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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 required 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 | |
|---|----|
| Day Care | A* |
| Group Home | A* |
| Residential Accessory Structures & uses | A |

Legend

- A: Allowed Use
- S: Special Use
- T: Temporary Use

Uses not listed in this table are prohibited

*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 5.2.1.7 of the El Paso County Land Development Code OR as otherwise Amended

**Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2 OR as otherwise Amended.

***Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Amended.

C. Signs. Signs shall be permitted to identify entryways to The Villas at Claremont Ranch community. The maximum size of the Community Entryway Sign shall be 100 square feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.

D. Development Standards

1. Maximum building height: thirty-five (35) feet.
2. Setback minimums:
 - a. Front: 5 feet minimum
 - b. Side: 10 feet minimum to outside lot line
 - c. Rear: 0 feet minimum with driveway
3. No building projections into setbacks or tracts, including tracts containing private roadways and open spaces, owned and maintained by The Villas at Claremont Ranch HOA will be permitted.

E. Lot Sizes. No subdivision of any lot will be permitted. Minimum lot sizes are per site data.

F. Streets. Streets within The Villas at Claremont Ranch subdivision provide general vehicular circulation throughout the development. All streets shall be privately owned and maintained by The Villas at Claremont Ranch Home Owner's Association. All Streets shall be paved. Sidewalks and parking spaces will be provided as illustrated on this plan.

G. Architectural Control Committee/Review/Covenants. The Villas at Claremont Ranch architecture will be controlled by the covenants of The Villas at Claremont Ranch Association. The open landscape areas and exterior of all residences will be maintained by the Home Owner's Association.

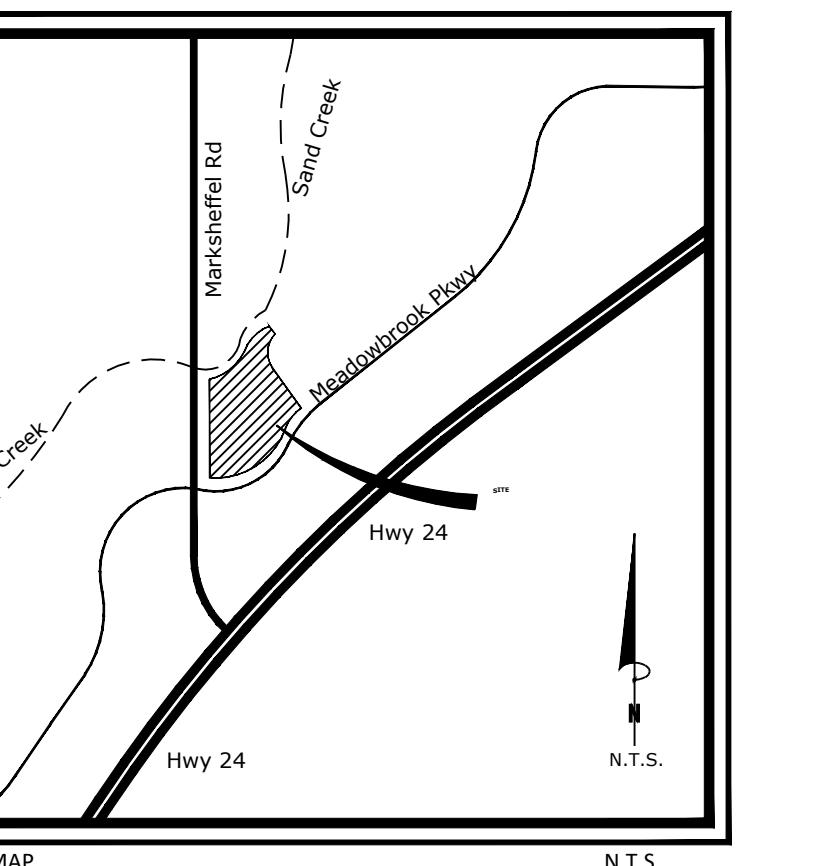
PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

| LDC/ECM Section | Category | Standard | Modification | Justification |
|---|--|---|---|---|
| 1 LDC Chapter 8.4.C | Private Roads Require Waiver | Use of private roads shall be limited. | Private roads proposed to serve only this subdivision. | Private roads provide more flexibility in the design of the development in order to provide more open space and better pedestrian connectivity. The private roads will be owned and maintained by the Home Owners Association. |
| 2 LDC Chapter 8.4.E.3 | Private Roads to meet County Standards | Private roads shall be constructed and maintained to ECM standards. | Road width, centerline radius and roadway terminations. | 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. The proposed development will avoid this area. |
| 3 ECM Section 2.2.4.B.7, Figure 2-17, and ECM Table 2-7 | Typical Urban Local Low Volume Cross Section | 24' Paved Width, 12' Lane Width | 12'-8" Paved Width, 10'-10" Lane Width | A smaller road cross-section and compact road design provide flexibility in the design and provide an opportunity for more open space and better pedestrian connectivity |

THE VILLAS AT CLAREMONT RANCH

A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW $\frac{1}{4}$) OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



LEGAL DESCRIPTION

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

GENERAL NOTES

1. See Final Landscape Plan and alternative landscape request for proposed buffering and screening from surrounding properties. A 6 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.
2. The full spectrum detention basin, internal roads, sidewalks and common area landscape will be maintained by The Villas at Claremont Ranch Home Owners Association.
3. 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 requirements of the ADA or any other laws that may be promulgated under or with respect to such laws.
4. An aeronautical assessment is requested by the CSAC at the time of final plat.
5. 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.
6. 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 aircraft operations and operations associated with aircraft and the Airport.
7. FAA Form 7460-1. Before filing 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.
8. The following utility providers will serve the Villas at Claremont PUD Plan Area:
 - Water: Cherokee Metro District
 - Wastewater: Cherokee Metro District
 - Gas: CSU
 - Electric: Xcel Energy
 - 9. Minimum Lot sizes are per site data.
 - 10. Private roads as shown on this plan will not be maintained by El Paso County. There shall be no direct lot access to Marksheffel Road or Meadow Park way.
 - 11. No driveway shall be established unless an access permit has been granted by El Paso County.
 - 12. No objects more than 30 inches above the flowline elevation of the adjacent roadway are allowed within the site distance easements.
 - 13. No subdivision of any lot will be permitted.
 - 14. Major trees shall be identified in accordance with all El Paso County and United States Postal Service Regulations.
 - 15. The HOA shall be responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the HOA unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
 - 16. D103.3c Fire Apparatus Access Road Marking. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING - FIRE LANE markings consisting of signage complying with Section D103.8 and/or striping complying with Section D103.7. Approved markings shall be posted on one or both sides of the fire apparatus road as required by Sections D103.6.3 through D103.6.3.
 - 17. Figure D103.6. Fire Lane Signs see Figure D 103.8.
 - 18. D103.6.2 Roads less than 28 feet in width apparatus access roads less than 28 feet in width shall be posted on both sides as a fire lane.
 - 19. D103.6.2 Roads more than 28 feet and less than 34 feet in width. Fire apparatus access roads more than 28 feet and less than 34 feet wide be posted on one side of the road as a fire lane.
 - 20. D103.6.3 Roads 34 feet in width or greater. Fire apparatus access roads 34 feet in width or greater do not require marking as a fire lane.
 - 21. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study, Drainage Report, Water Resources Report, Wastewater Disposal Report, Geology and Soils Report, Fire Protection Report, Wildfire Hazard report, Natural Features Report, and Noise Report.
 - 22. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Preble's Meadow Jumping Mouse).

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, Lots: 3,4,5,6,19,20,21,42,59,60,61. 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:

Transportation Impact Study, Drainage Report, Water Resources Report, Wastewater Disposal Report, Geology and Soils Report, Fire Protection Report, Wildfire Hazard report, Natural Features Report, and Noise Report.

22. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Preble's Meadow Jumping Mouse).

SITE DATA

Owner/Subdivider:

Phi Real Estate Services, LLC
200 W. City Center Drive, Suite 200
Pueblo, CO 81003

Land Planner:

Cherokee Metropolitan District
6250 Palmer Park Blvd
Colorado Springs, CO 80915

Applicant/Preparer:

Phi Real Estate Services, LLC
200 West City Center Drive, Suite 200
Pueblo, CO 81003

Civil Engineer:

Catamount Engineering
321 W. Henrietta Ave Suite 'A'
Woodland Park, CO 80866

Site Address:

1250 Meadowbrook Pkwy
Colorado Springs, CO 80951

Tax ID Number:

5404303066, 5404303062

Area:

10.17 AC (443,005 SQ. FT.)

Current Zoning:

PUD CAD-O, APZ 2 Subzone

Proposed Zoning:

PUD CAD-O, APZ 2 Subzone

Current Land Use:

Vacant

Proposed Land Use:

Attached Single Family

Number of Units:

83 (89,908 SQ. FT.)

Density:

8.41 DU/AC

Min. Lot Size:

10,170 SF

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.)

