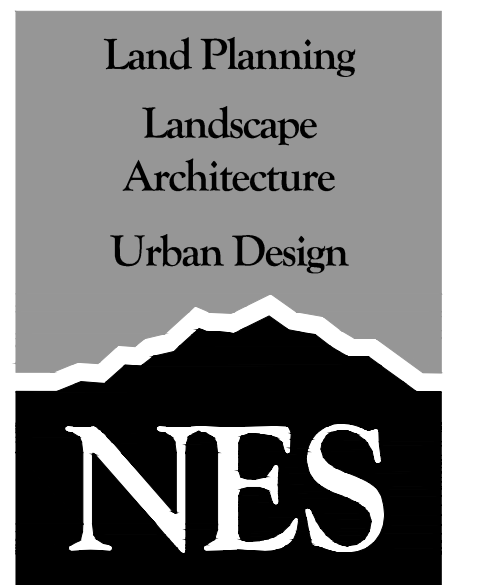


THE VILLAS AT CLAREMONT RANCH

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
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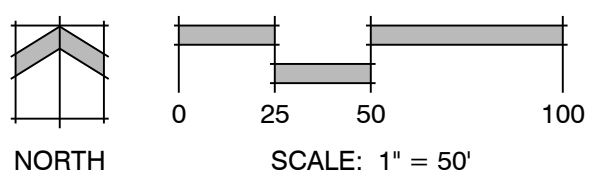
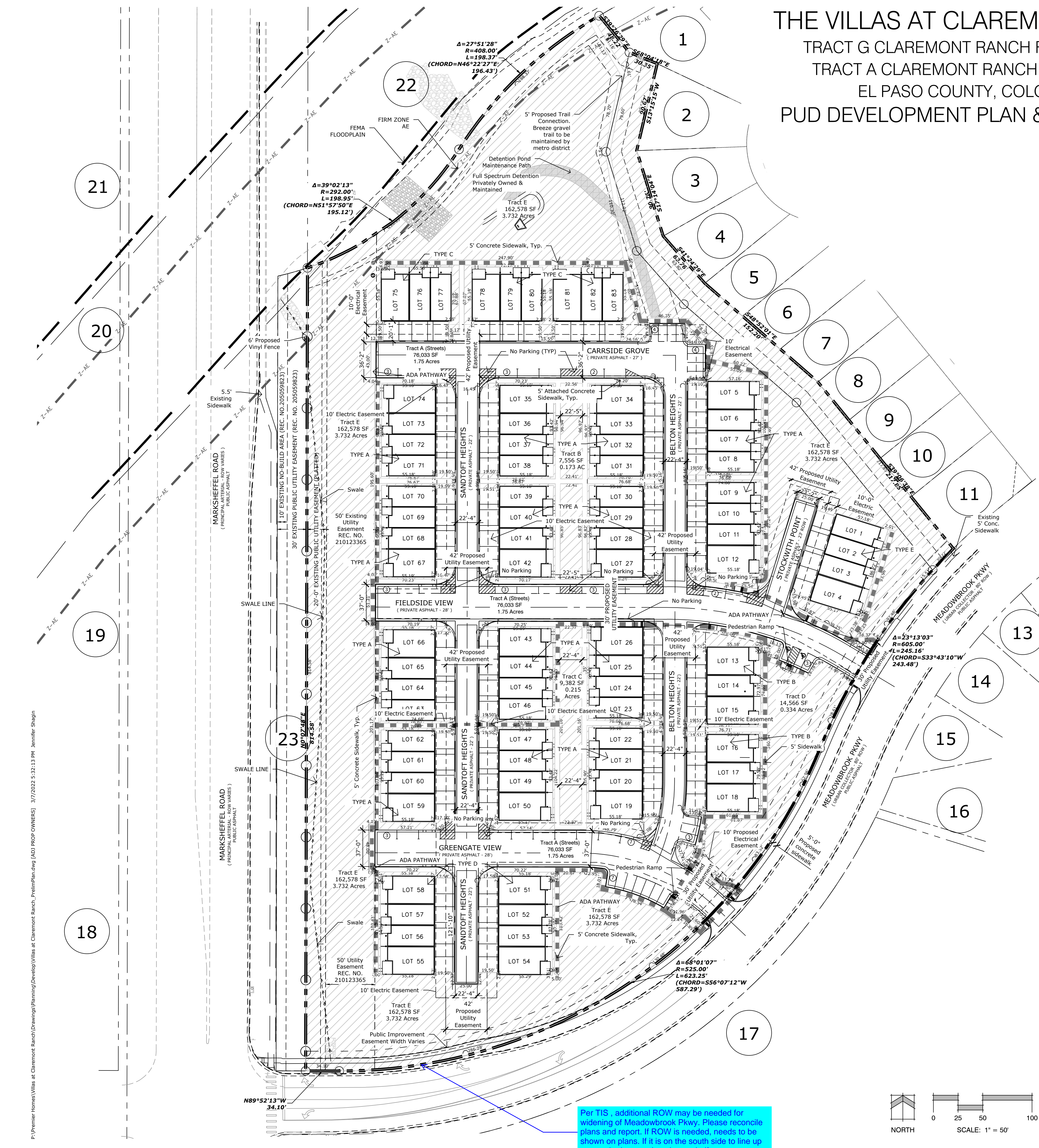
Name	Mailing Address	City, State, Zip
1	CHEROKEE METROPOLITAN DISTRICT	6250 PALMER PARK BLVD COLORADO SPRINGS CO, 80915
2	MARTWICK THOMAS L	1989 DEWHIRST DR COLORADO SPRINGS CO, 80951
3	STEVE & MICHELLE MADRID	1997 DEWHIRST DR COLORADO SPRINGS CO, 80951
4	NGO HUU VAN & HUYNH DUNG PHUONG	8157 MISTY MOON 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	Central Marksheffel Metro 455 E PIKES PEAK AVE STE 100 COLORADO SPRINGS, CO 80903

LINE TYPE LEGEND

	Center lines
	Easements
	Property Boundary
	Sidewalk
	Proposed Lot Lines
	Existing Lot Lines
	FEMA Floodplain
	FIRM Zone AE
	ADA Pathway
	6" Vinyl Fence
	No Parking Stripes
	Tracts

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



Per TIS, additional ROW may be needed for widening of Meadowbrook Pkwy. Please reconcile plans and report. If ROW is needed, needs to be shown on plans. If it is on the south side to line up across the intersection please clarify.

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
3/7/22	JS	County Comments

Tracts & Adjacent Property Owners Exhibit

P:\Premier Homes\ Villas at Claremont Ranch\Drawings\Planning\Developing\ Villas at Claremont Ranch_PrelimPlan.dwg (ADD PROP OWNERS) 3/7/2022 5:32:13 PM Jennifer Shagin

THE VILLAS AT CLAREMONT RANCH

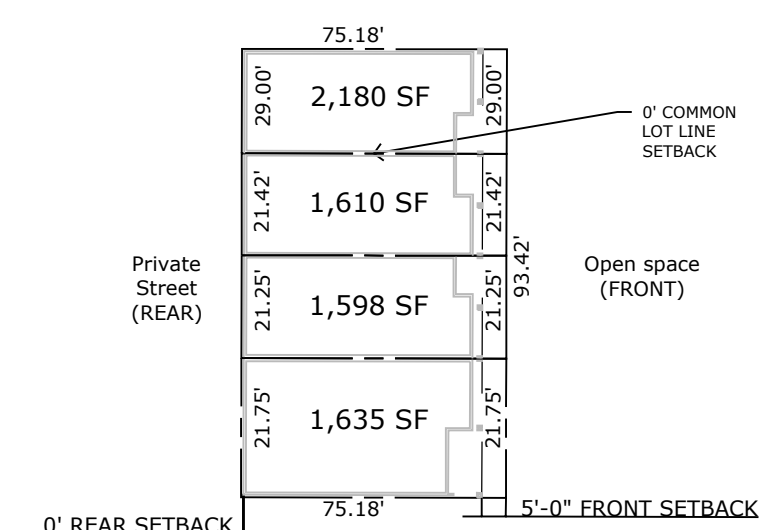
TRACT G CLAREMONT RANCH FILING NO. 7 & TRACT A CLAREMONT RANCH FILING NO. 7

EL PASO COUNTY, COLORADO

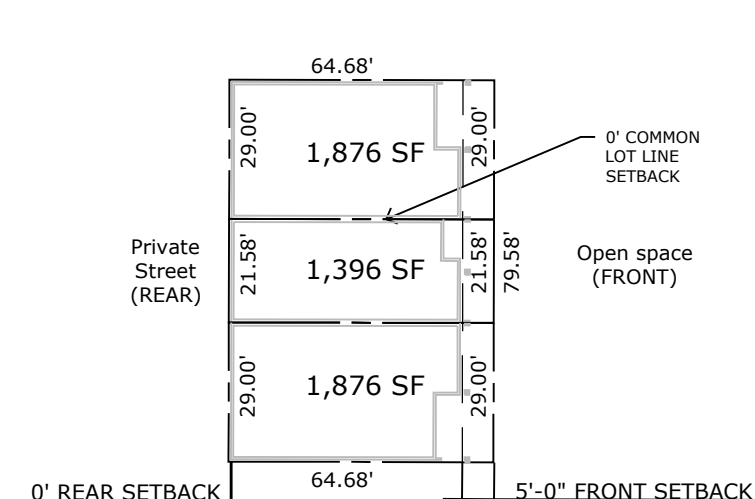
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

LOT TYPICALS & DIMENSIONS

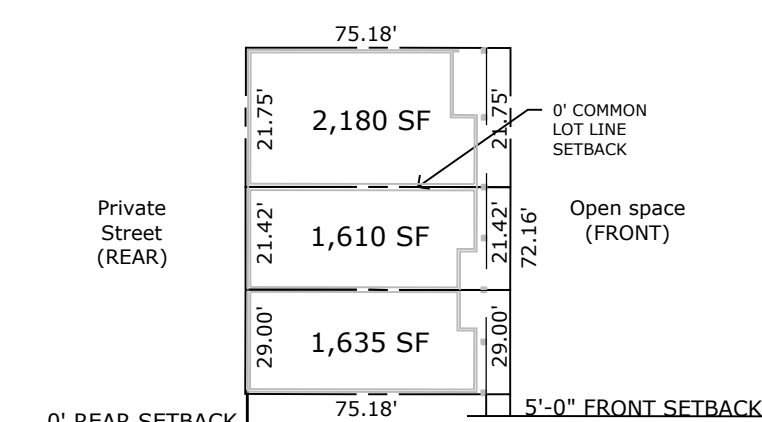
Typical Lot Layout Type A
4 lots per lot layout, 48 lots total



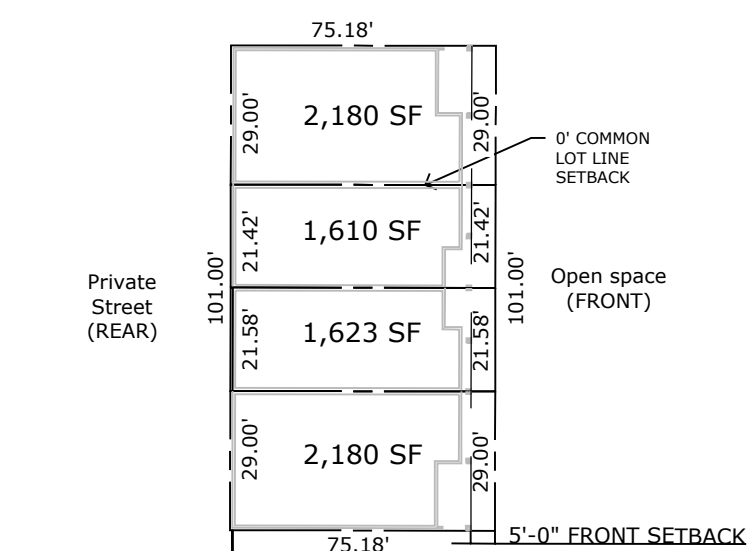
Typical Lot Layout Type B
3 lots per lot layout, 6 lots total



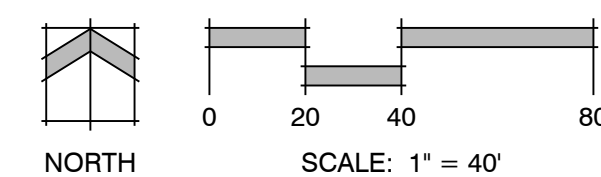
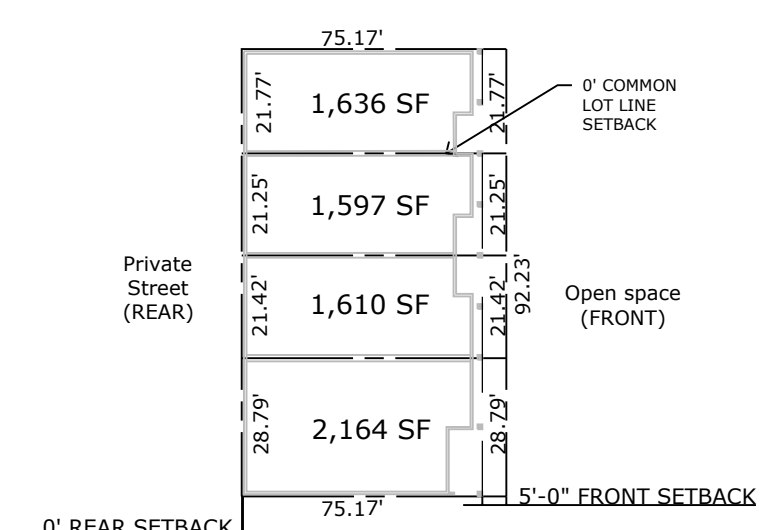
Typical Lot Layout Type C
3 lots per lot layout, 9 lots total



