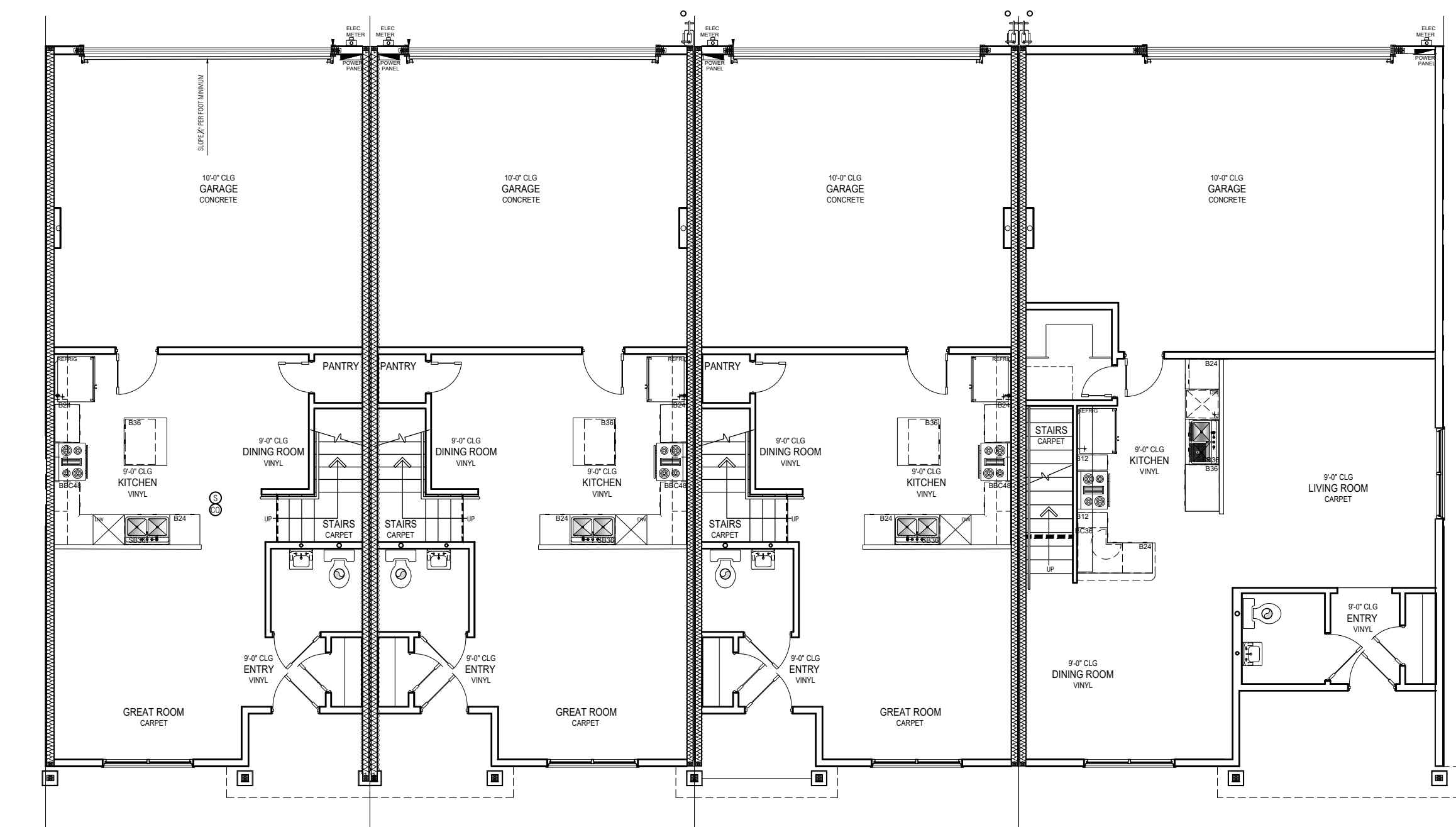
3
A-4
ELEVATION TYPE A
SCALE: 1/8" = 1'-0"