Perimeter 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 = (1

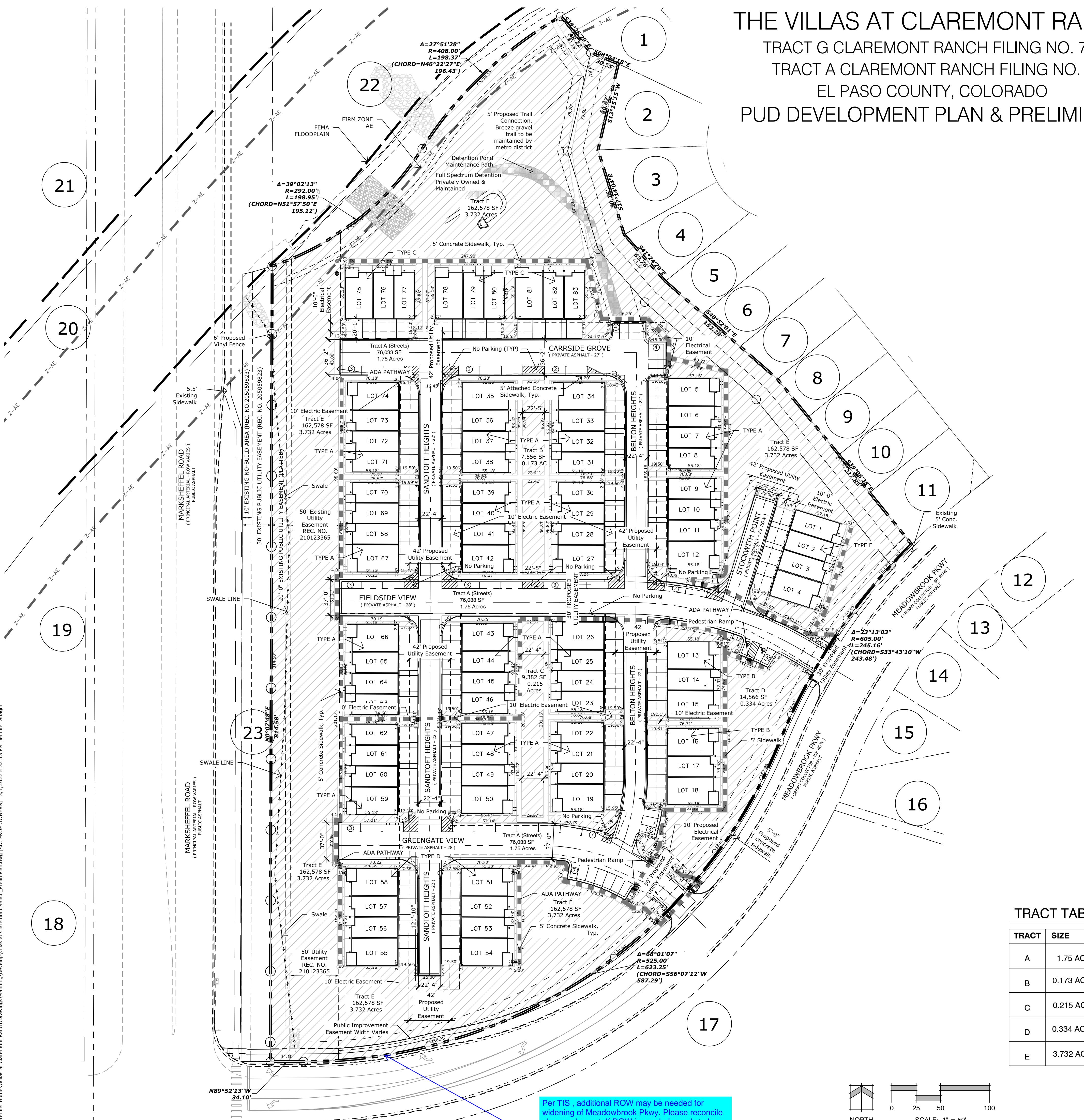
THE VILLAS AT CLAREMONT RANCH

TRACT G CLAREMONT RANCH FILING NO. 7 &

TRACT A CLAREMONT RANCH FILING NO. 7

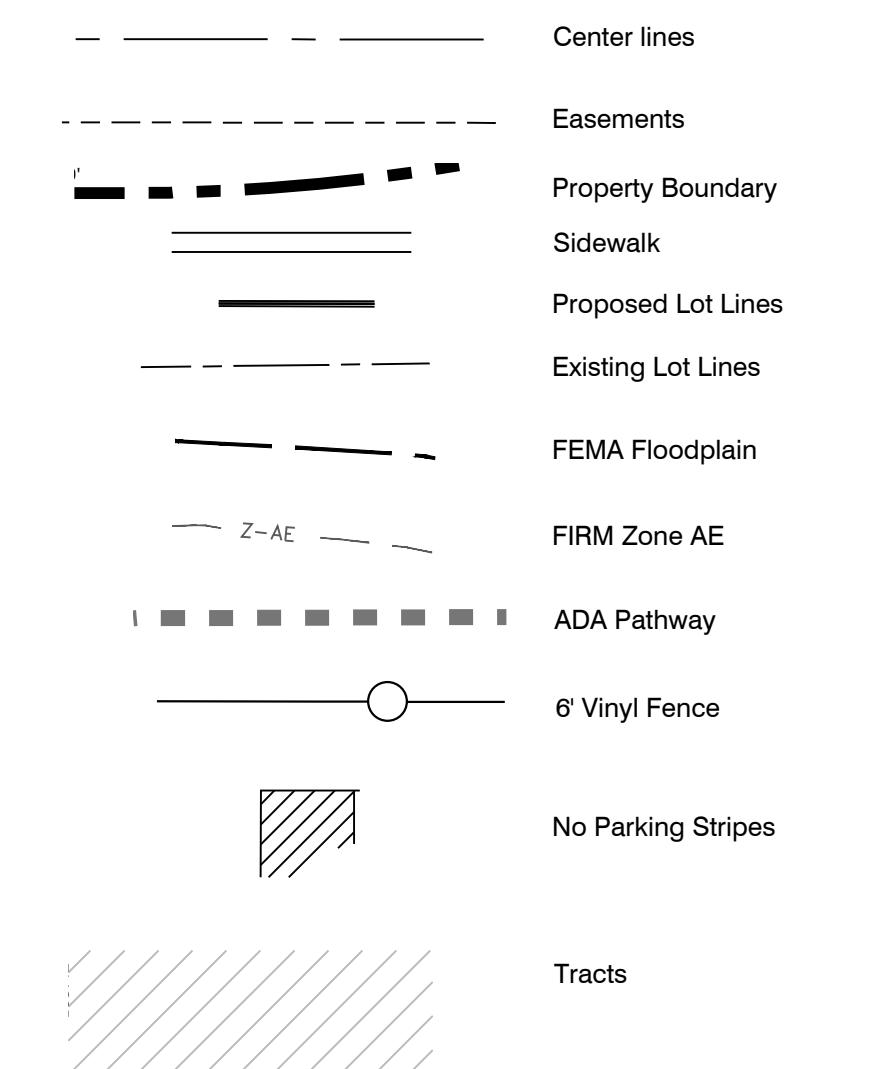
EL PASO COUNTY, COLORADO

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 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 |
| DANIEL L & JENNIFER F WILLIAMS | 2029 DEWHIRST DR | COLORADO SPRINGS CO, 80951 |
| STEPHEN B LOWDEN | 2037 DEWHIRST DR | COLORADO SPRINGS CO, 80951 |
| CHAD EVERETT & MELODY SPRING COMPTON | 2045 DEWHIRST DR | COLORADO SPRINGS CO, 80951 |
| CHRISTOPHER E & SHANNON REICH | 2053 DEWHIRST DR | COLORADO SPRINGS CO, 80951 |
| KEVIN REMSEN | 21494 E WANDERLUST PL | PARKER CO, 80138 |
| JENNIFER LYNN REED | 2109 DEWHIRST DR | COLORADO SPRINGS CO, 80951 |
| ALEJANDRO G MEDRANO & TREICI E GAYTAN-TISCARENO | 7988 PARSONAGE LN | COLORADO SPRINGS CO, 80951 |
| SCOTT J JR. & LINDSAY HOLLISTER | 10669 GLENDOVER LN | SAN DIEGO CA, 92126 |
| AGUILAR MAYRA ALEJANDRA CASTILLO | 7976 PARSONAGE LN | COLORADO SPRINGS CO, 80951 |
| NGUYEN DEP VAN | 7970 PARSONAGE LN | COLORADO SPRINGS CO, 80951 |
| VENTIMIGLIA DOROTHY B TRUST | PO BOX 618 | LARKSPUR CO, 80118 |
| MALLERY LLC | 7575 PINERY CIR | COLORADO SPRINGS CO, 80908 |
| LAND FIRST INC, C/O RONALD WALDTHAUSEN | 1378 PROMONTORY BLUFF VW | COLORADO SPRINGS CO, 80921 |
| RK FAMILY INVESTMENTS LLC | 4560 W 33RD AVE | DENVER CO, 80212 |
| RICHFAMFIVE LLP | 1825 LAWRENCE ST STE 112 | DENVER CO, 80202 |
| EL PASO COUNTY | 200 S CASCADE AVE STE 150 | COLORADO SPRINGS CO, 80903 |
| Central Marksheffel Metro District | 455 E PIKES PEAK AVE STE 100 | COLORADO SPRINGS, CO 80903 |

LINE TYPE LEGEND



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 |

THE VILLAS AT CLAREMONT RANCH

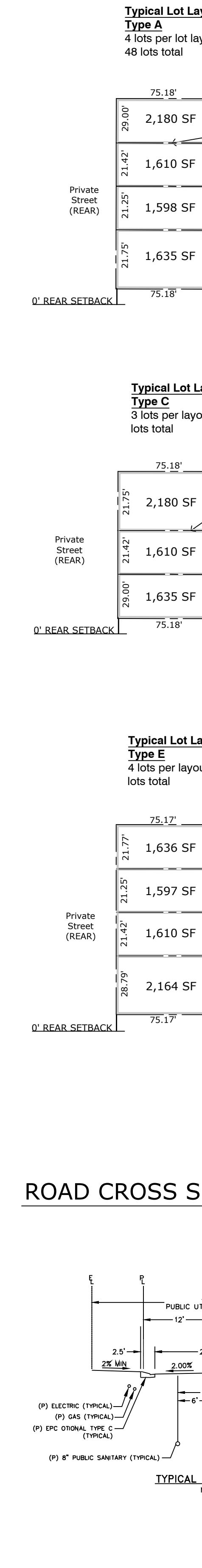
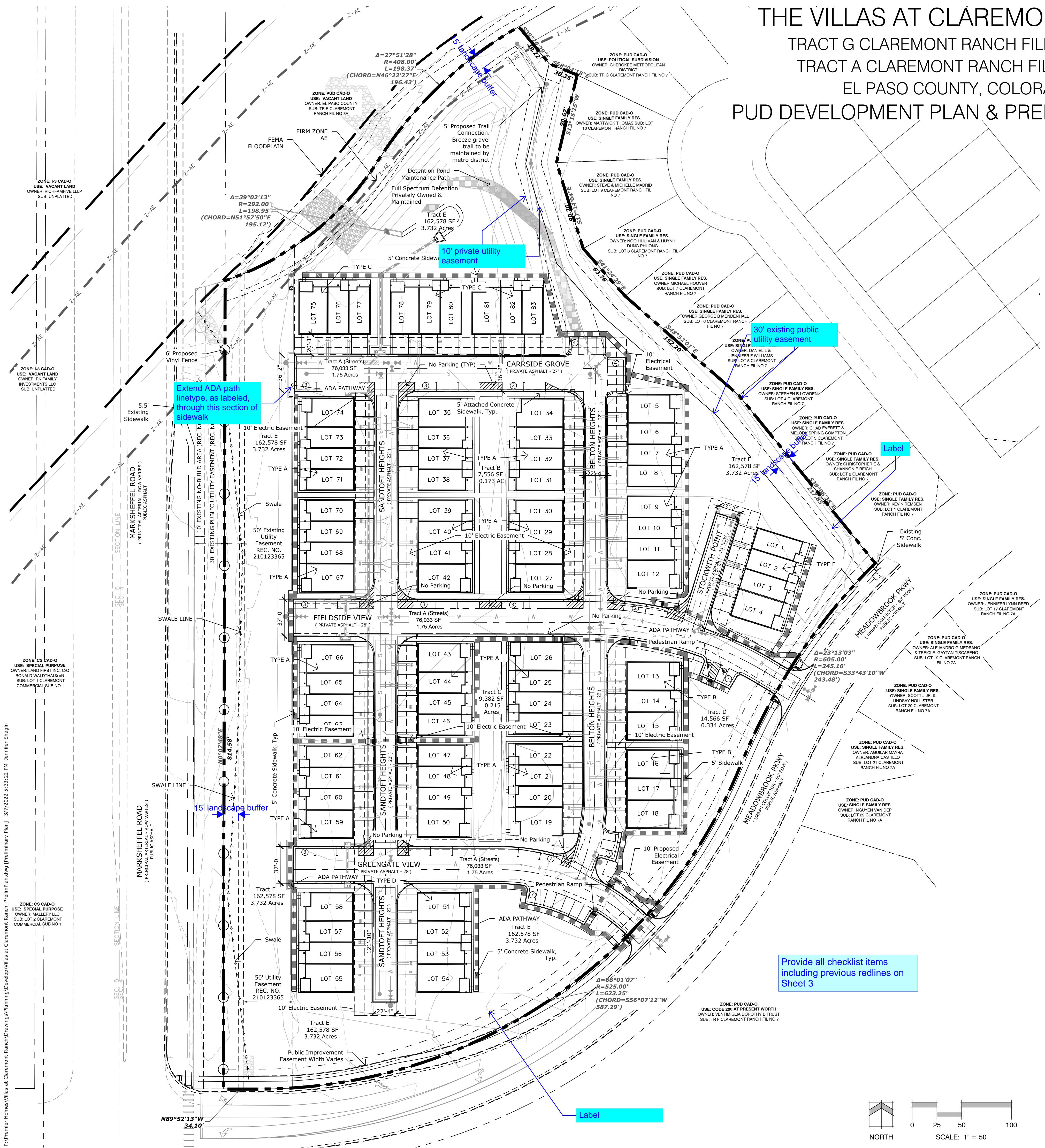
PUD & PRELIMINARY PLAN