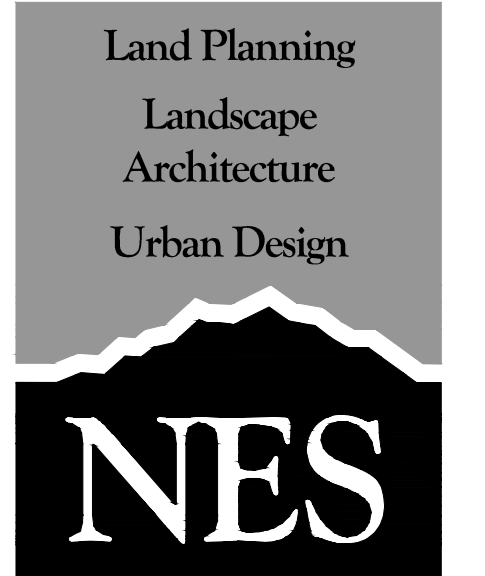
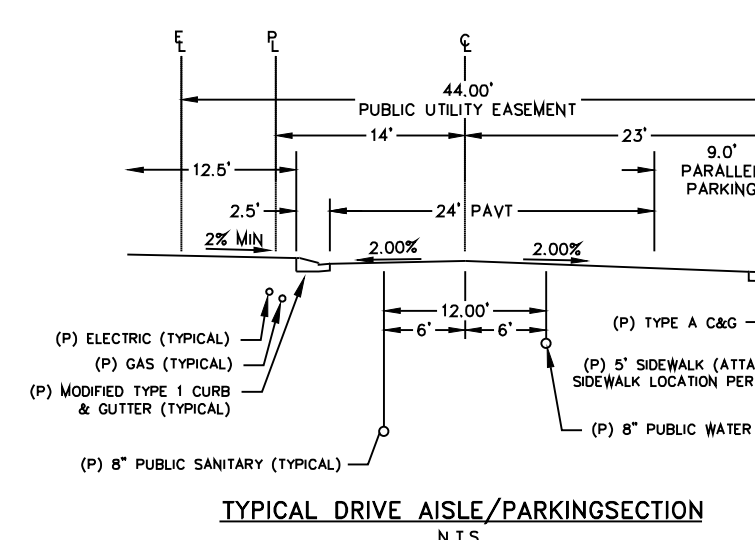
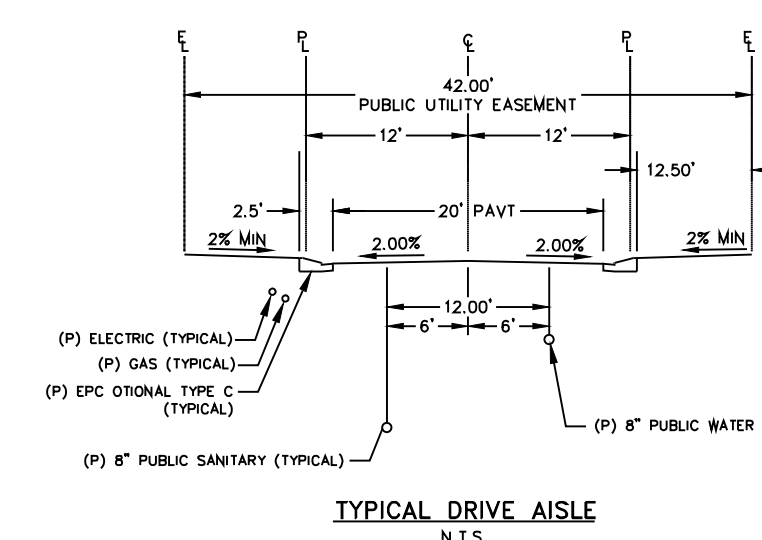
Typical Lot Layout Type D
4 lots per lot layout, 8 lots total



Typical Lot Layout Type E
4 lots per lot layout, 4 lots total



ROAD CROSS SECTIONS - PER DEVIATION REQUEST



N.E.S. Inc.
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Colorado Springs, CO 80903
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Fax 719.471.0267
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THE VILLAS AT CLAREMONT RANCH

PUD & PRELIMINARY PLAN

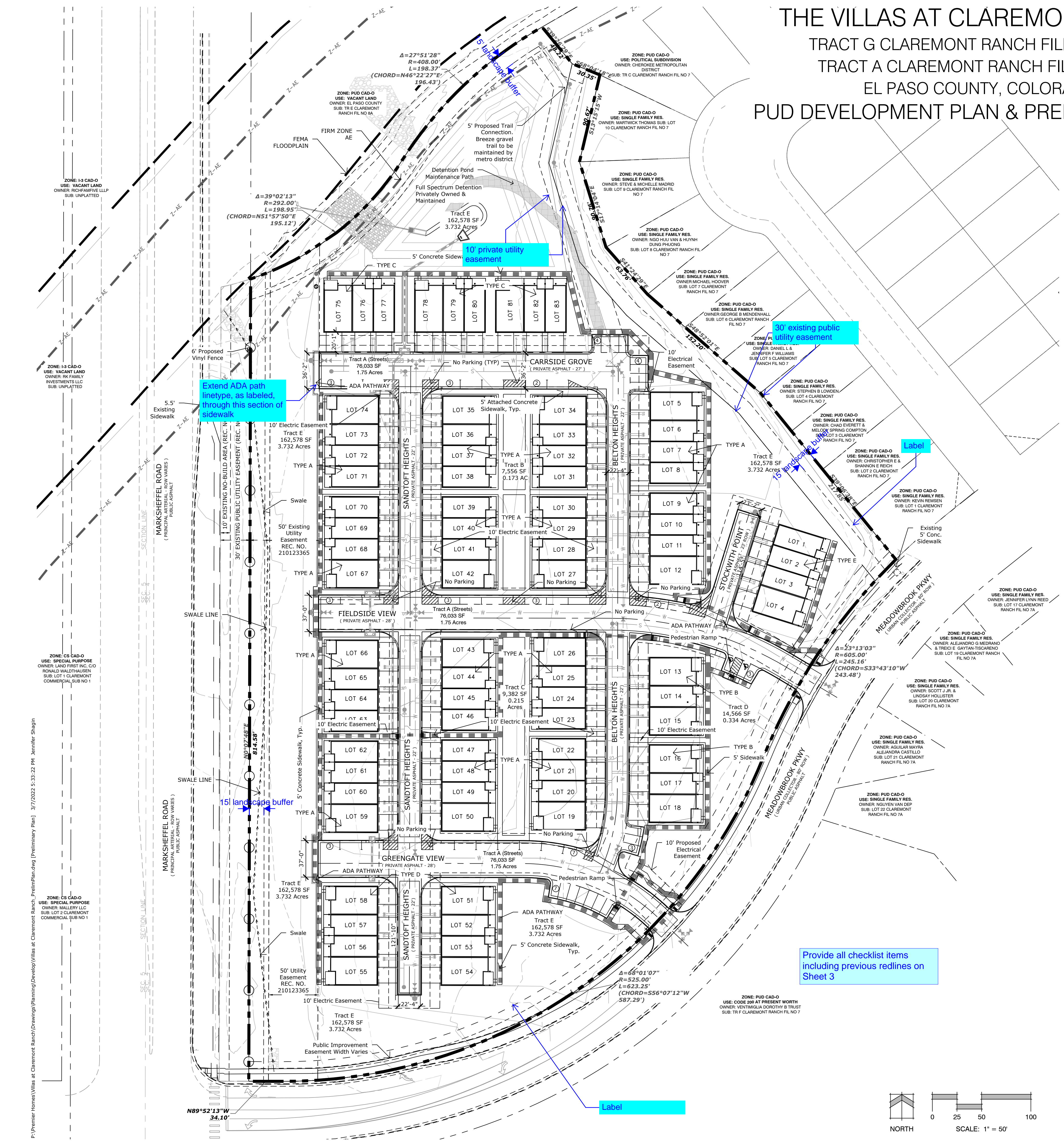
DATE: 12.23.2020
PROJECT MGR: A. Barlow
PREPARED BY: J. SHAGIN

DATE:	BY:	DESCRIPTION:
9/17/21	JS	County Comments
3/7/22	JS	County Comments

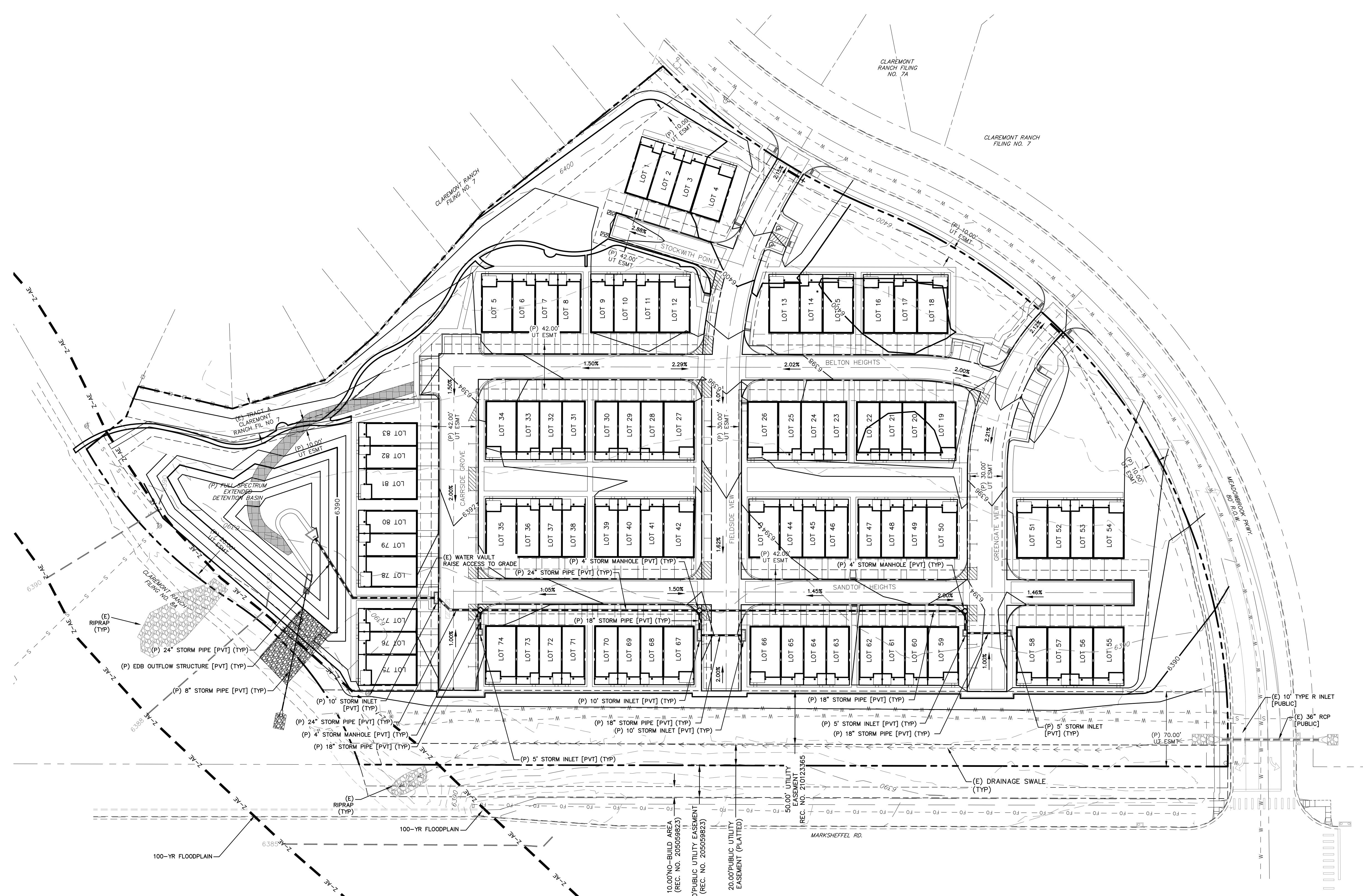
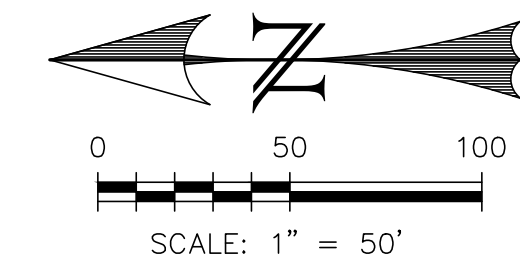
Preliminary Plan

3
3 OF 13
PUDSP211

N.T.S.



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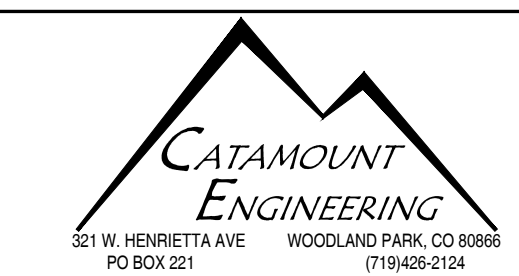


LEGEND	
(E)	EXISTING
(P)	PROPOSED
[PUB]	PUBLIC
[PVT]	PRIVATE
(F)	FUTURE
~A~	EXISTING ASPHALT CURB AND GUTTER
C&G	EASEMENT
ESMT	BOUNDARY
---	RIGHT-OF-WAY
---	LOT LINE
---	EASEMENT
---	SETBACK
-6860-	(E) CONTOUR, INDEX
---	(E) CONTOUR
---	(E) STORM SEWER, INLET, MH
---	(P) CONTOUR, INDEX
---	(P) CONTOUR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