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



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



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

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	
REVISIONS		

PRELIMINARY ELEVATIONS

THE VILLAS AT
CLAREMONT RANCH
TOWN HOMES
COLORADO SPRINGS, CO

PREMIER HOMES INC.
We're Built On Customer Satisfaction
200 W. 1st St. Ste 200 Pueblo, CO 81004 (719) 584-2800

12/30/2020

STATE OF COLORADO
PETER R. LAZZARA
LICENSED ARCHITECT

12/29/2020
DRAWN BY: PRL
CHECKED BY: PRL
SHEET NUMBER
BUILDING ELEVATIONS
A-4

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

REVISIONS

PRELIMINARY ELEVATIONS

THE VILLAS AT
CLAREMONT RANCH
TOWN HOMES
COLORADO SPRINGS, CO

PREMIER HOMES INC.
We're Built On Customer Satisfaction
200 W. 1st St. Ste 200 Pueblo, CO 81004 (719) 584-2800

12/30/2020

STATE OF COLORADO
PETER R. LAZZARA
302618
LICENSED ARCHITECT

12/25/2020

DRAWN BY: PRL

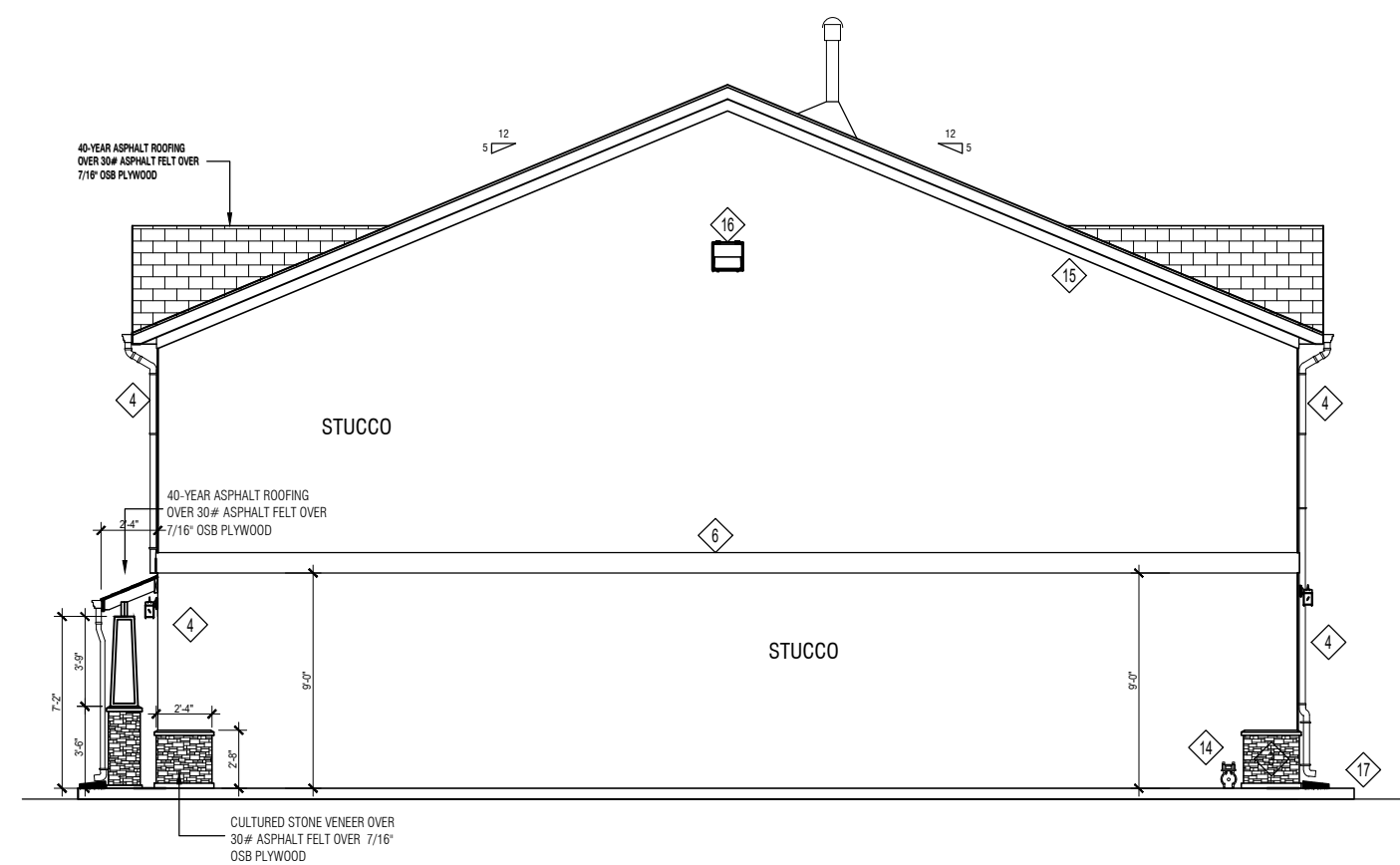
CHECKED BY: PRL

SHEET NUMBER

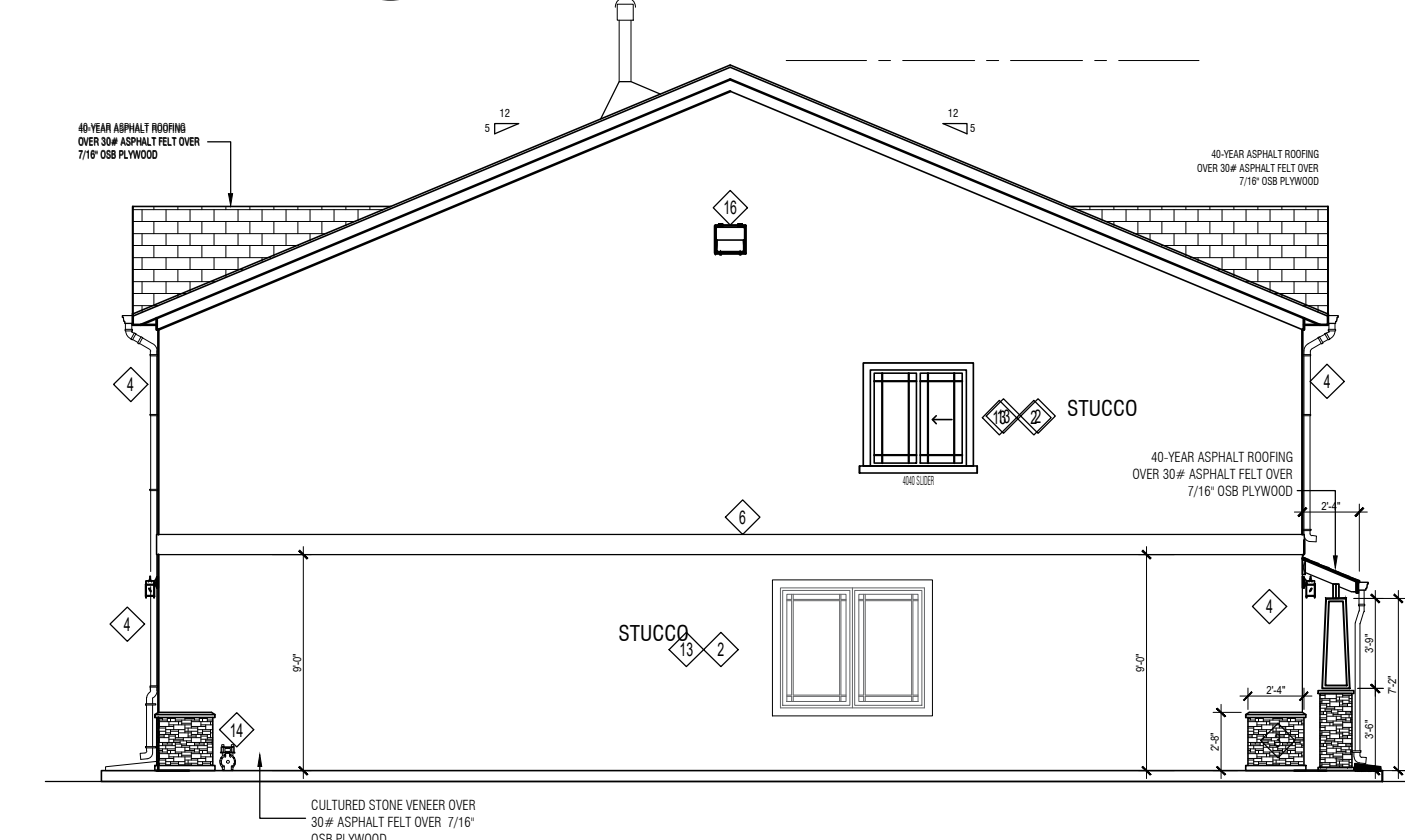
BUILDING

ELEVATIONS

A-5



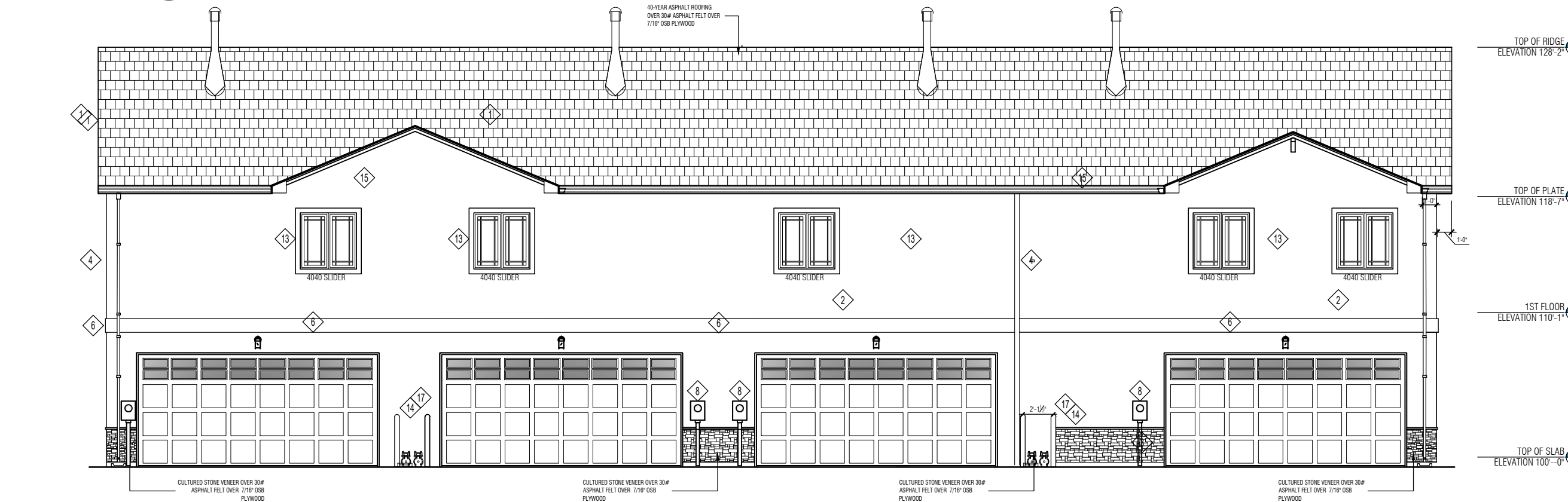
1
A-5
ELEVATION TYPE E
SCALE: 1/8" = 1'-0"