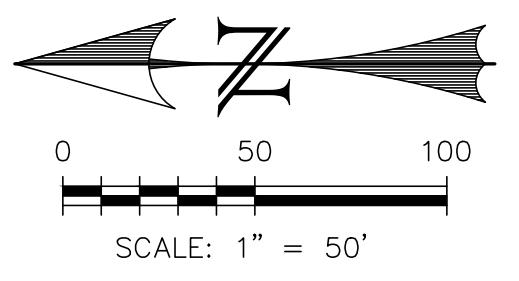
DATE: 12.23.2020
PROJECT MGR: A. Barlow
PREPARED BY: J. SHAGIN

| | | | |
|--------------|---------------|--------|------------------------------|
| PROJECT INFO | DATE: 9/17/21 | BY: JS | DESCRIPTION: County Comments |
| ISSUE INFO | DATE: 3/7/22 | BY: JS | DESCRIPTION: County Comments |
| ISSUE NUMBER | | | |
| SHEET TITLE | | | |
| PLAN FILE # | | | |
| SHEET NUMBER | | | |

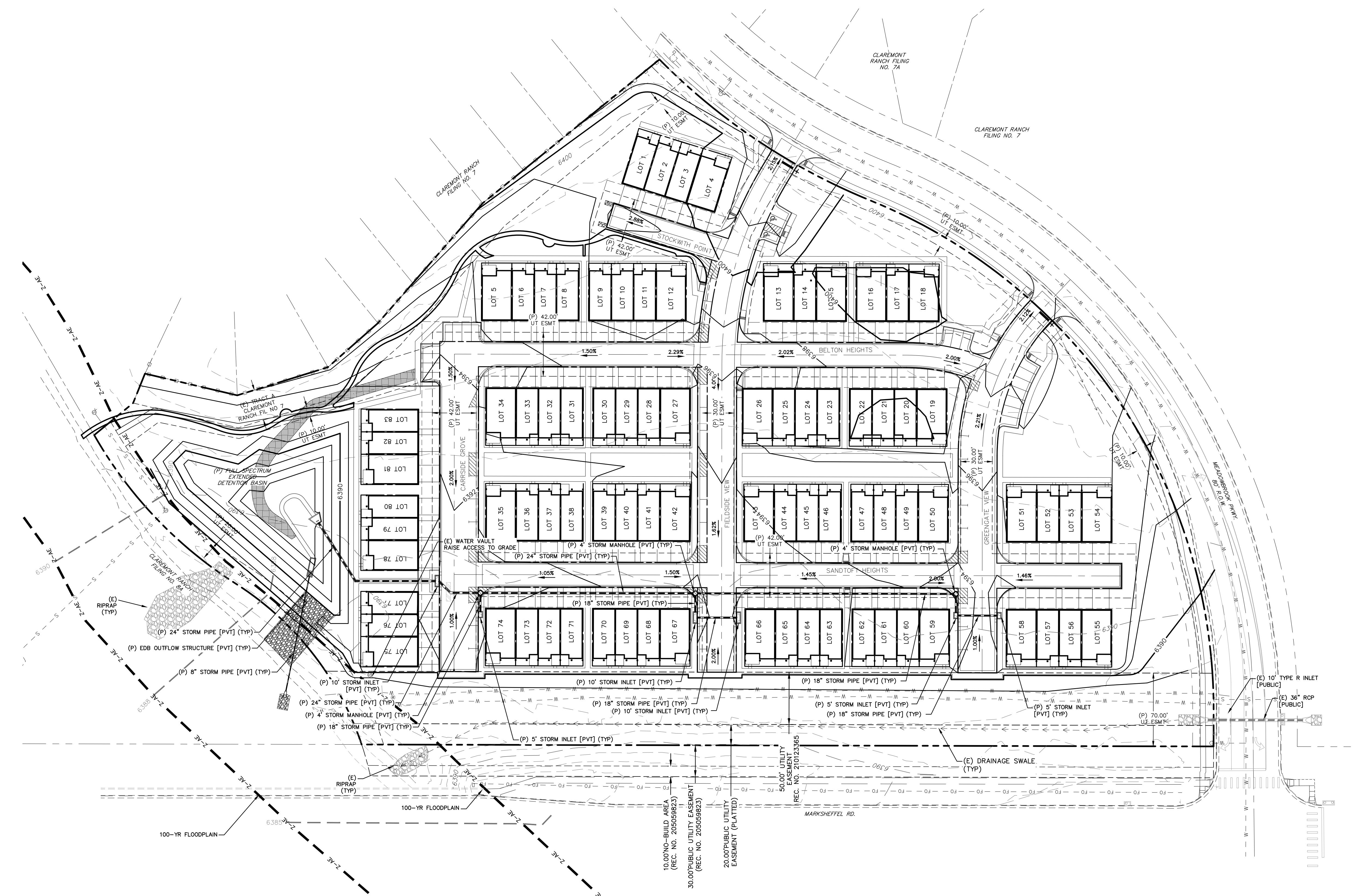
Tracts & Adjacent Property Owners Exhibit

| |
|----------|
| 2 OF 13 |
| PUDSP211 |





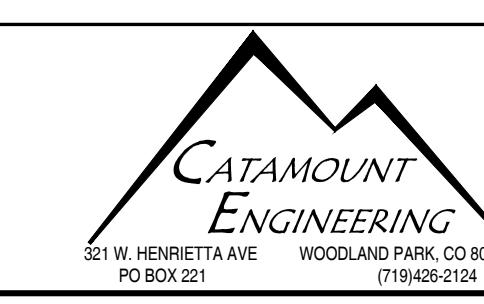
SCALE: 1" = 50'



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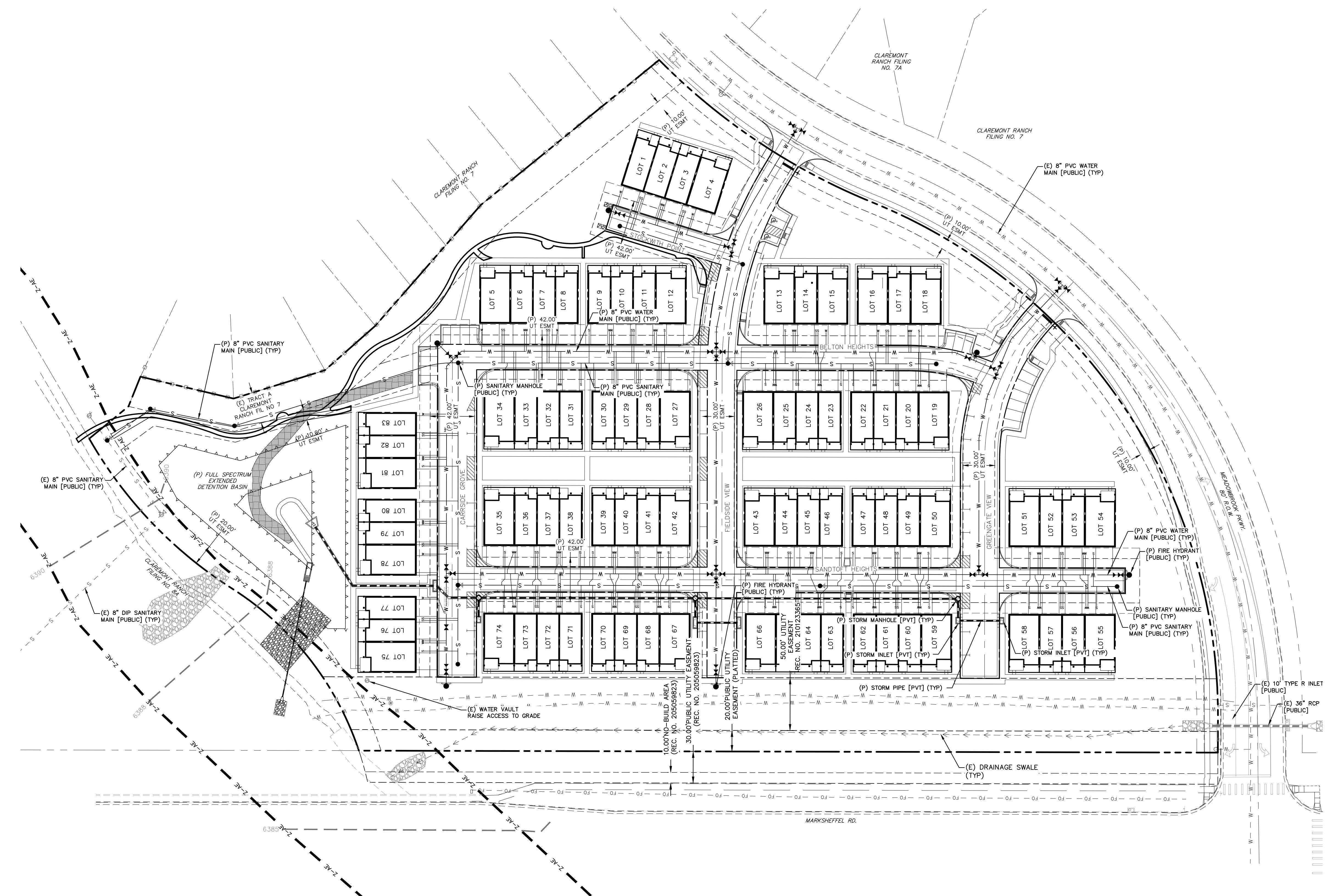
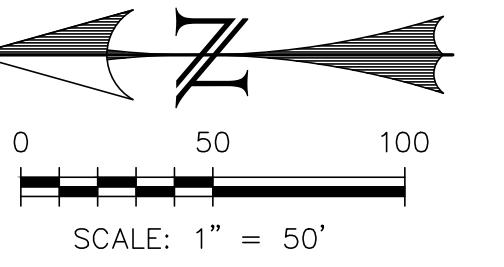


PREPARED FOR:
PHI REAL ESTATE SERVICES,
LLC
200 W. CITY CENTER DR, STE 200
PUEBLO, CO 81003



THE VILLAS AT CLAREMONT RANCH
PRELIMINARY GRADING PLAN

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



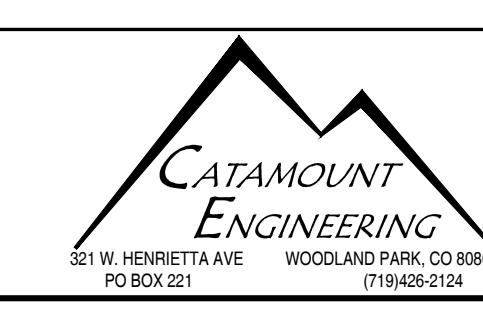
LEGEND

| | |
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| (E) | (P) |
| [PUB] | [PVT] |
| (F) | ~A~ |
| C&G | |
| ESMT | |
| FH | |
| MH | [PIP] |
| SAN | |
| SWR | |
| STM | |
| WTR | |
| — | — |
| —S— | —W— |
| —E— | —T— |
| —S— | —W— |
| —E— | —T— |
| —S— | —W— |
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| REV. | DESCRIPTION | DATE |
|------|-------------|------|
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PREPARED FOR:
PHI REAL ESTATE SERVICES,
LLC
200 W. CITY CENTER DR, STE 200
PUEBLO, CO 81003



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

THE VILLAS AT CLAREMONT RANCH

EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN

SCHEMATIC LANDSCAPE DIAGRAM CLAREMONT RANCH

Climate Zone

(Figure 4 of Landscape Policy Manual)