REV.	DESCRIPTION	DATE



PREPARED FOR:
PHI REAL ESTATE SERVICES, LLC
 200 W. CITY CENTER DR. STE 200
 PUEBLO, CO 81003

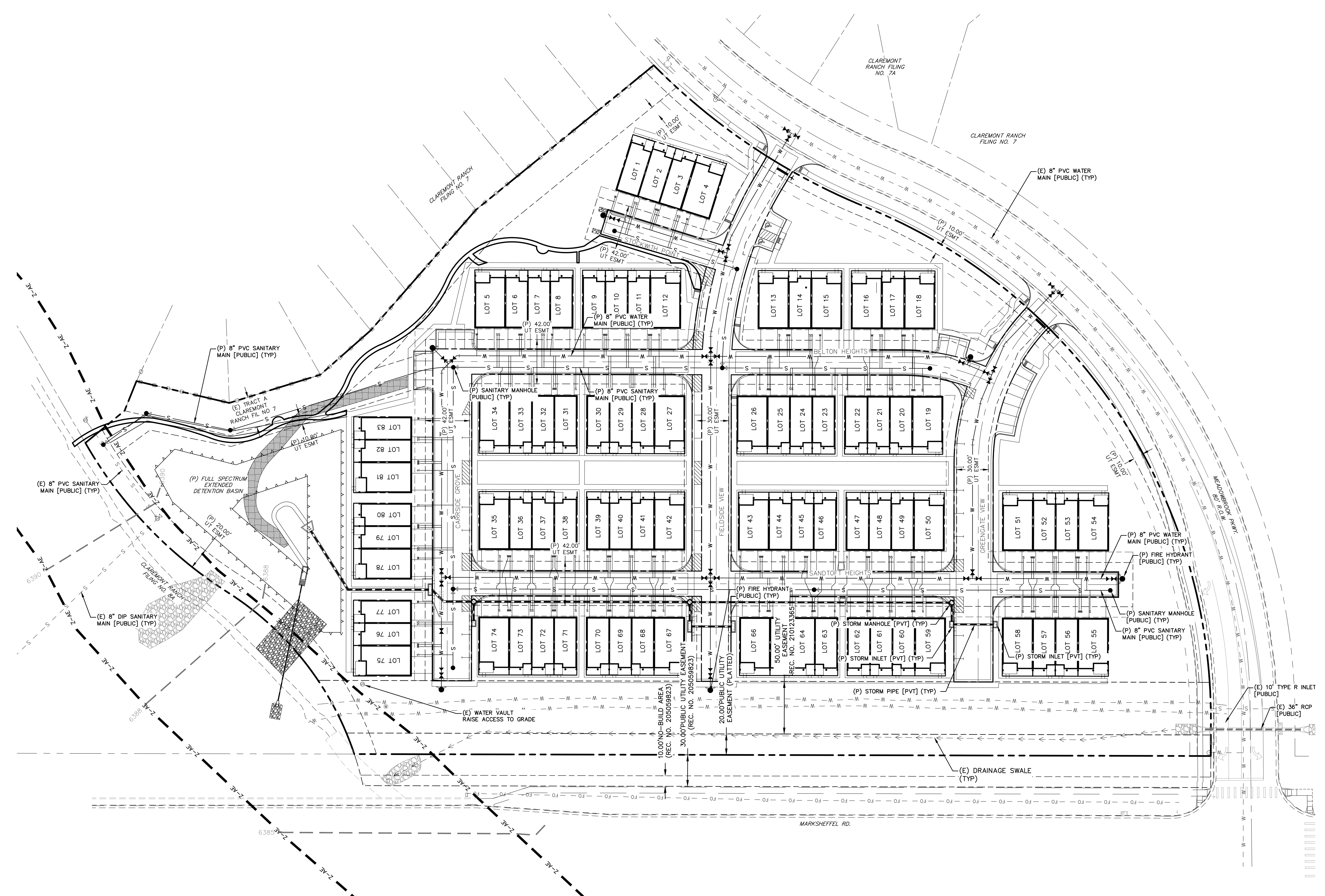
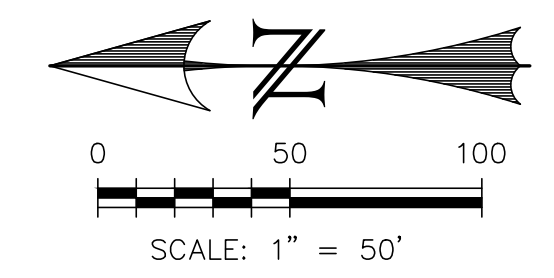


THE VILLAS AT CLAREMONT RANCH
PRELIMINARY GRADING PLAN

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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W:\Information Systems\Projects\16-102 Claremont\16-102 Claremont - Main\16-102 Claremont - Main.dwg - 11/17/20 10:00 AM - S:\IT



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—
(E) WATER MAIN, BOV, VALVE, FH	—W—
(P) WATER SERVICE	—W—
(E) DRAINAGE SWALE	—D—

REV.	DESCRIPTION	DATE

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PREPARED FOR:
PHI REAL ESTATE SERVICES, LLC
 200 W. CITY CENTER DR. STE 200
 PUEBLO, CO 81003

CATAMOUNT ENGINEERING
 3211 W. HEWLETT 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
 JOB NUMBER SHEET
 16-102 5 OF 13

PUDSP211

CONCEPT PLANT SCHEDULE

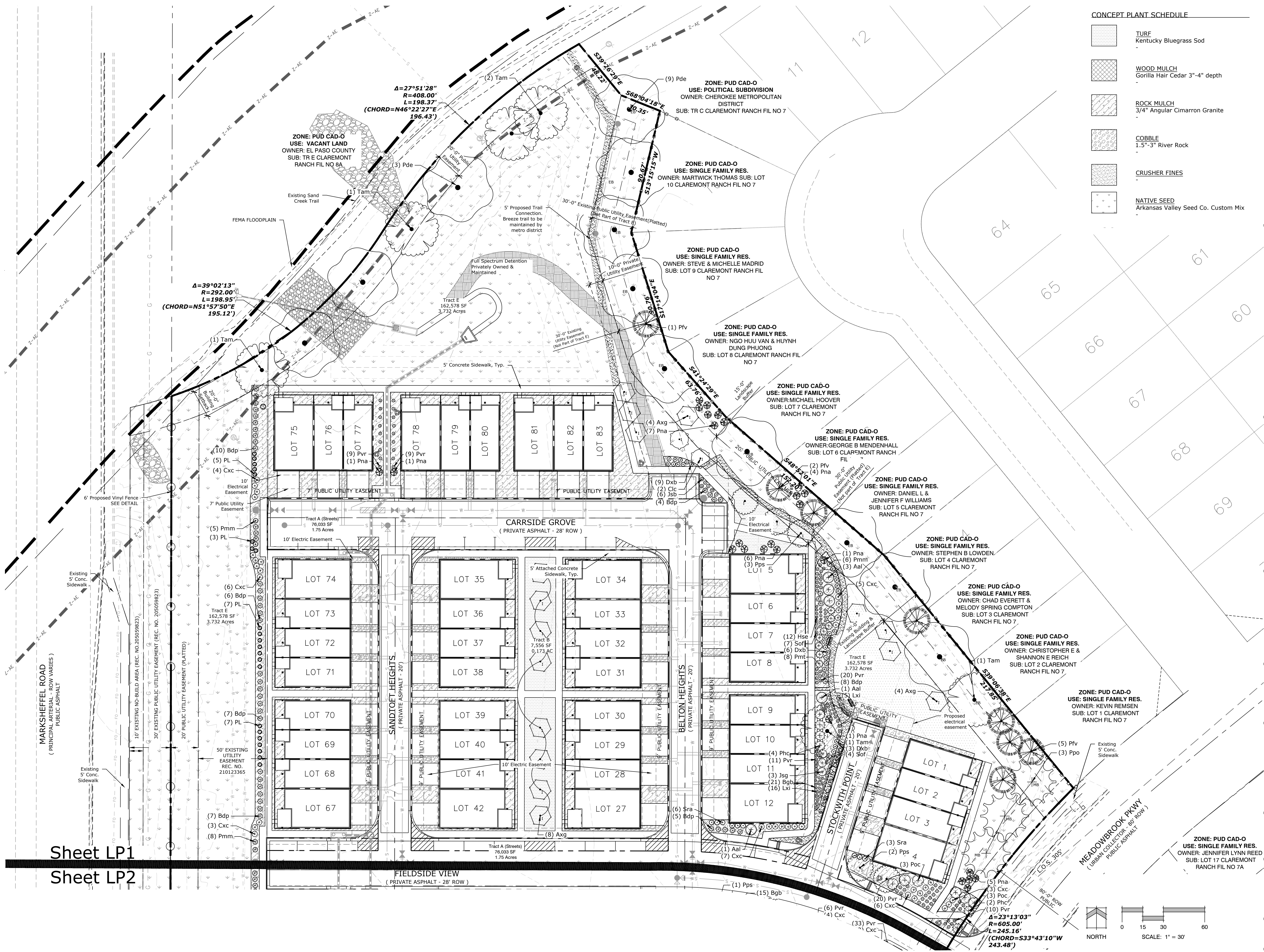
	TURF Kentucky Bluegrass Sod
	WOOD MULCH Gorilla Hair Cedar 3"-4" depth
	ROCK MULCH 3/4" Angular Cimarron Granite
	COBBLE 1.5"-3" River Rock
	CRUSHER FINES
	NATIVE SEED Arkansas Valley Seed Co. Custom Mix

THE VILLAS AT CLAREMONT RANCH

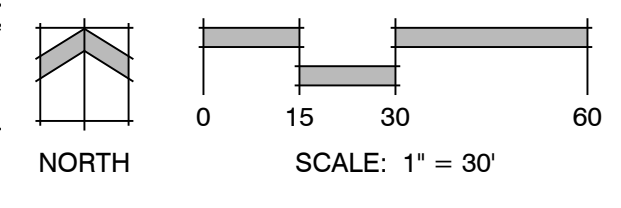
DATE:	12.23.20
PROJECT MGR:	A. Barlow
PREPARED BY:	J. Shagin

DATE:	BY:	DESCRIPTION:
9/17/21	JS	County Comments
3/07/22	JS	County Comments

Final Landscape Plan



Sheet LP1
Sheet LP2



P:\Premier Homes\ Villas at Claremont Ranch\Drawings\Planning\Final\Land\ Villas at Claremont Ranch_LP1.dwg (Sheet 6) 3/7/2022 6:51:20 PM Jennifer Shagin

THE VILLAS
AT
CLAREMONT
RANCH

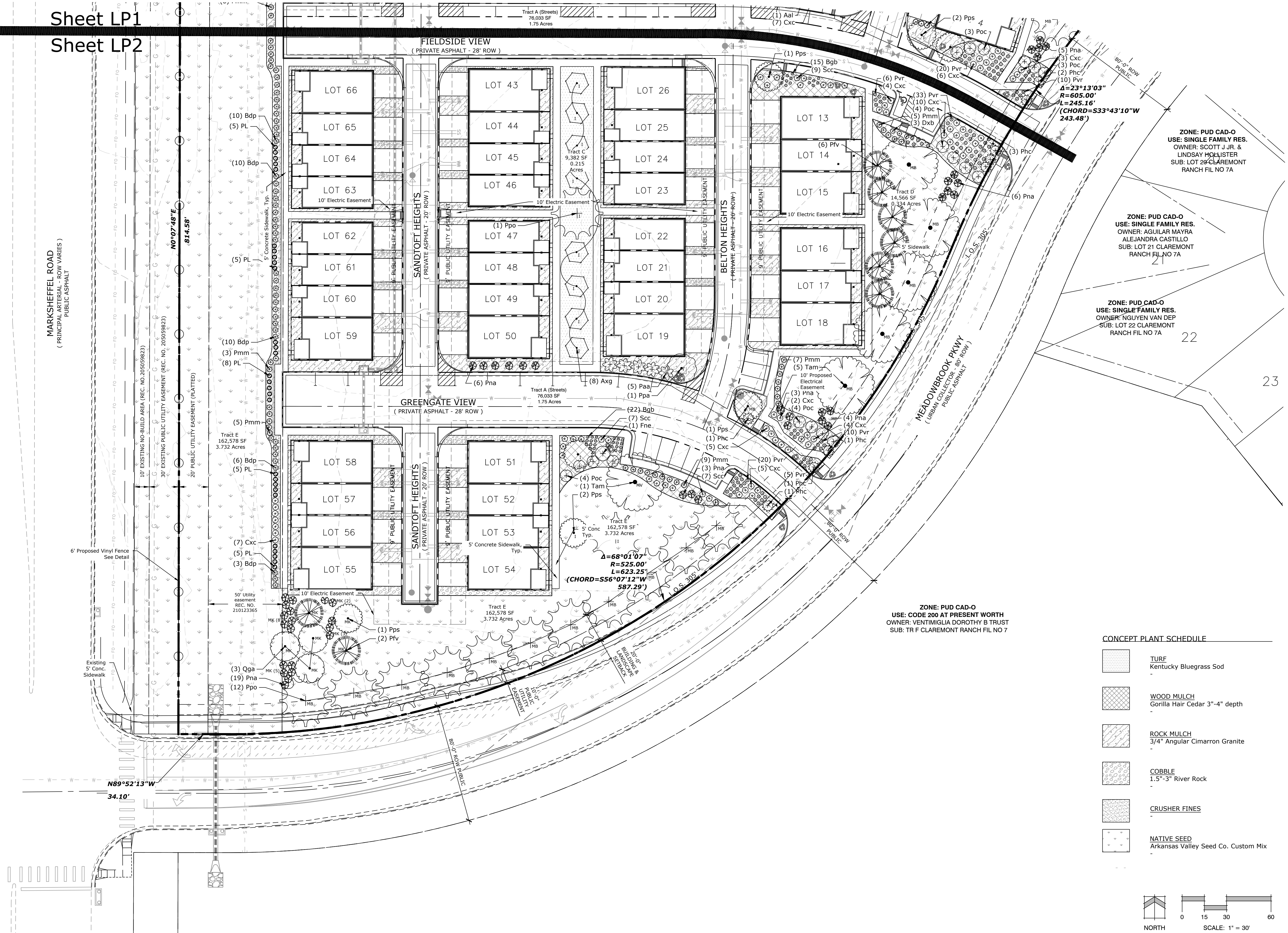
DATE: 12.23.20
PROJECT MGR: A. Barlow
PREPARED BY: J. Shagin

DATE:	BY:	DESCRIPTION:
9/17/21	JS	County Comments
3/07/22	JS	County Comments

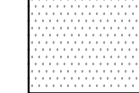
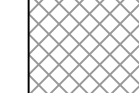
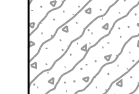



Final Landscape Plan

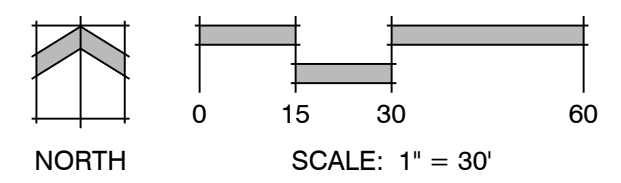
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8 OF 13
PUDSP211