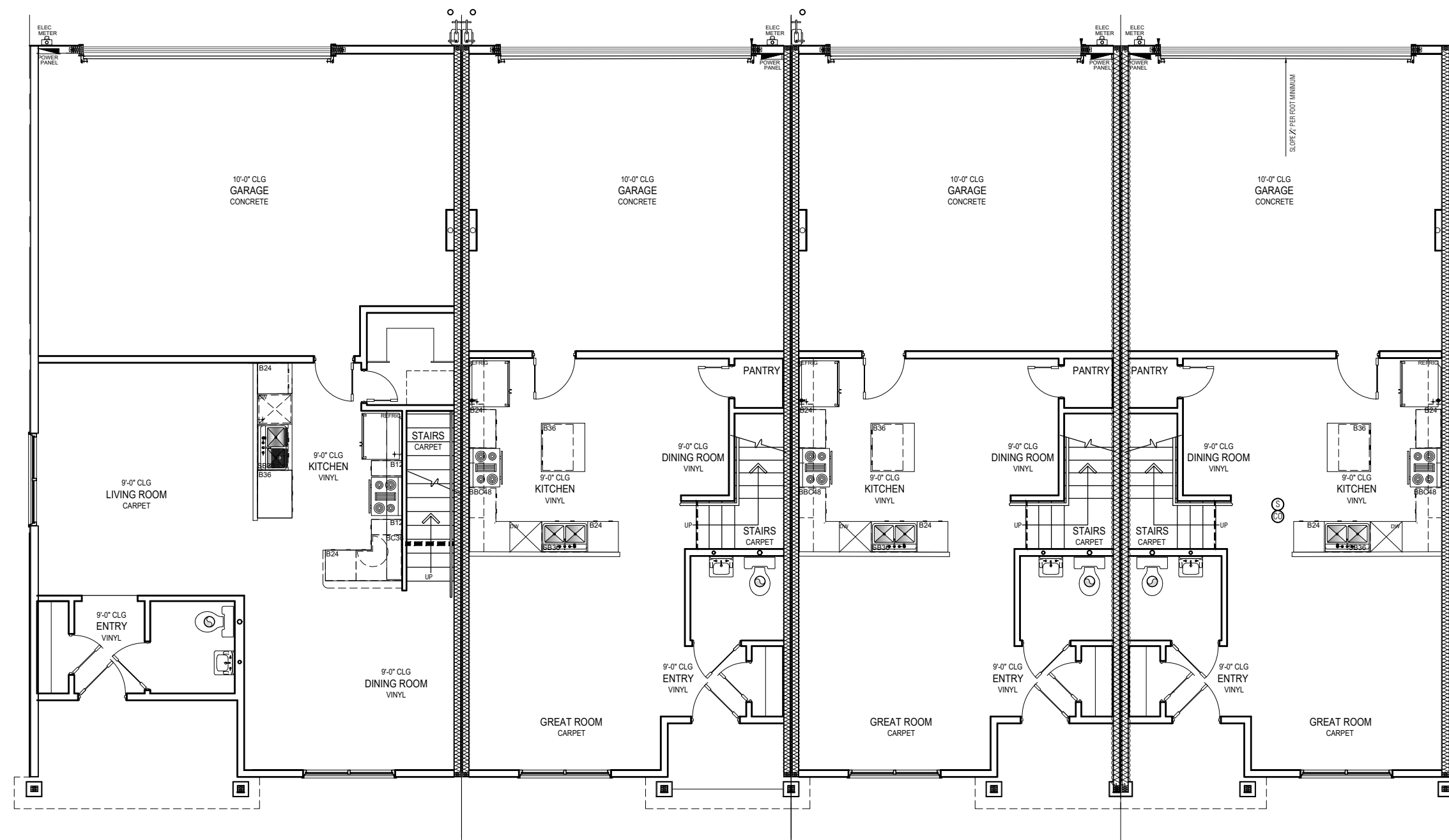
3
A-5
ELEVATION TYPE E
SCALE: 1/8" = 1'-0"



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"