Foothills Foothills & Plains

Plant Communities

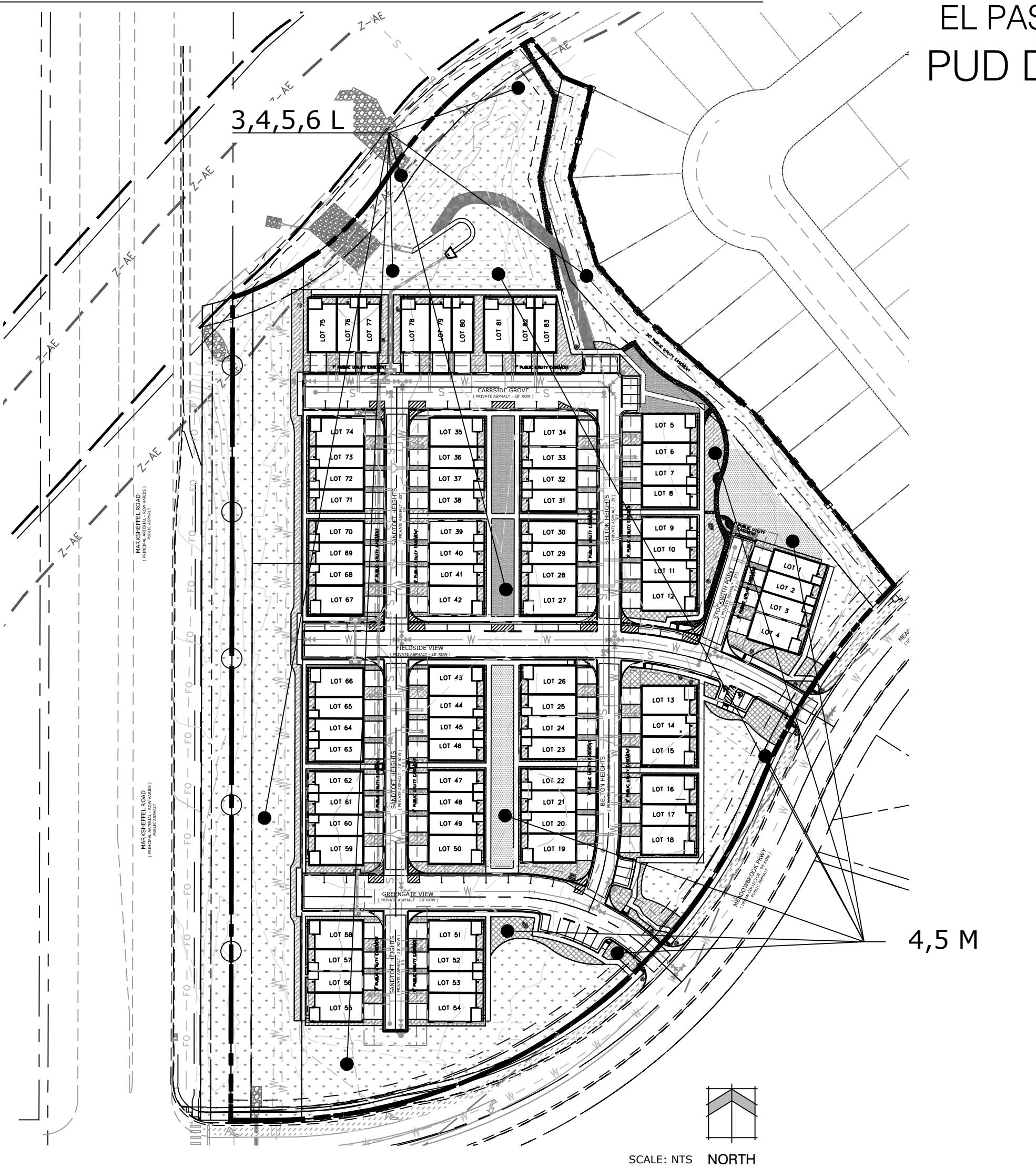
(Labeled by numbers on diagram)

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

1. 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.
2. 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.

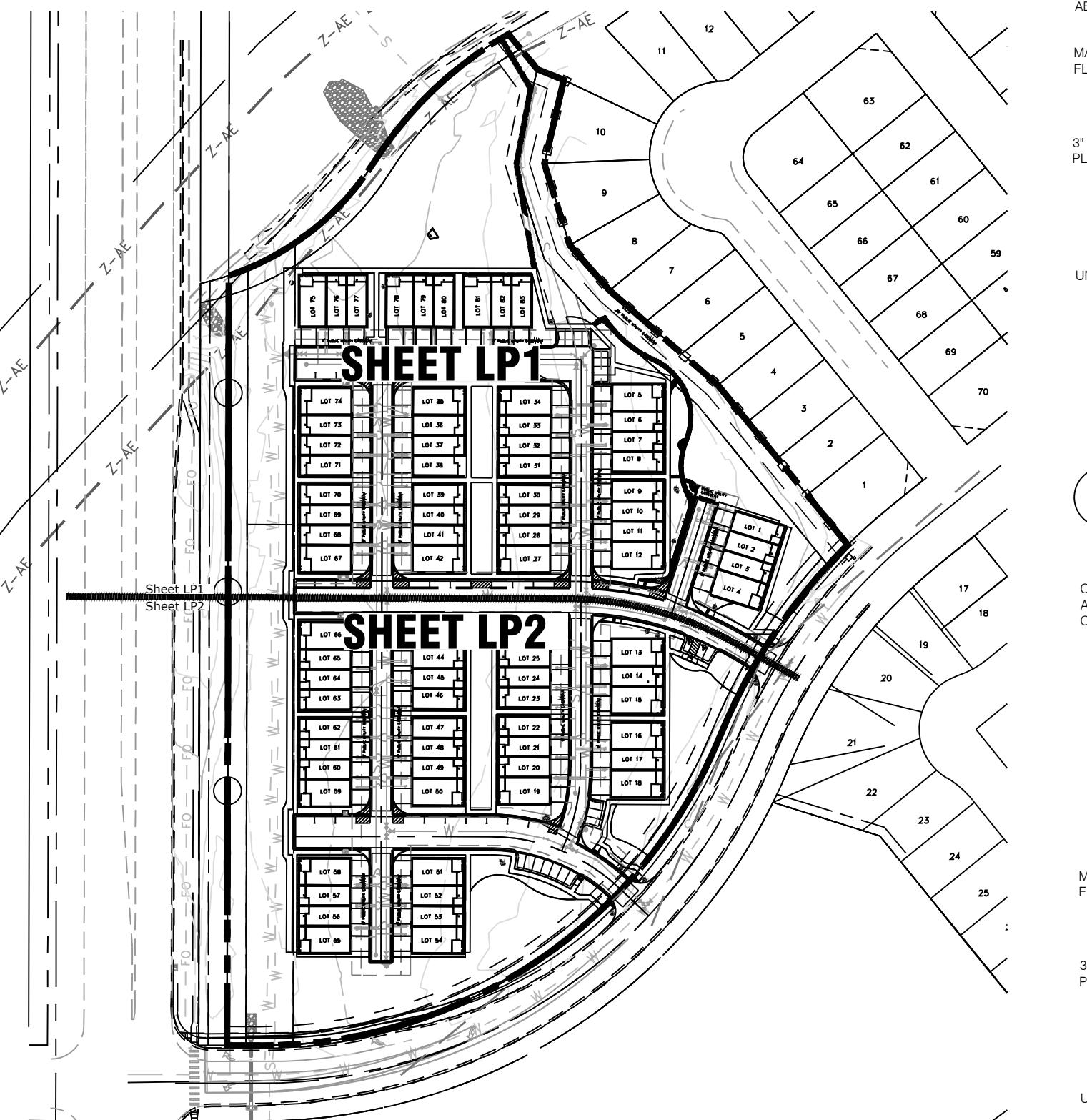
NITROGEN 0 LBS/1000SF
PHOSPHORUS (P205) 0 LBS/1000SF
POTASSIUM (K2O) 0 LBS/1000SF
SULFUR (SO4-S) 0 LBS/1000SF
LIME 0 LBS/1000SF

-OR-

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

3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
4. FOR ALL SEED AREAS REFER TO SEE MIXES SPECIFIED ON THIS SHEET.
5. 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.
6. 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.
7. SOD TO BE KENTUCKY BLUEGRASS BLEND.
8. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
9. CONTRACTOR TO UTILIZE STOCKPILE TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
10. NO TREES OR NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
11. 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.
12. WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH AT 3-4" DEPTH.
13. ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
14. BOULDERS: 3' MINIMUM DIAMETER ROYAL GRANITE.
15. 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 MOVED STRIP, WITHOUT STEEL EDGING.
16. 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. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
17. PSE: PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS. SEE PLAN FOR TRAIL LOCATIONS.
18. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
19. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DENIAL OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
20. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

KEY MAP



LANDSCAPE CODE REQUIREMENTS

| Landscape Setbacks per section 6.2.2 (B) | | | | | |
|--|------------------------------|------------|-------------------------------------|---|------------------------------|
| Street Name or Zone Boundary | Street Classification | Reg./Prov. | Linear Footage | Tree/Fest 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) | | | | | |
|--|--|--|---|--|--|
| 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 SF. | 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) | | | | | |
|---|--|----------------|--|--------------------------------------|--|
| Street 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) (ft.) | 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. Refer to Letter of Intent for justification.

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. |
| Pfv | 16 | Pinus flexilis "Vanderwolf's Pyramid" / Vanderwolf's Pyramid Limber Pine | 35' | 20' | 6' HT |
| Pna | 67 | Pinus nigra "Arnold Sentinel" / Arnold Sentinel Austrian Black Pine | 25' | 6' | 6' HT |
| Ppo | 16 | Pinus ponderosa / Ponderosa Pine | 60' | 35' | 8' HT |
| Avg | 24 | Amelanchier x grandiflora "Autumn Brilliance" / Ab Apple Serviceberry | 15' | 15' | 2' Cal. |
| Cic | 2 | Craatox leievata "Crimson Cloud" / Crimson Cloud English Hawthorn | 20' | 15' | 1.5' Cal. |
| Pps | 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. |
| Asl | 5 | Amelanchier alnifolia / Saskatoon Serviceberry | 12' | 8' | #5 CONT |
| Bdp | 86 | Buddleja davidi "Petite Snow" / Petite Snow Butterfly Bush | 4' | 4' | #5 CONT |
| Cxc | 71 | Caryopteris x clandonensis / Blue Mist Spirea | 4' | 4' | #5 CONT |
| Dxb | 21 | 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. |
| Pea | 5 | Prunus americana / American Plum | 12' | 10' | #7 CONT |
| Scc | 23 | Symplocos occidentalis / Western Snowberry | 4' | 4' | #5 CONT |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH |
| Jsg | 3 | Juniperus scopulorum "Gray Gleam" / Gray Gleam Juniper | 12' | 6' | #7 CONT |
| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH |
| Bgb | 58 | Bouteloua gracilis "Blonde Ambition" / Blonde Gramma Grass | 3' | 2' | #1 CONT |
| Hse | 12 | Helictotrichon sempervirens / Blue Oat/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 |
| Lxi | 21 | Lavandula x intermedia "Provence" / Provence Lavender | 2.5' | 2.5' | #1 CONT |
| Sdf | 11 | Salvia officinalis / Garden Sage | 2' | 2' | #1 CONT |
| EVERGREEN SHRUB | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH |
| Jsb | 6 | 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 | | | | | |