Sheet LP1
Sheet LP2

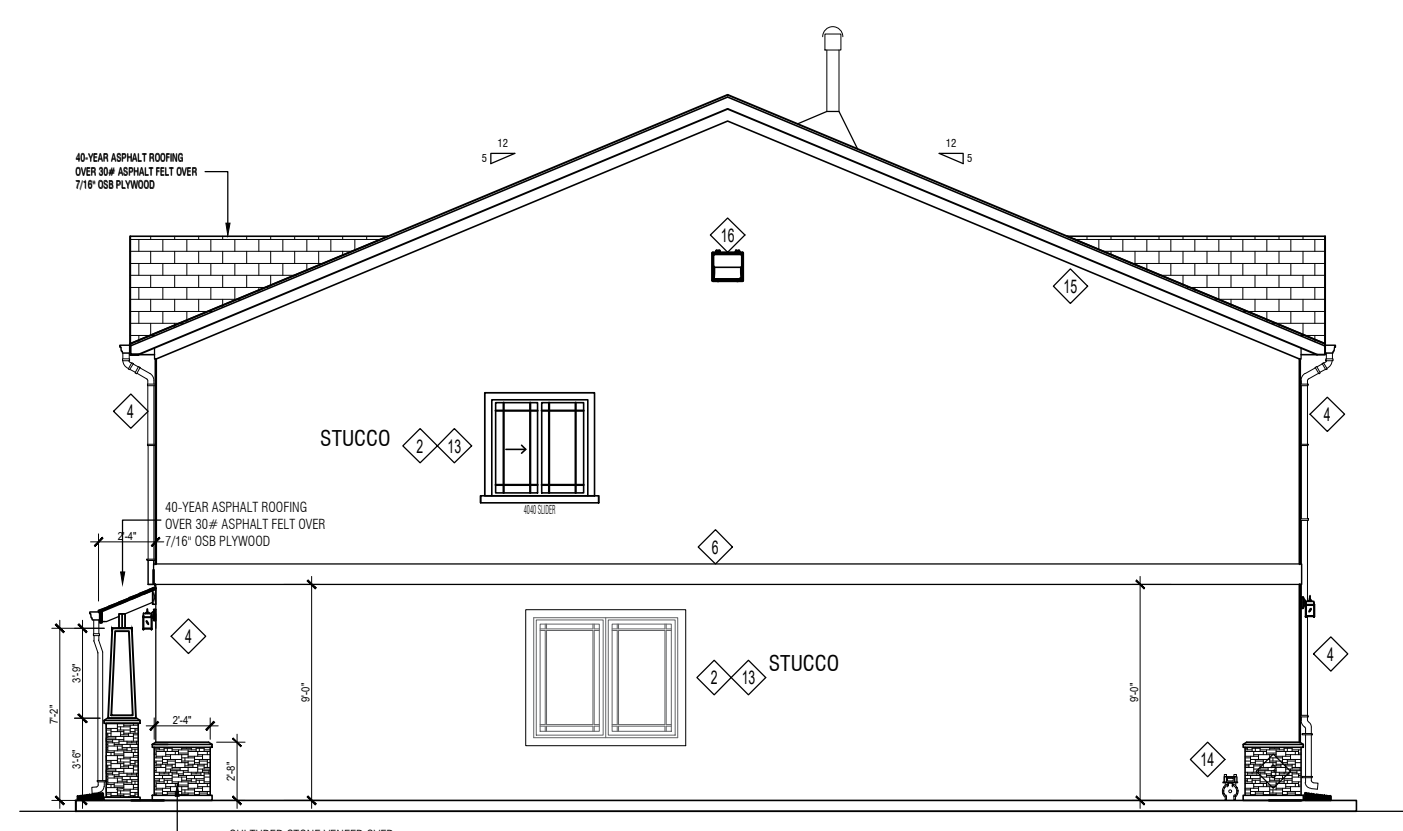


CONCEPT PLANT SCHEDULE

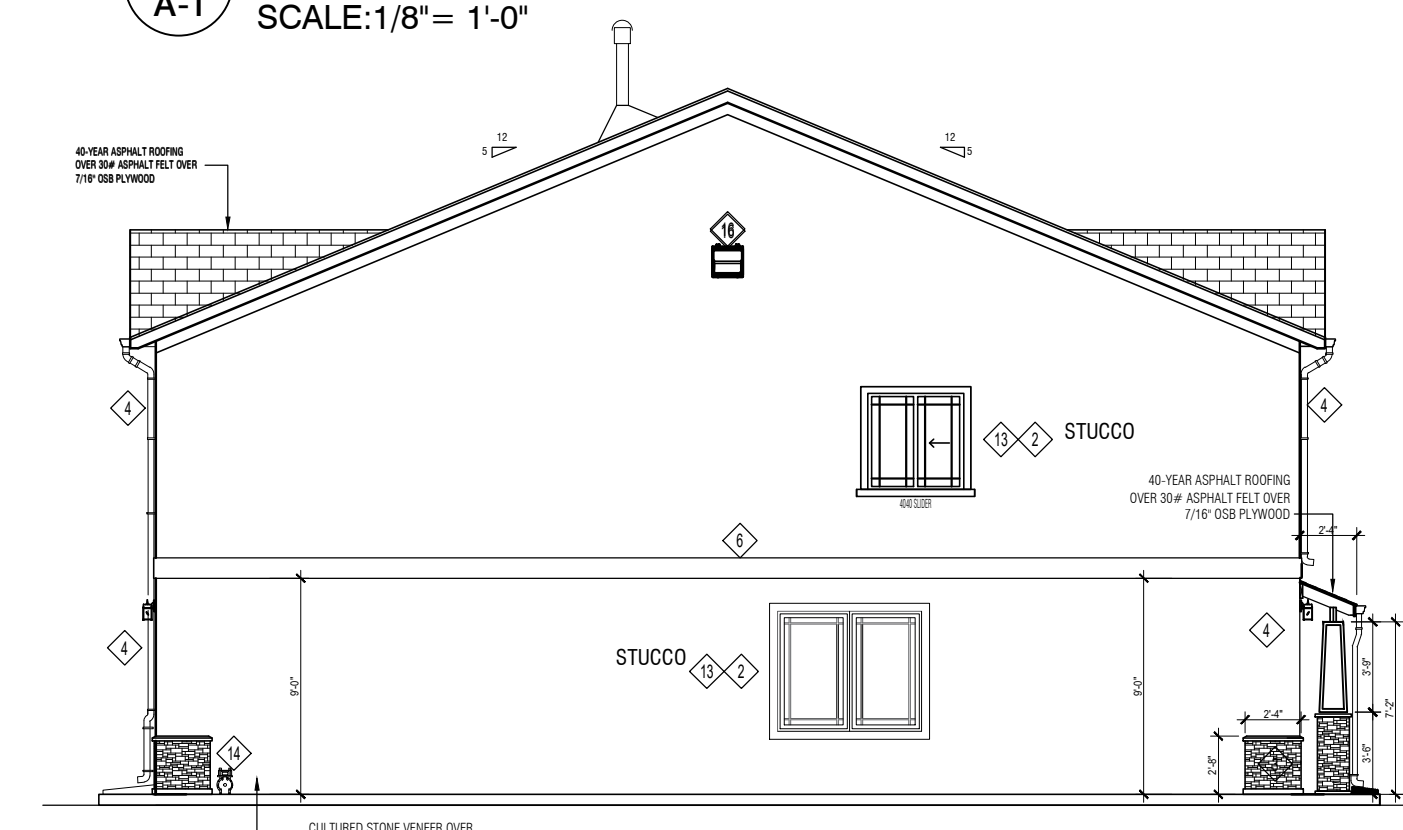
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Kentucky Bluegrass Sod
-  WOOD MULCH
Gorilla Hair Cedar 3"-4" depth
-  ROCK MULCH
3/4" Angular Cimarron Granite
-  COBBLE
1.5"-3" River Rock
-  CRUSHER FINES
-  NATIVE SEED
Arkansas Valley Seed Co. Custom Mix



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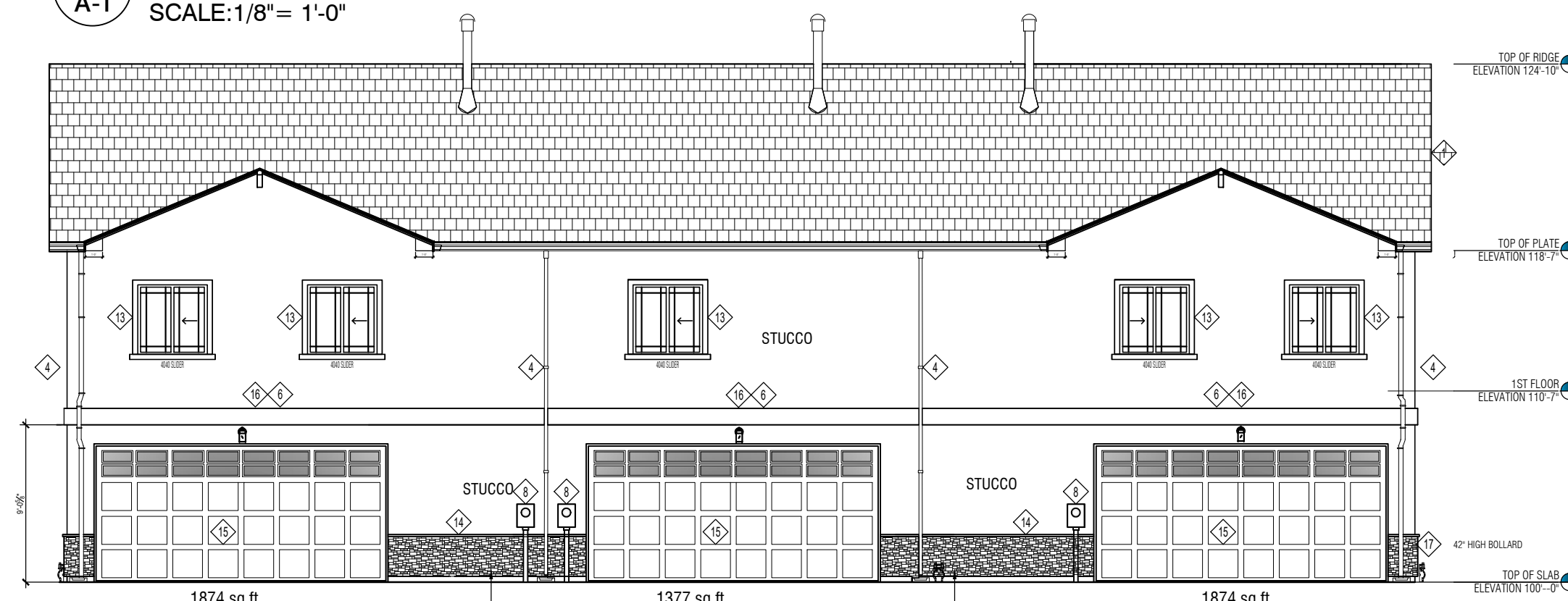
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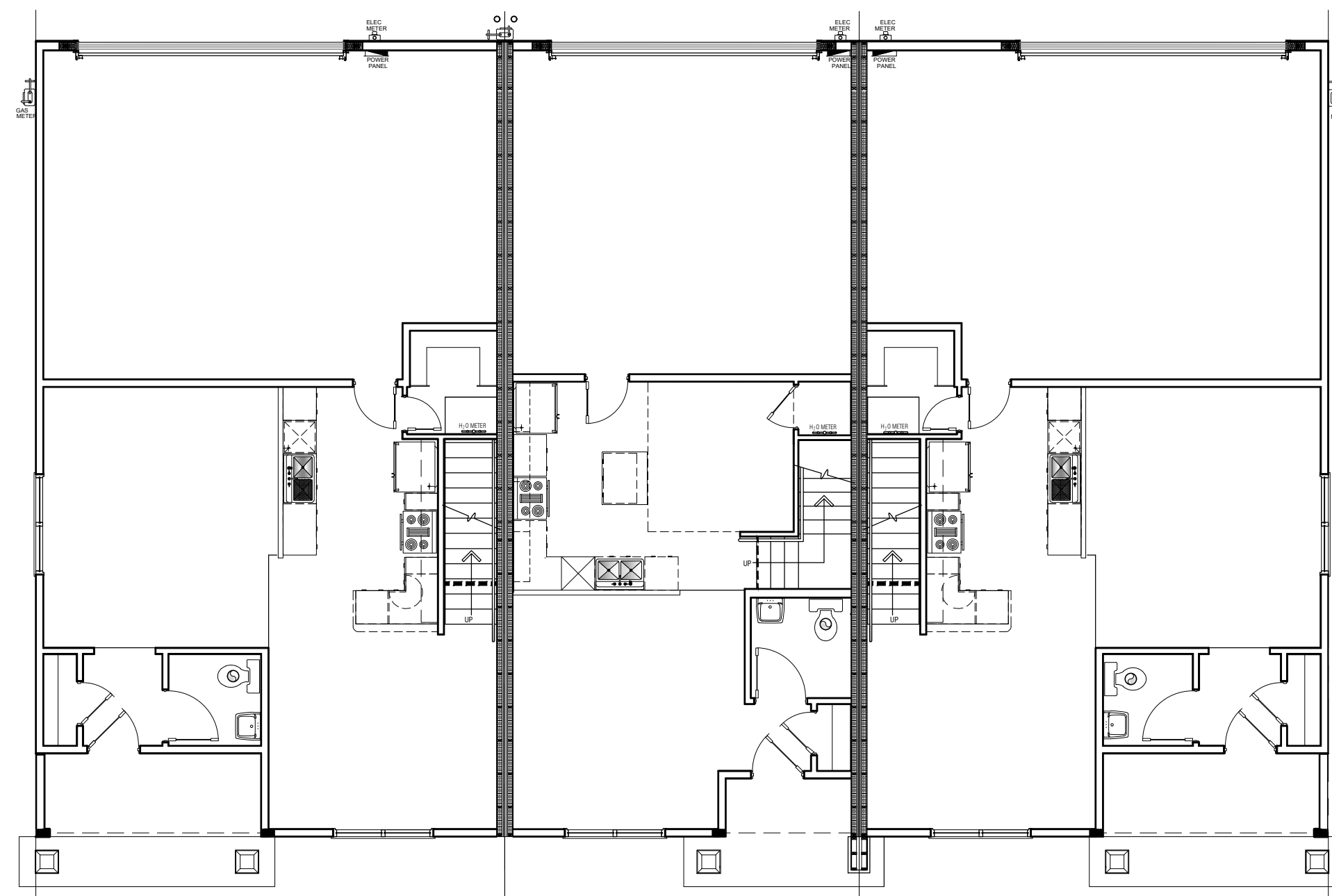
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2 ELEVATION TYPE B
 A-1 SCALE: 1/8" = 1'-0"



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



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

- 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

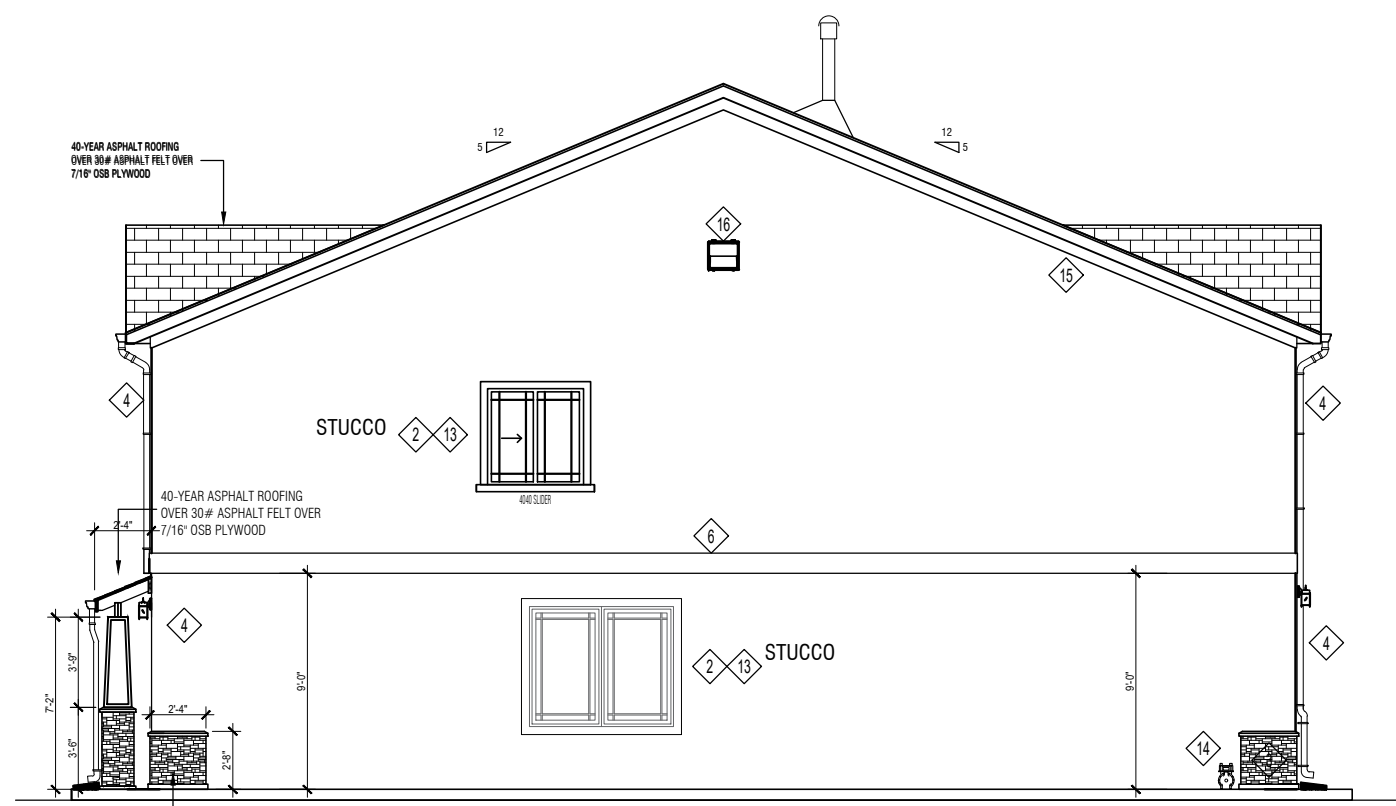
PRELIMINARY ELEVATIONS
 THE VILLAS AT CLAREMONT RANCH
 TOWN HOMES
 COLORADO SPRINGS, CO

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

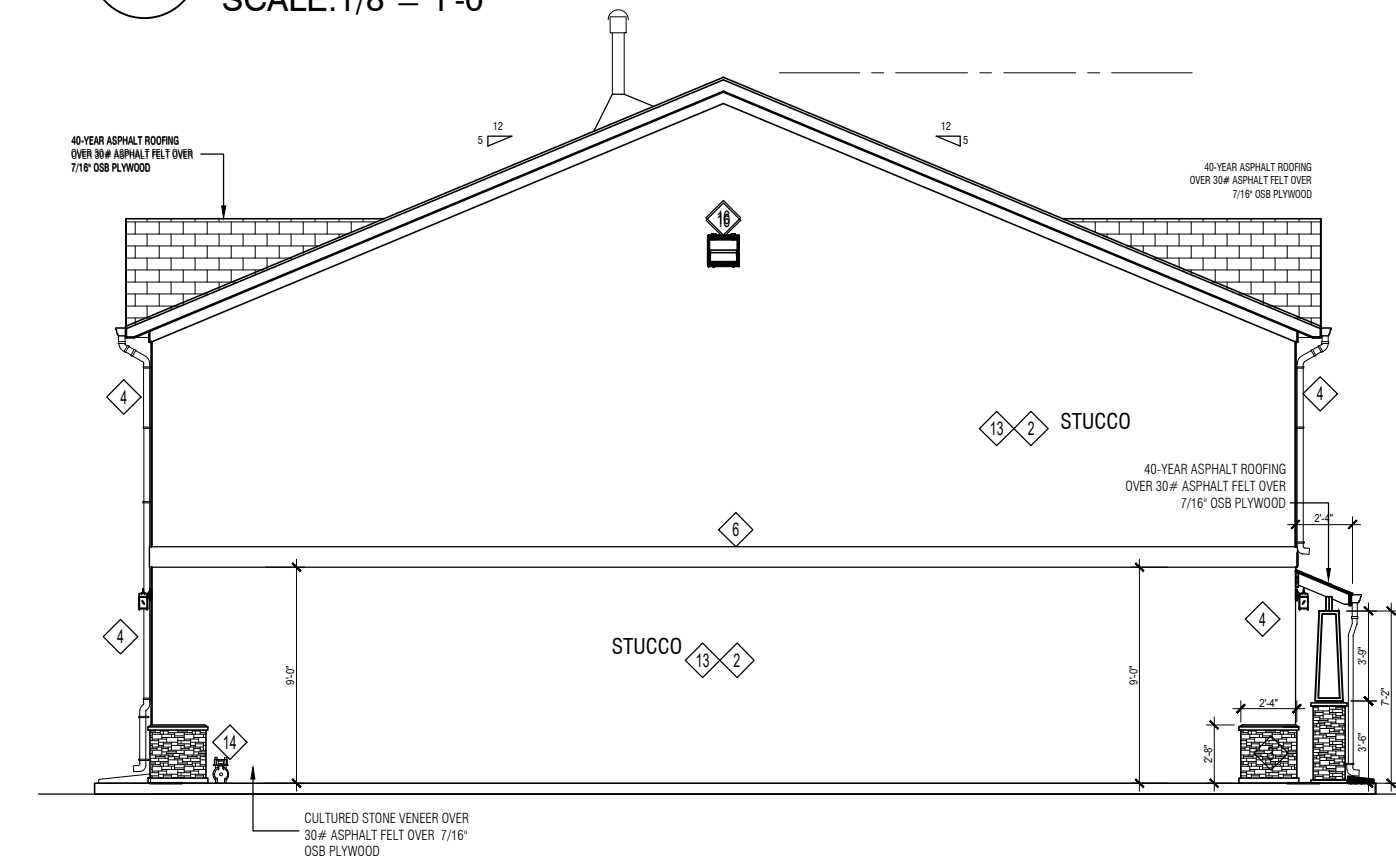
12/30/2020

STATE OF COLORADO
 PETER R. LAZZARA
 LICENSED ARCHITECT

12/25/2020
 DRAWN BY: PRL
 CHECKED BY: PRL
 SHEET NUMBER
 BUILDING ELEVATIONS
A-1



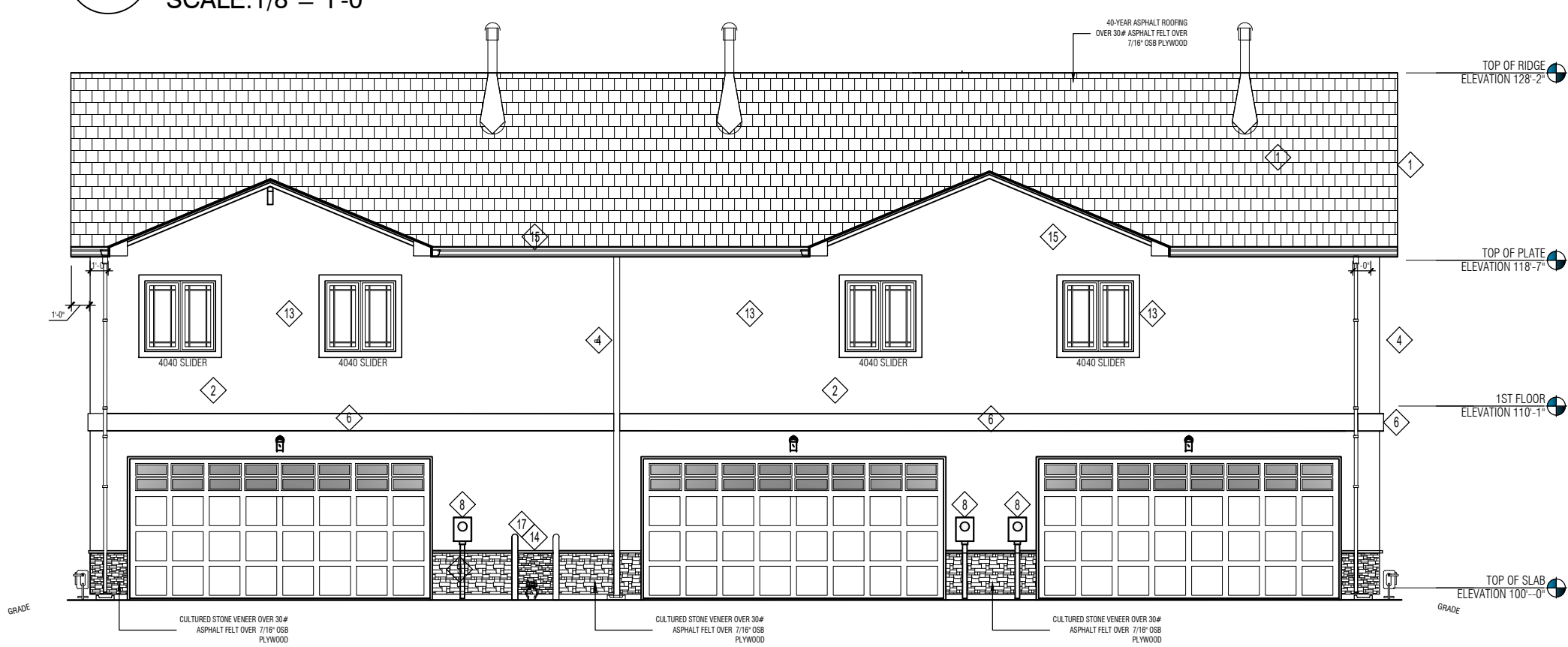
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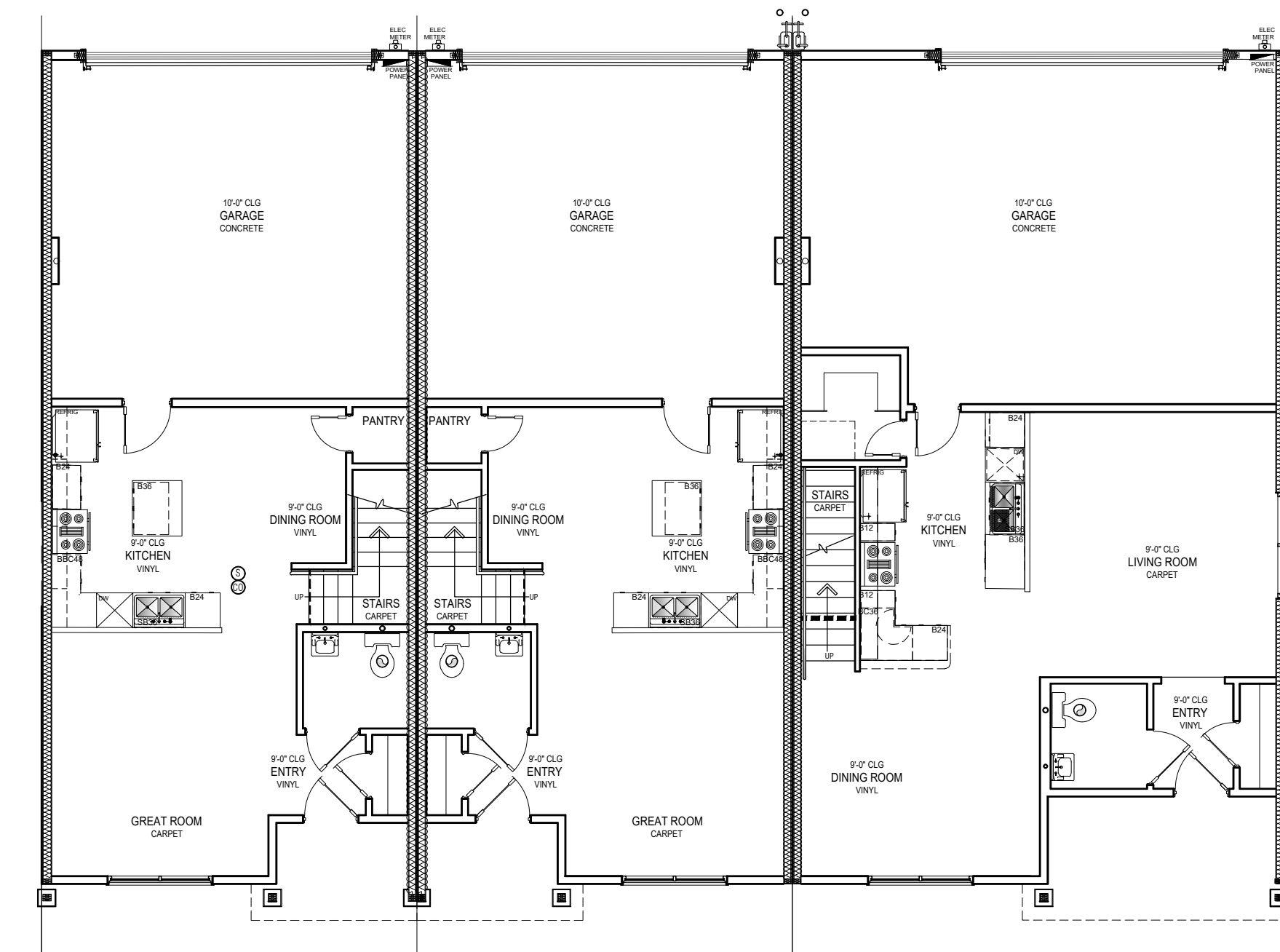
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2 ELEVATION TYPE C
 A-2 SCALE: 1/8" = 1'-0"



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



1ST FLOOR PLAN 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)
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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

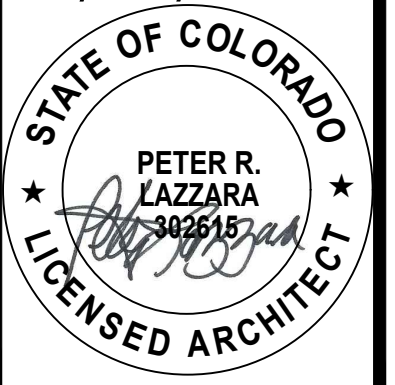
REVISIONS

PRELIMINARY ELEVATIONS

THE VILLAS AT
 CLAREMONT RANCH
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12/30/2020