THE VILLAS
AT
CLAREMONT
RANCH

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

SEAL

ISSUE INFO

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

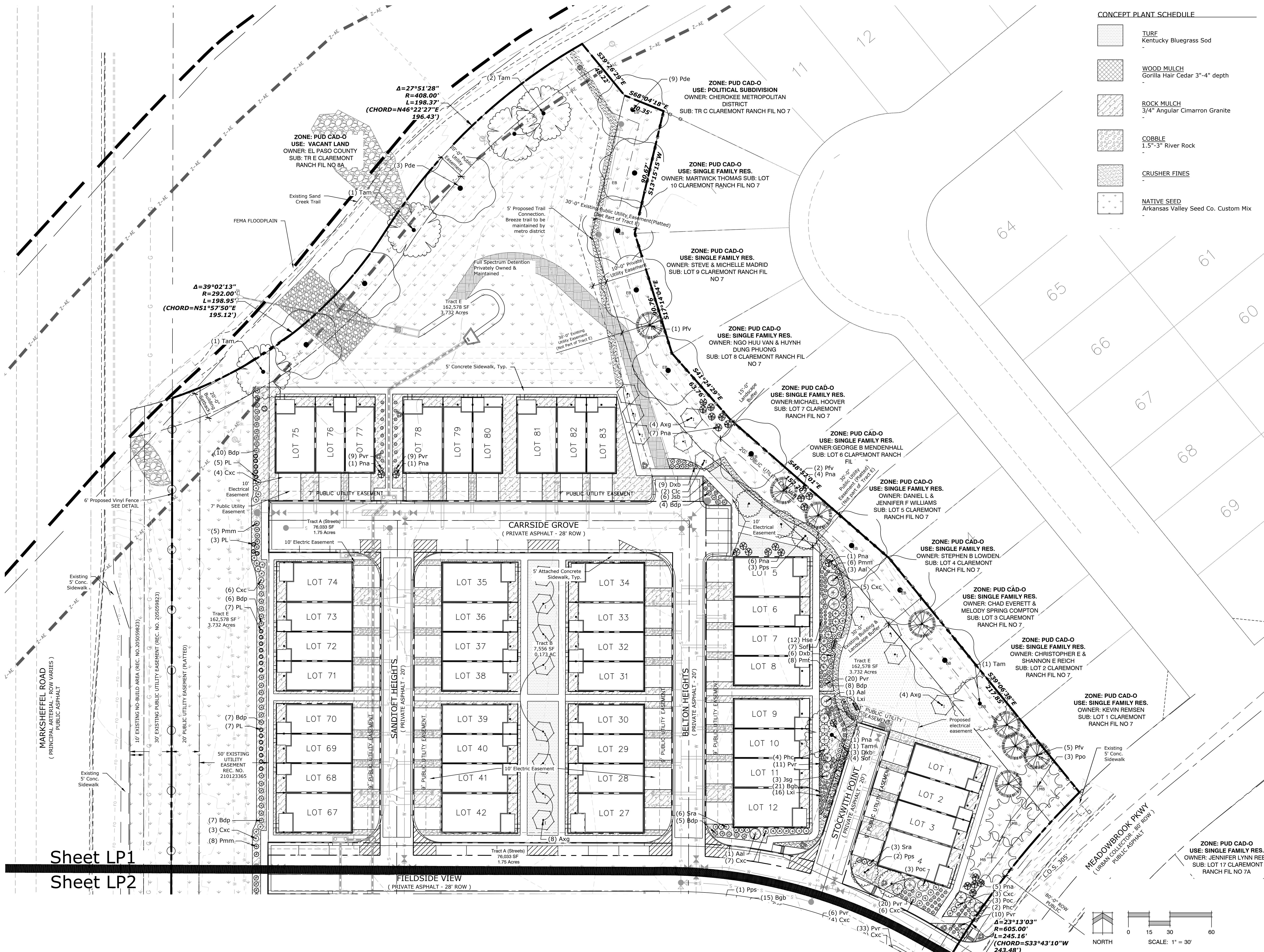
ISSUE NUMBER

Final Landscape Plan

SHEET NUMBER

7 OF 13

PUDSP211



THE VILLAS AT CLAREMONT RANCH

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

SEAL

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

ISSUE NUMBER

Final Landscape Plan

SHEET TITLE

PLAN FILE #

SHEET NUMBER

8 OF 13

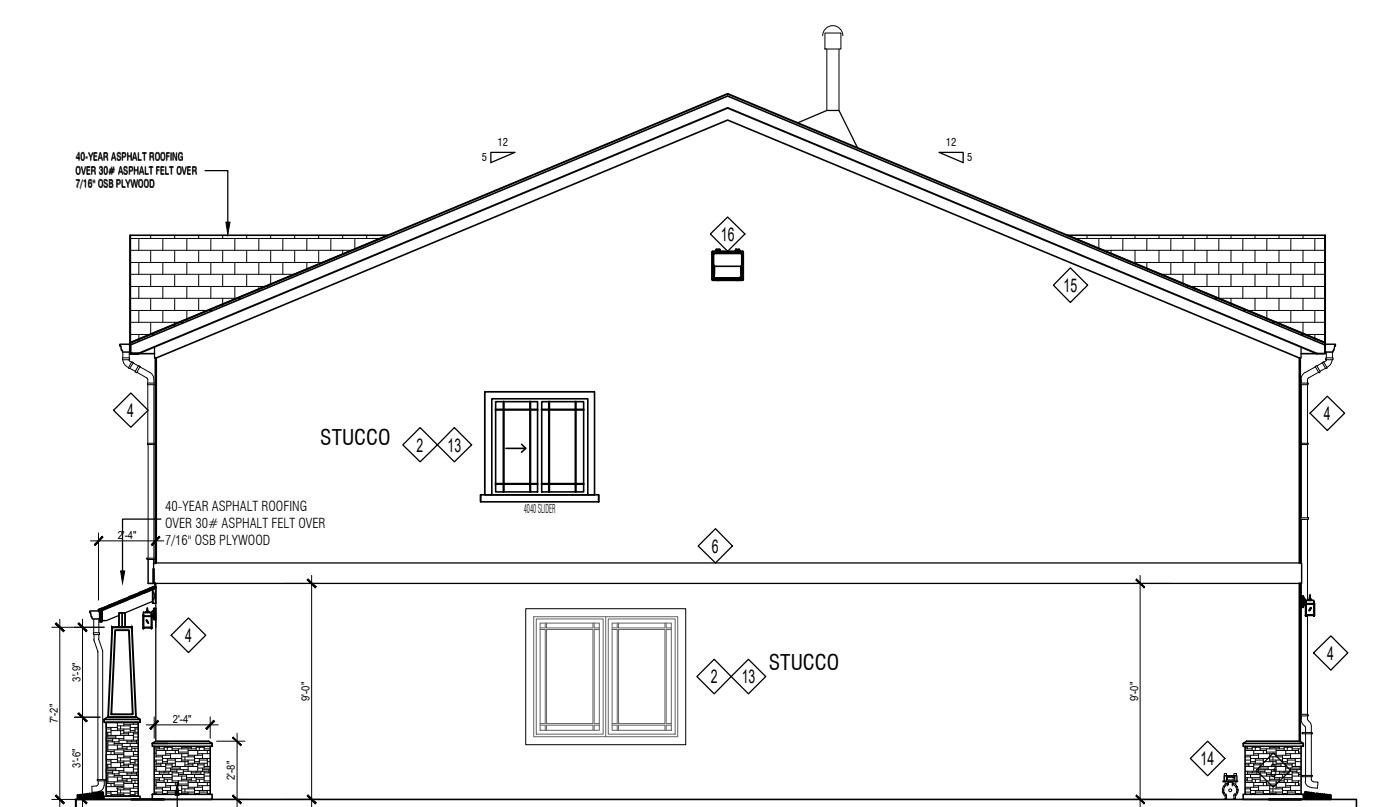
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80'-0" PUBLIC ROW

80'-0"