12/25/2020

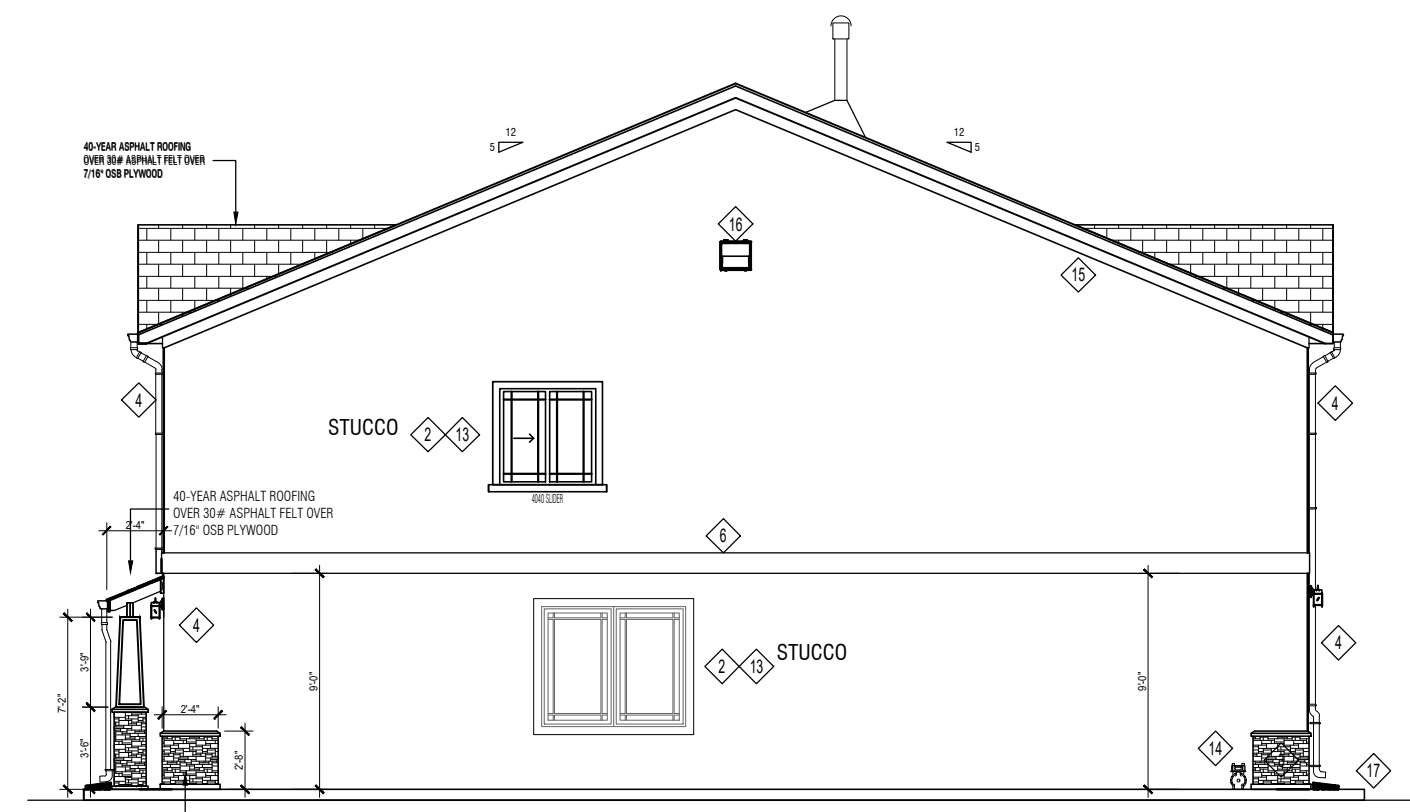
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CHECKED BY: PRL

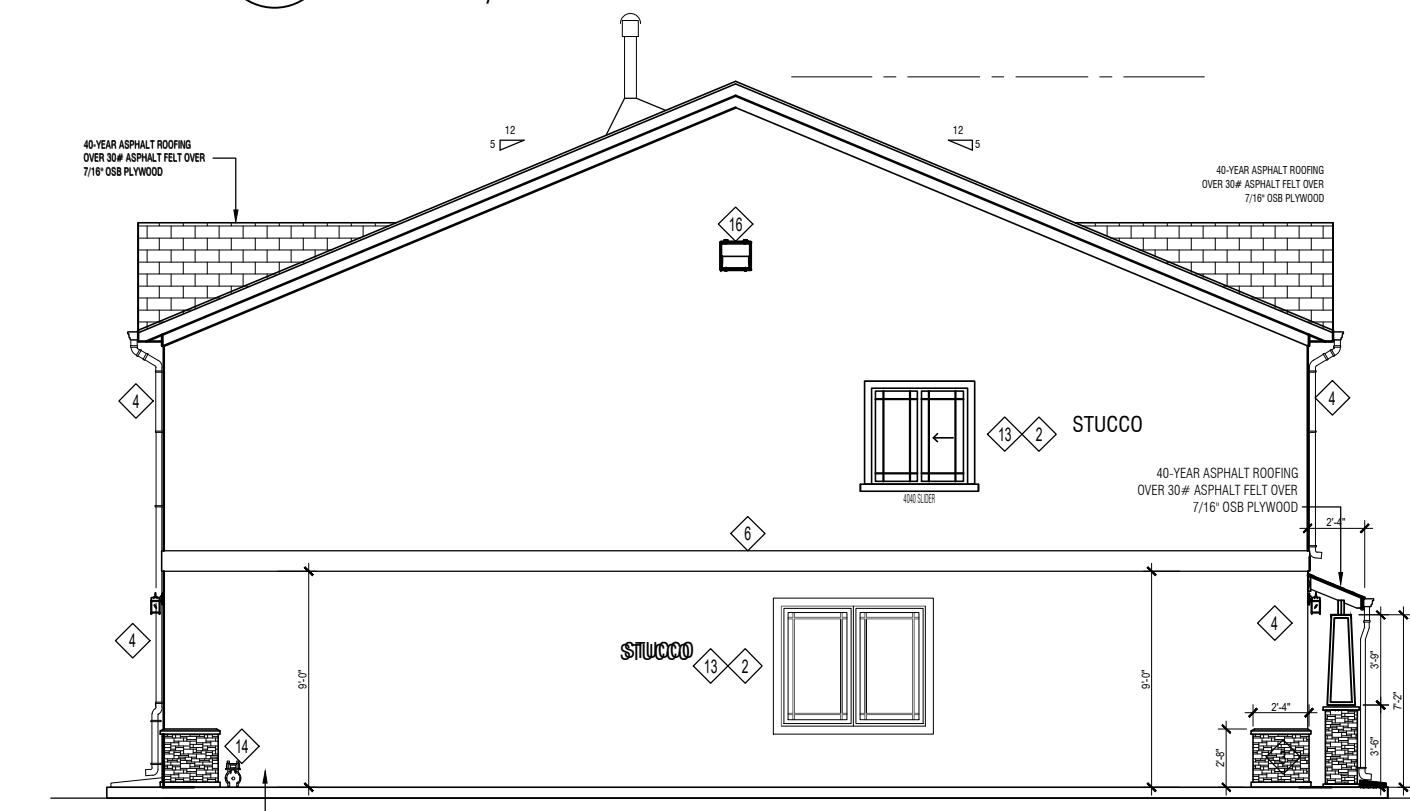
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BUILDING ELEVATIONS

A-2



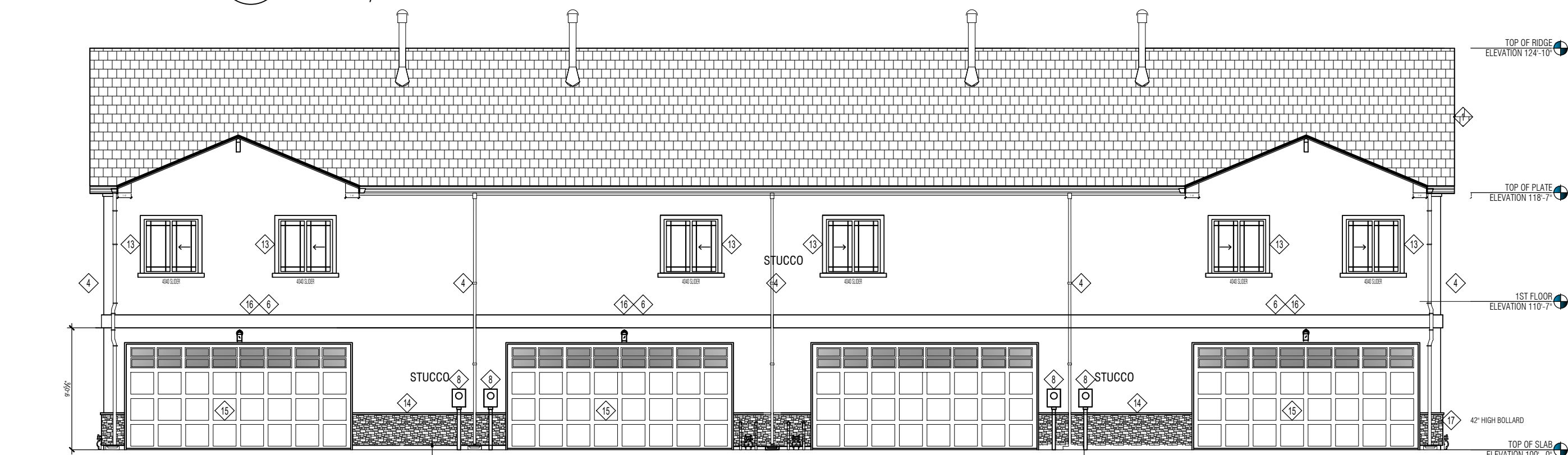
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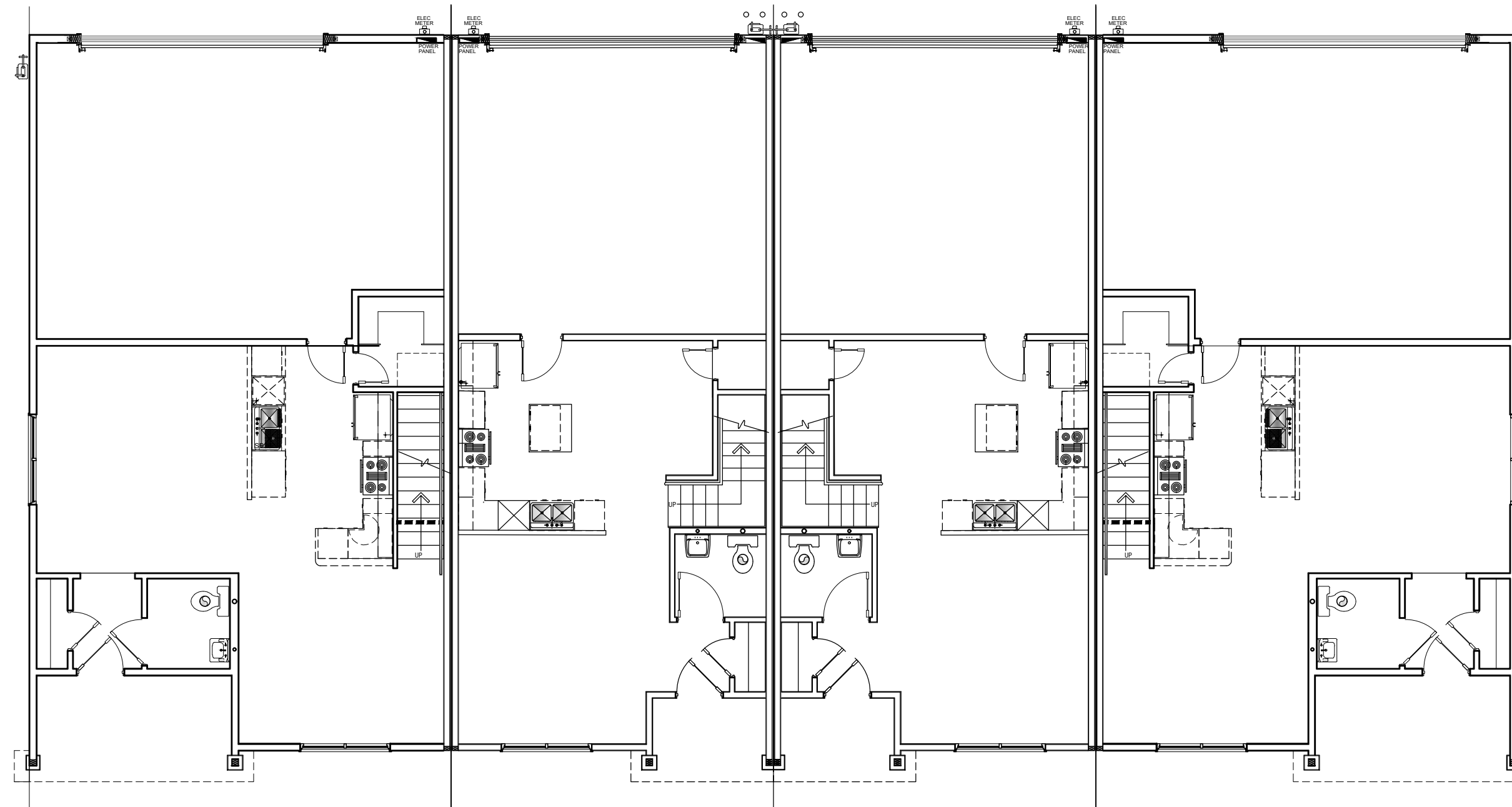
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2 ELEVATION TYPE D
 A-3 SCALE: 1/8" = 1'-0"



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



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

LEGEND

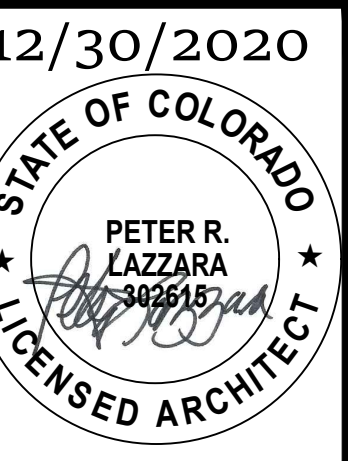
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- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GUTTER & DOWNSPOUT W/ SPLASHBLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
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- 8 ELECTRICAL SERVICE ENTRY/METER(S)
- 9 WATER METER
- 10 ENTRY CANOPY
- 11 WEATHERPROOF / 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