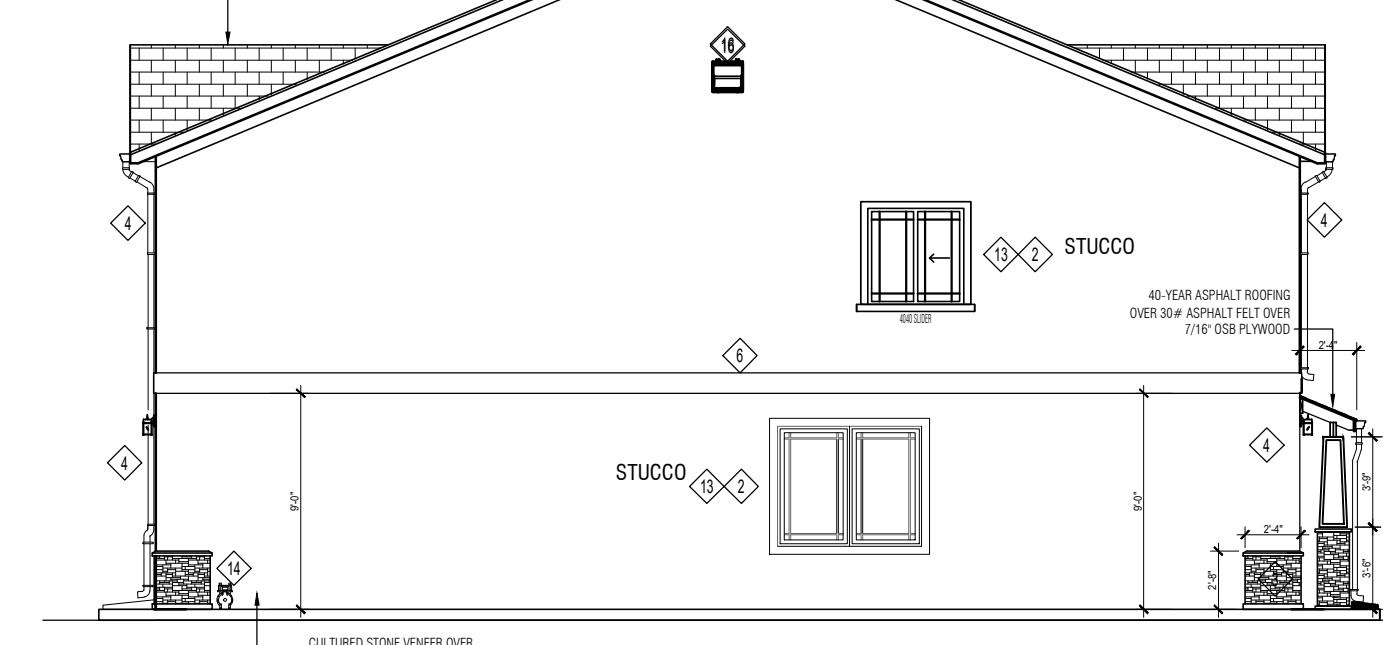
LEGEND

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



ELEVATION TYPE B

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



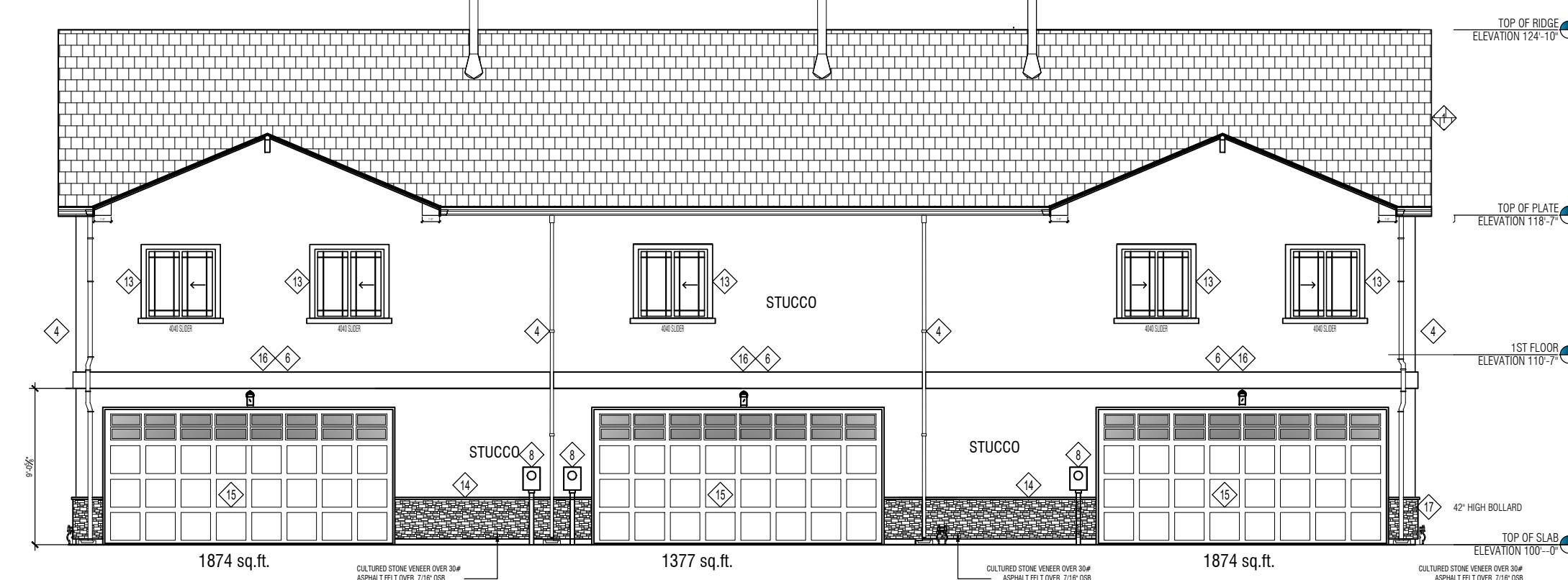
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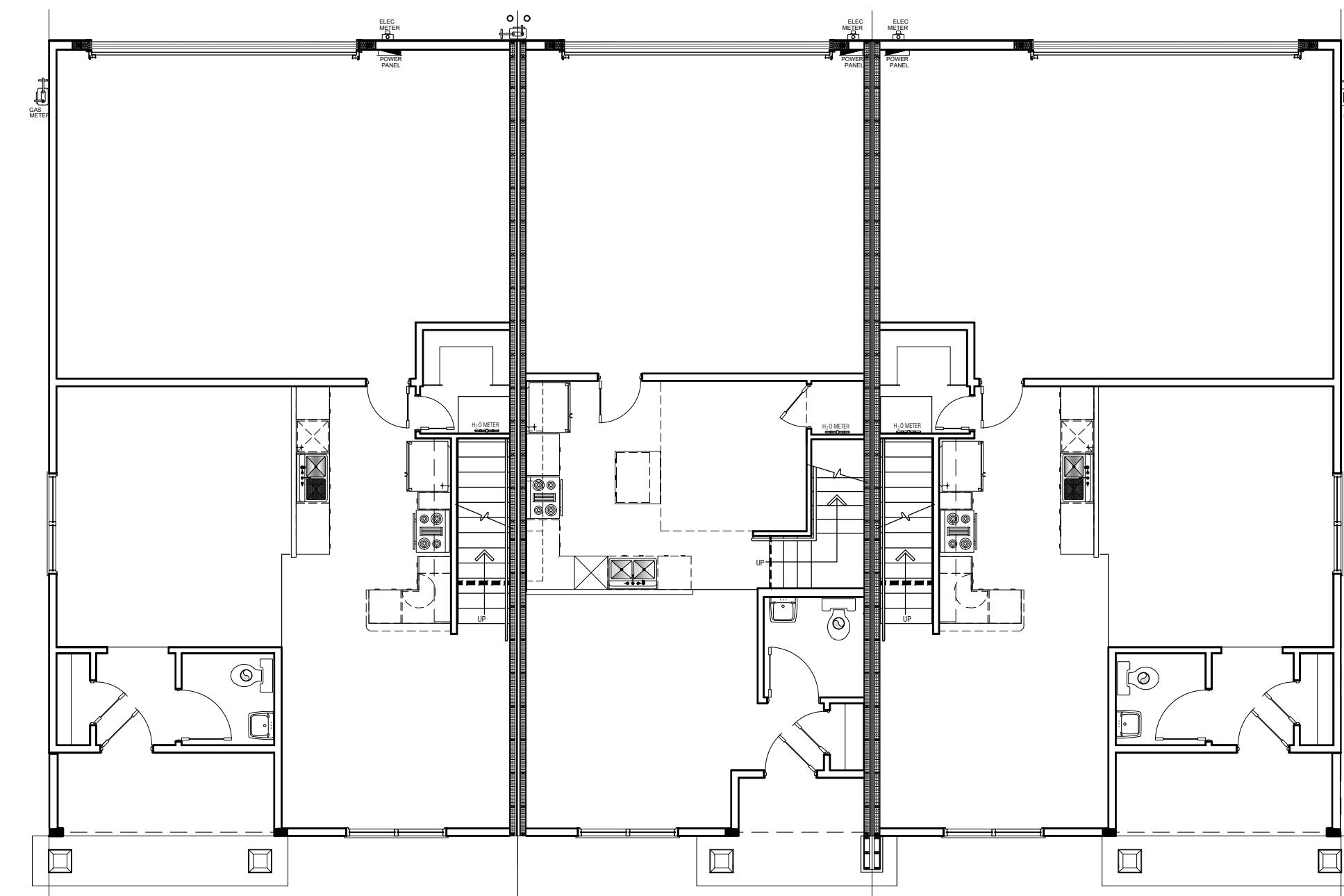
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SCALE: 1/8" = 1'-0"



ELEVATION TYPE B

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



1ST FLOOR PLAN 2-1-2

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

PLAN REVIEW COMMENTS

XX-XX-XXXX

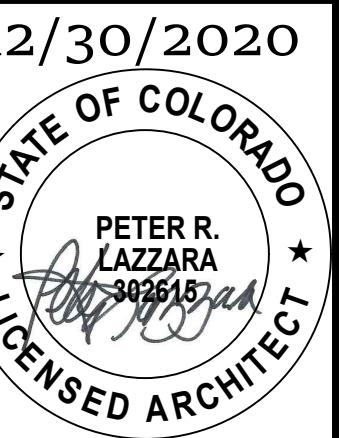
REVISIONS

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



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

LEGEND

- 1 ASPHALT COMPOSITE SHINGLES
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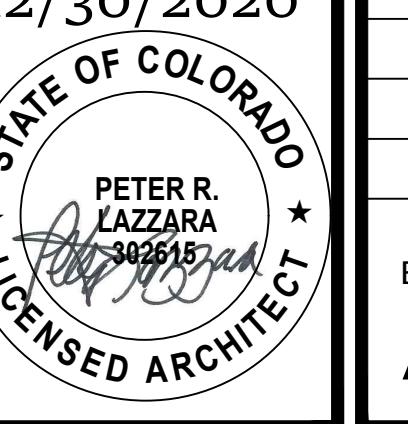
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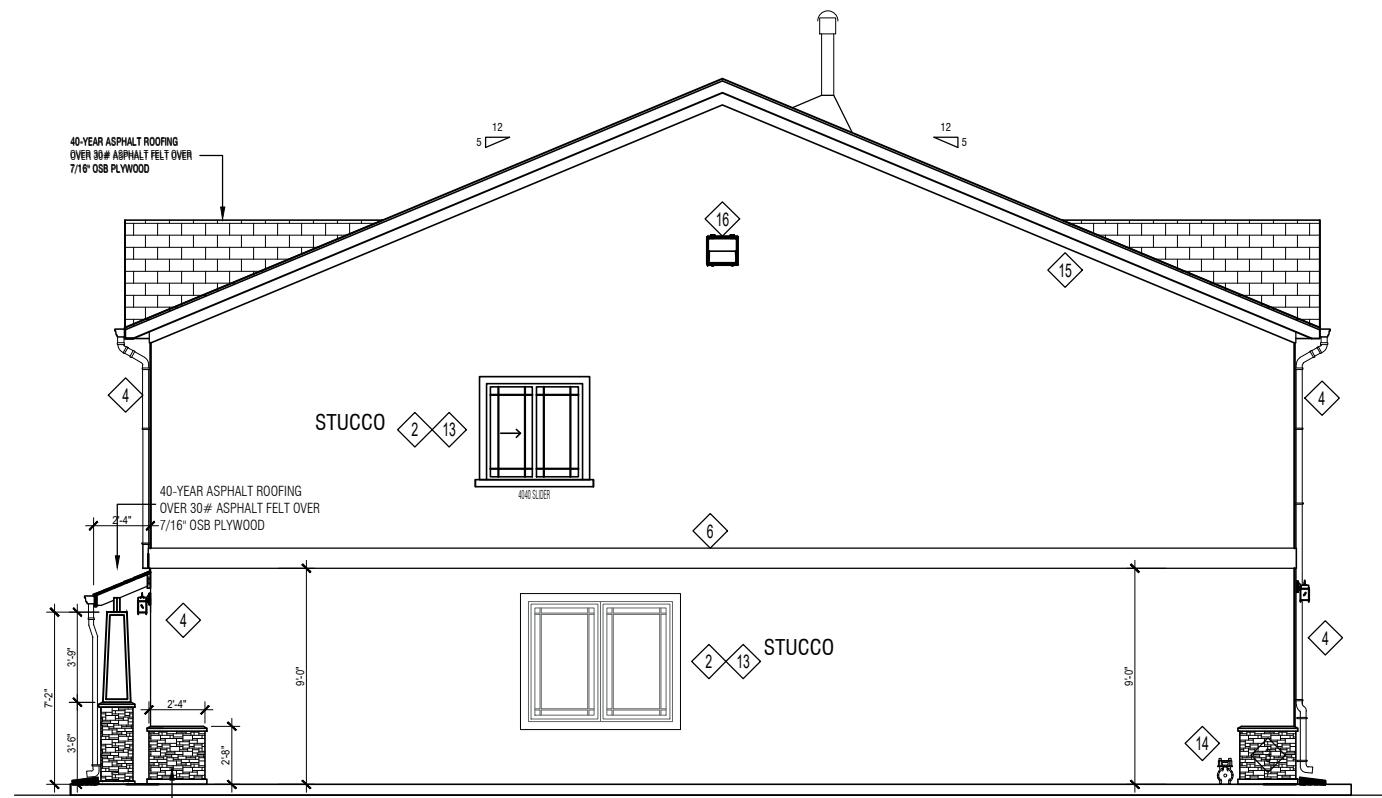
REVISIONS



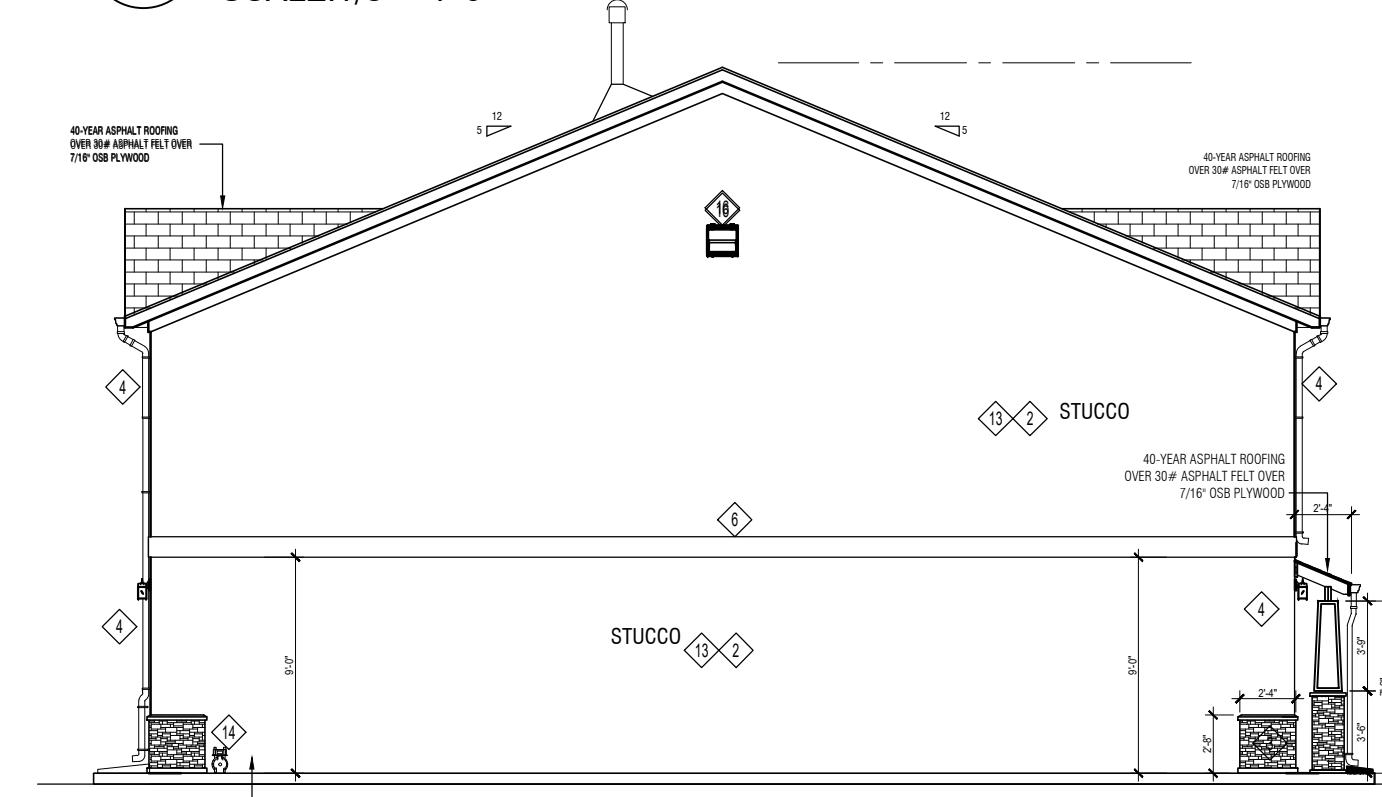
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DRAWN BY: PRL
CHECKED BY: PRL
SHEET NUMBER
BUILDING ELEVATIONS


PETER R. LAZZARA
303-315-
LICENSED ARCHITECT
A-2



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



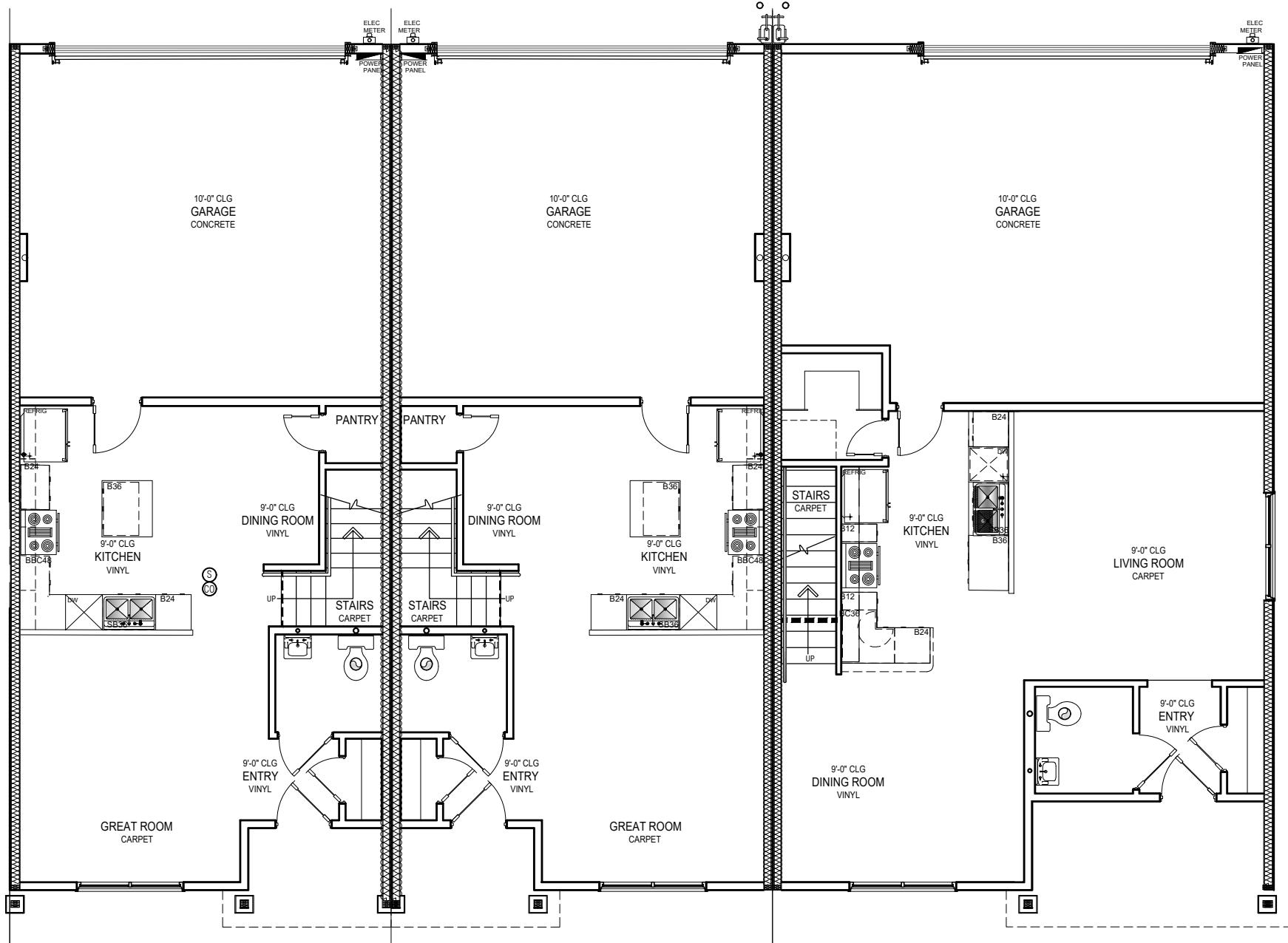
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SCALE: 1/8" = 1'-0"



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



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



1ST FLOOR PLAN 1-1-2
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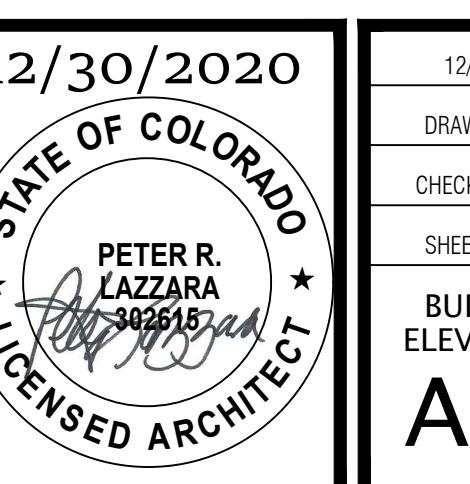
LEGEND

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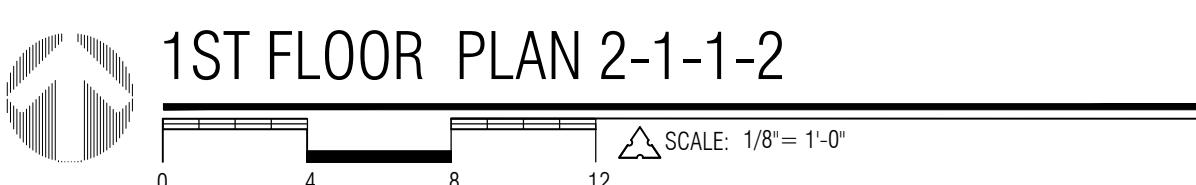
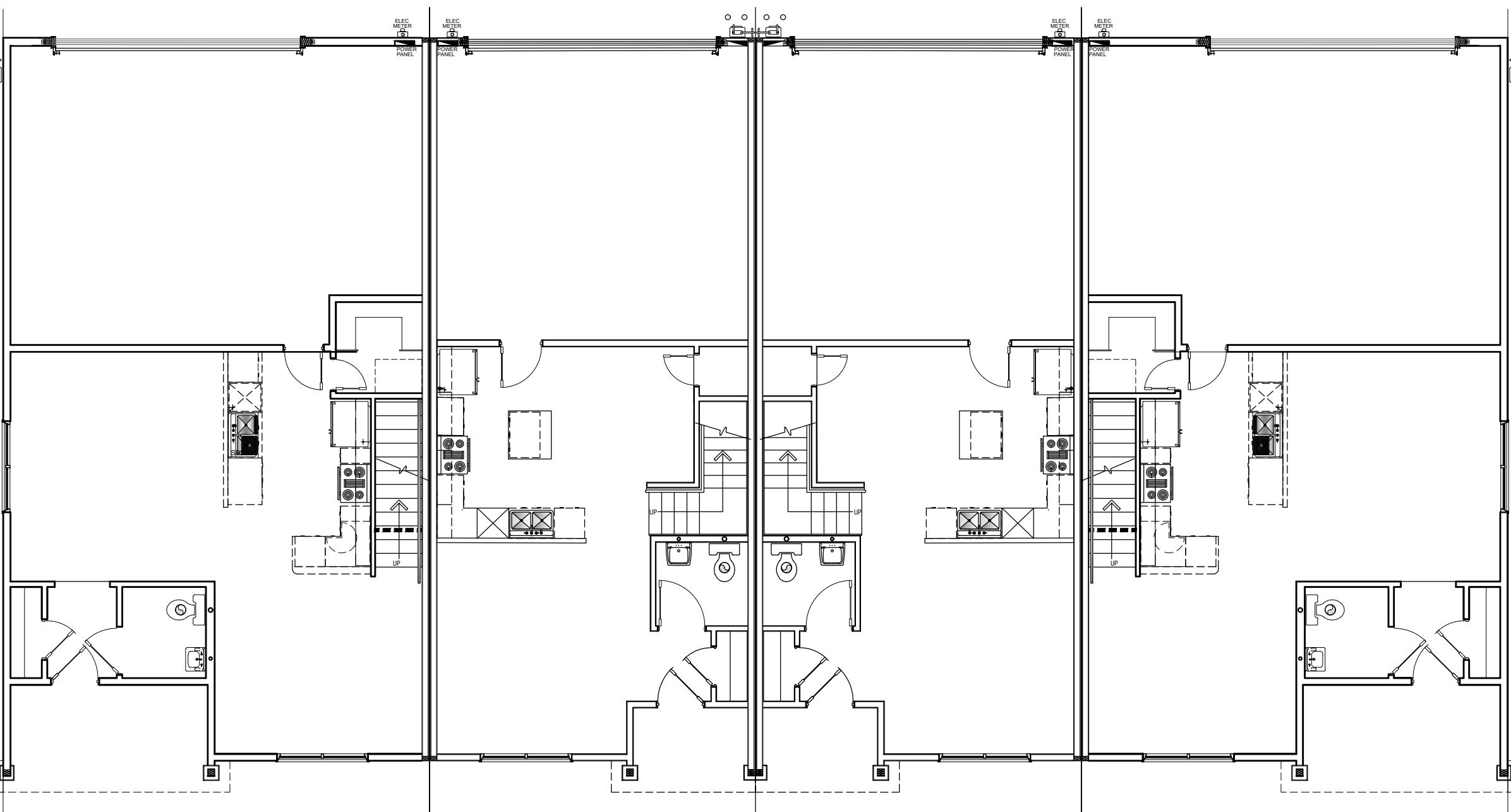
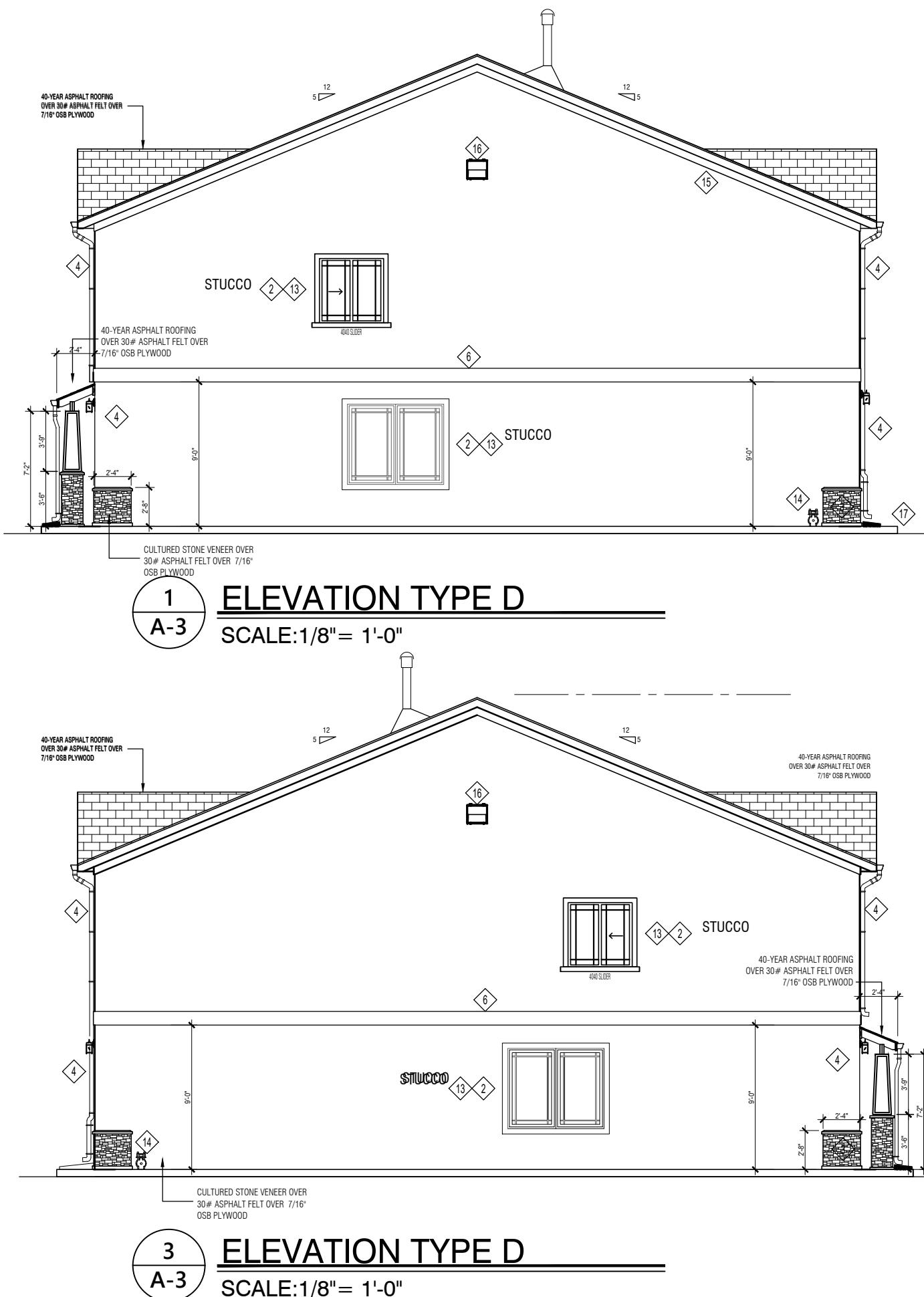
PLAN REVIEW COMMENTS