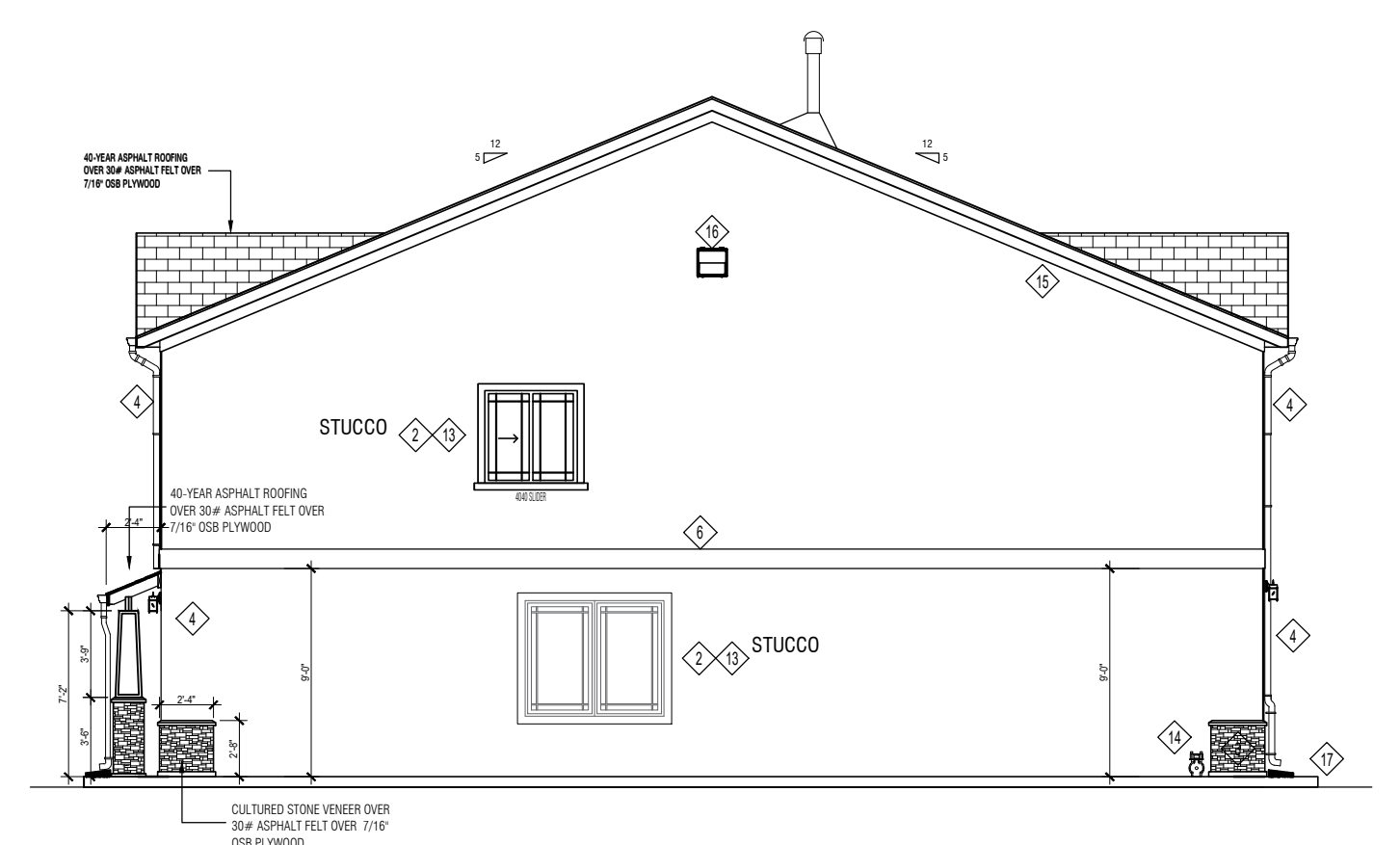
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REVISIONS

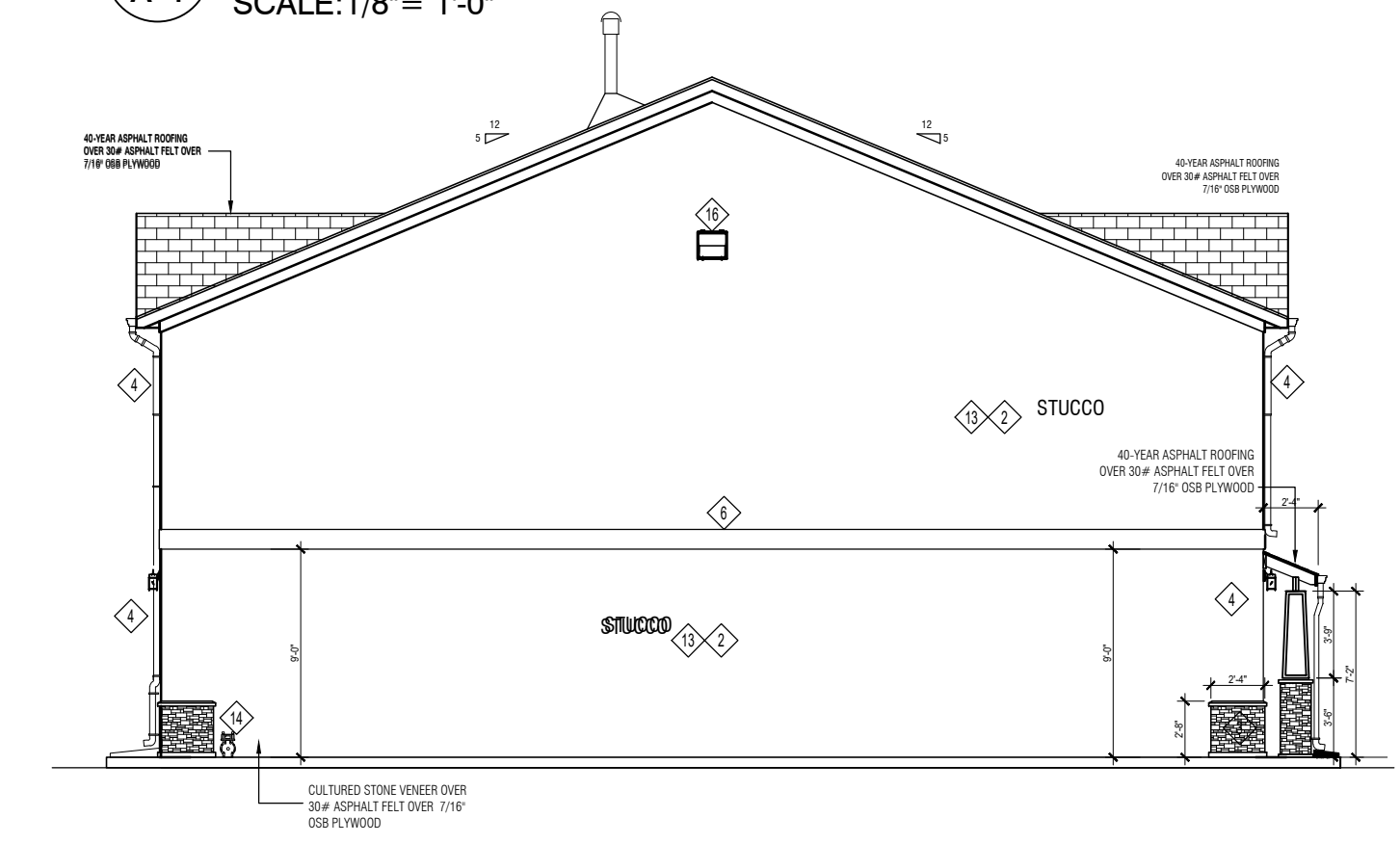
PRELIMINARY ELEVATIONS
 THE VILLAS AT CLAREMONT RANCH
 TOWN HOMES
 COLORADO SPRINGS, CO



12/25/2020
 DRAWN BY: PRL
 CHECKED BY: PRL
 SHEET NUMBER
 BUILDING ELEVATIONS
A-3



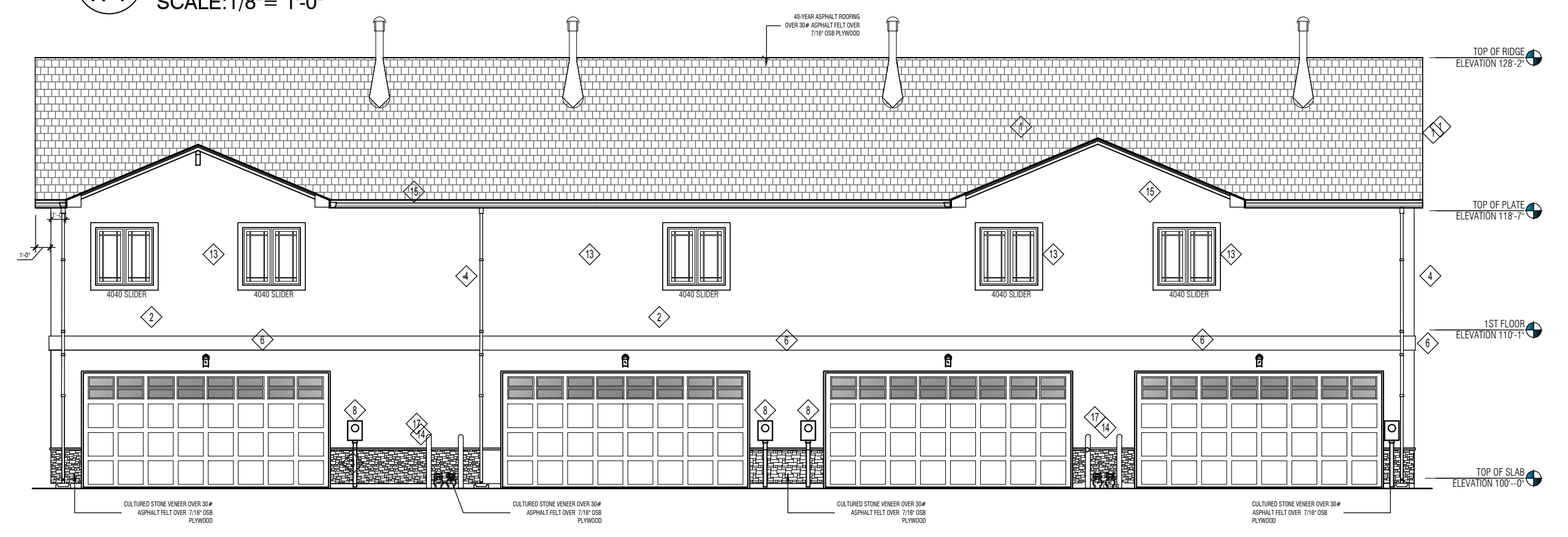
1 ELEVATION TYPE A
 A-4 SCALE: 1/8" = 1'-0"



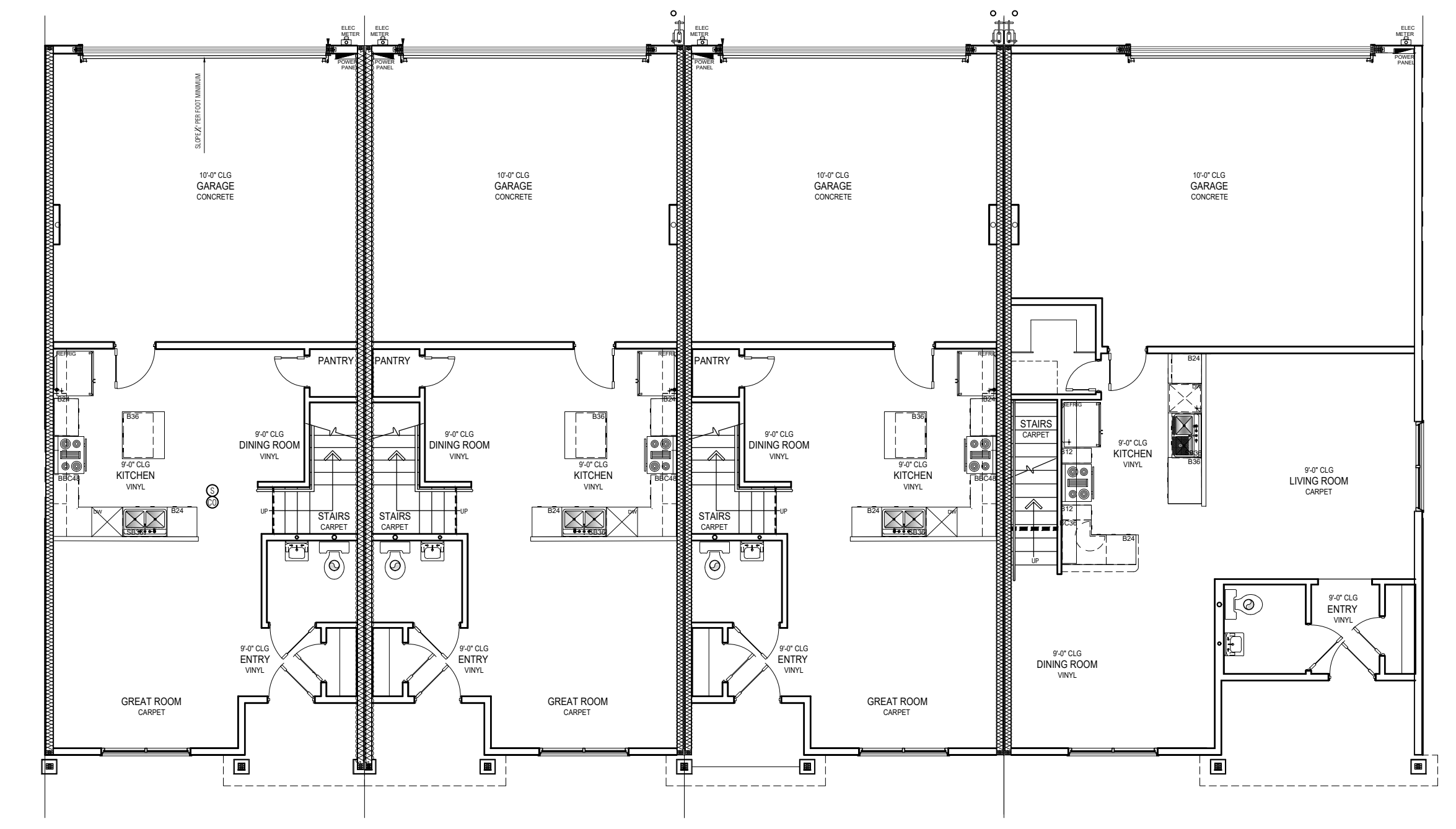
3 ELEVATION TYPE A
 A-4 SCALE: 1/8" = 1'-0"



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"

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

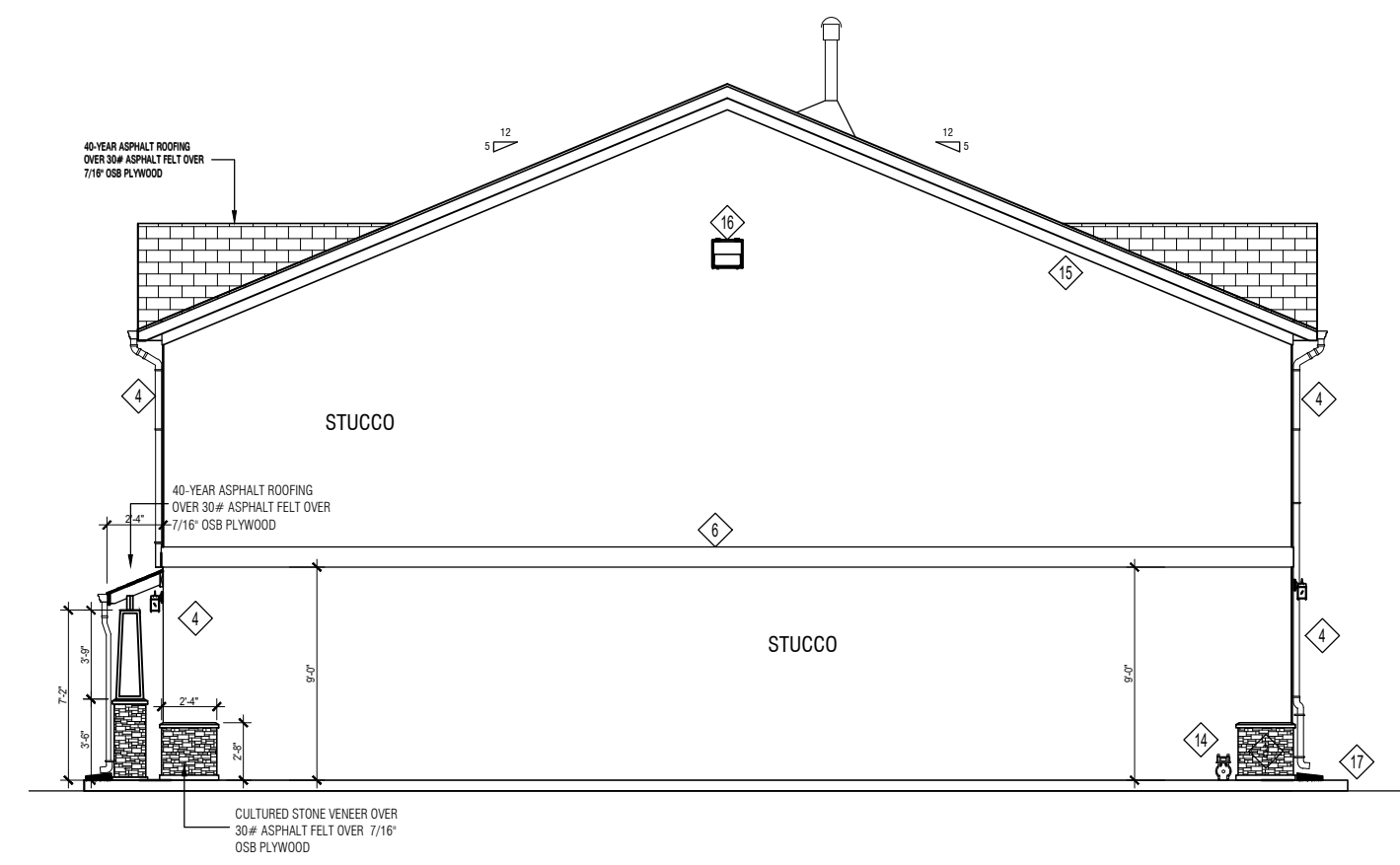
THE VILLAS AT
 CLAREMONT RANCH
 TOWN HOMES
 COLORADO SPRINGS, CO

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

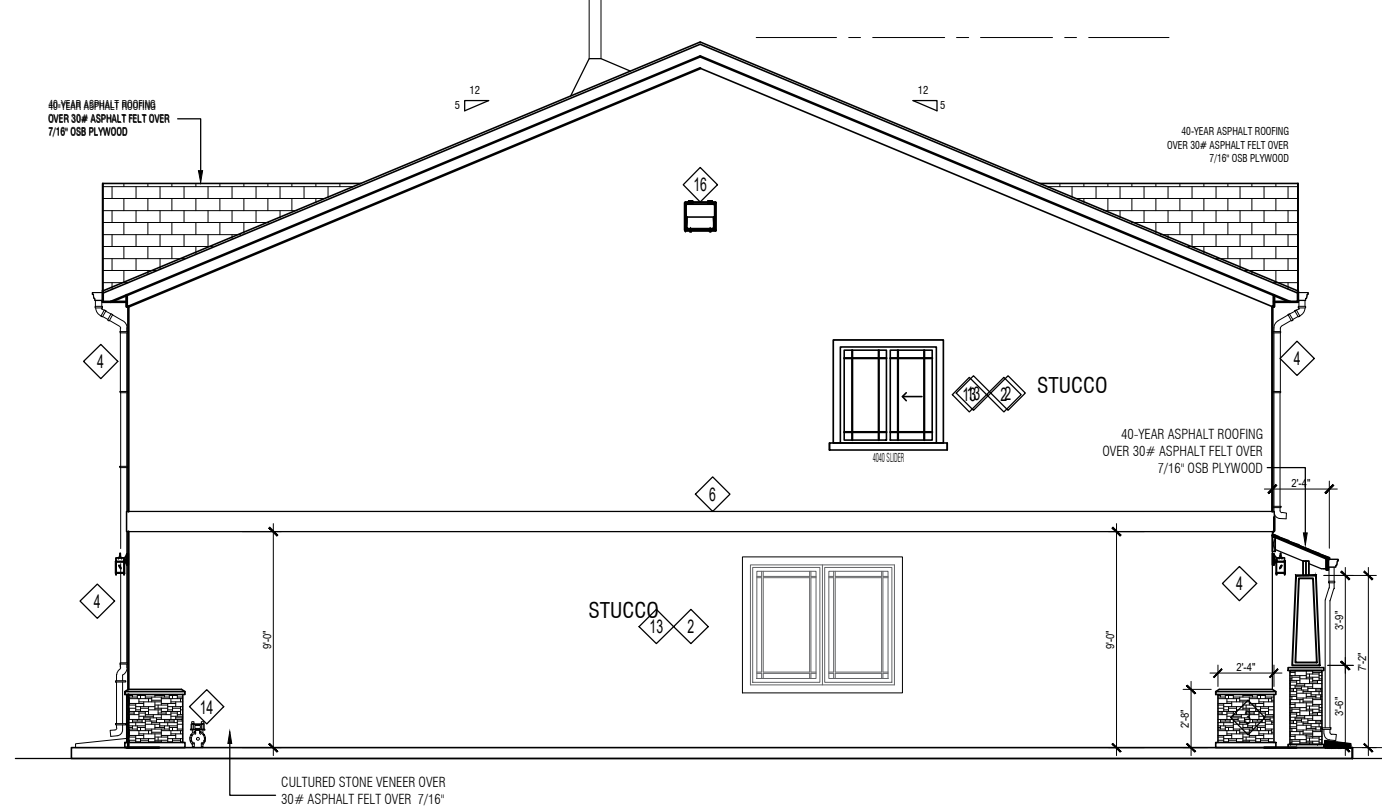
12/30/2020

STATE OF COLORADO
 LICENSED ARCHITECT
 PETER R. LAZZARA
 342615

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



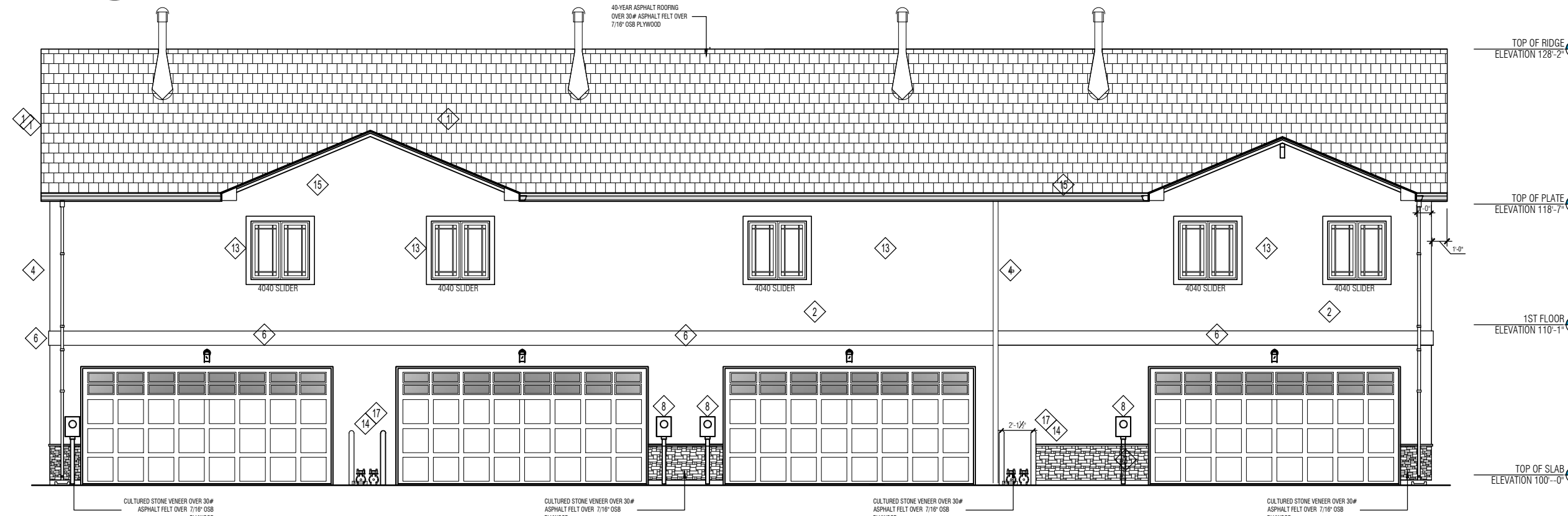
1 ELEVATION TYPE E
 A-5 SCALE: 1/8" = 1'-0"



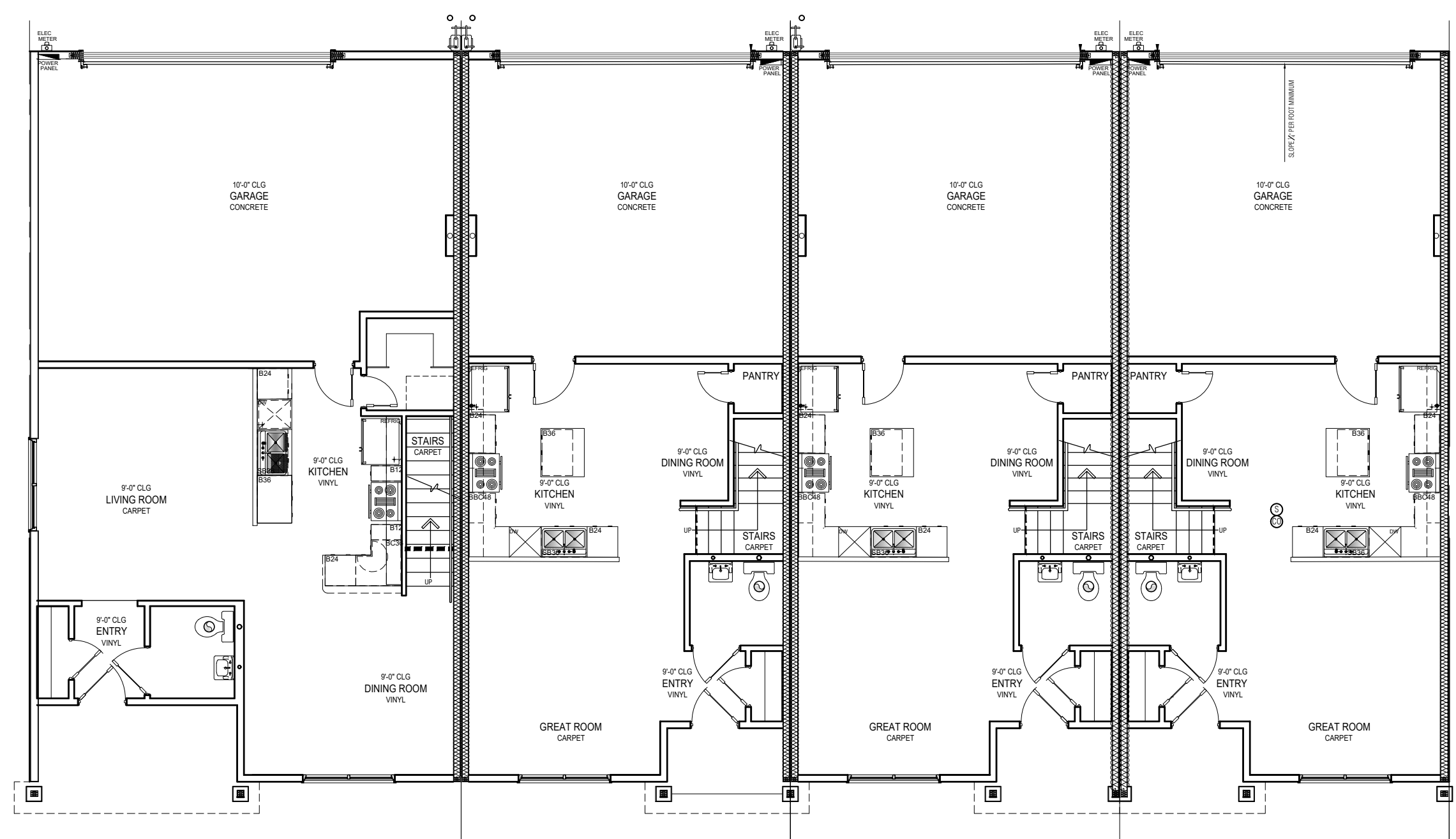
3 ELEVATION TYPE E
 A-5 SCALE: 1/8" = 1'-0"



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



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



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

LEGEND

- 1 ASPHALT COMPOSITE SHINGLES
- 2 EIFS (STUCCO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GLITTER & 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
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- 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.
 200 W. 1st St. Ste 200 Pueblo, CO 81004 (719) 584-2800

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-5