 XX-XX-XXXX

REVISIONS



12/25/2020
PUDSP211
SHEET 11 OF 13



LEGEND

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PLAN REVIEW COMMENTS

| | |
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| | XX-XX-XXXX |
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REVISIONS

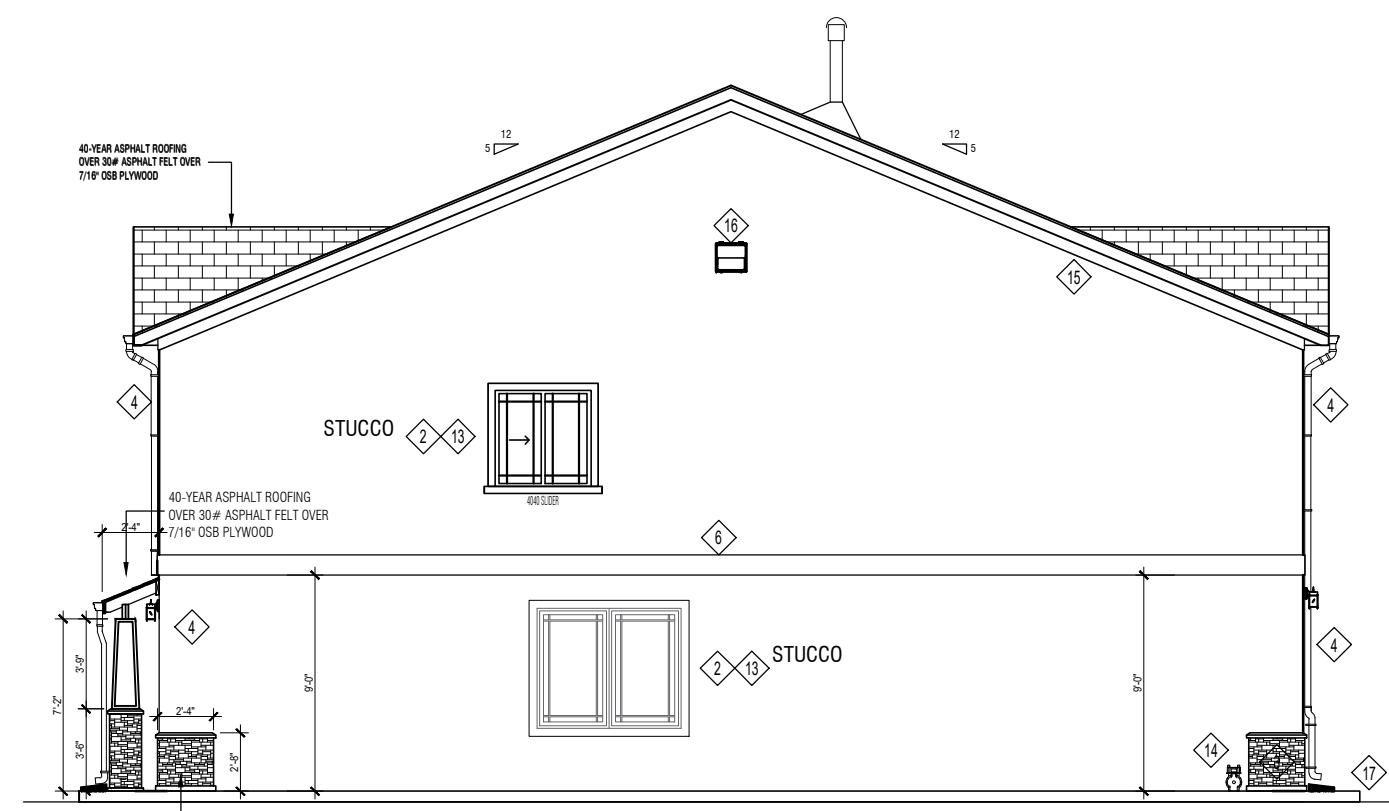
PRELIMINARY ELEVATIONS

THE VILLAS AT CLAREMONT RANCH TOWN HOMES COLORADO SPRINGS, CO

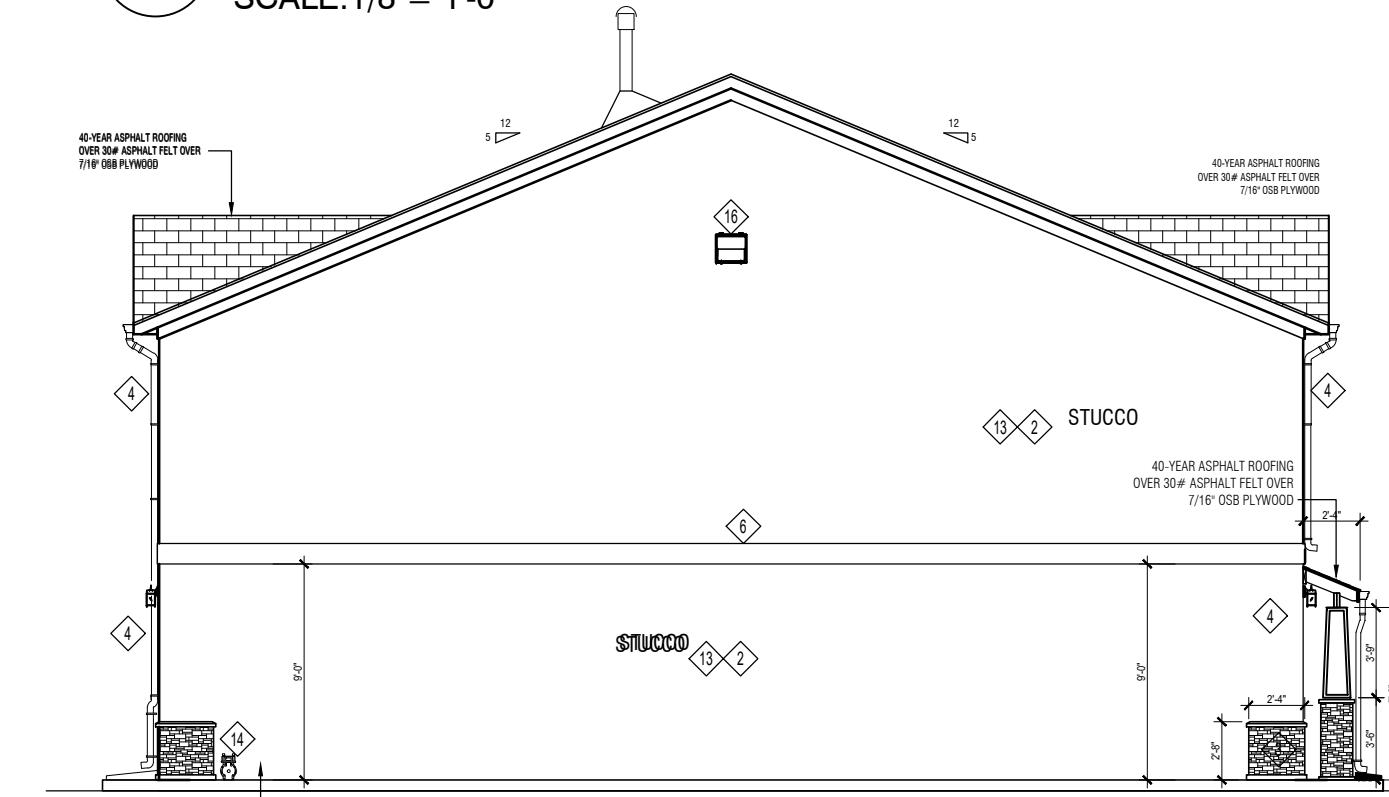


12/30/2020

| | |
|-------------------|--|
| STATE OF COLORADO | PETER R. LAZZARA 302618 LICENSED ARCHITECT |
| DRAWN BY: PRL | CHECKED BY: PRL |
| SHEET NUMBER | BUILDING ELEVATIONS |
| A-4 | |



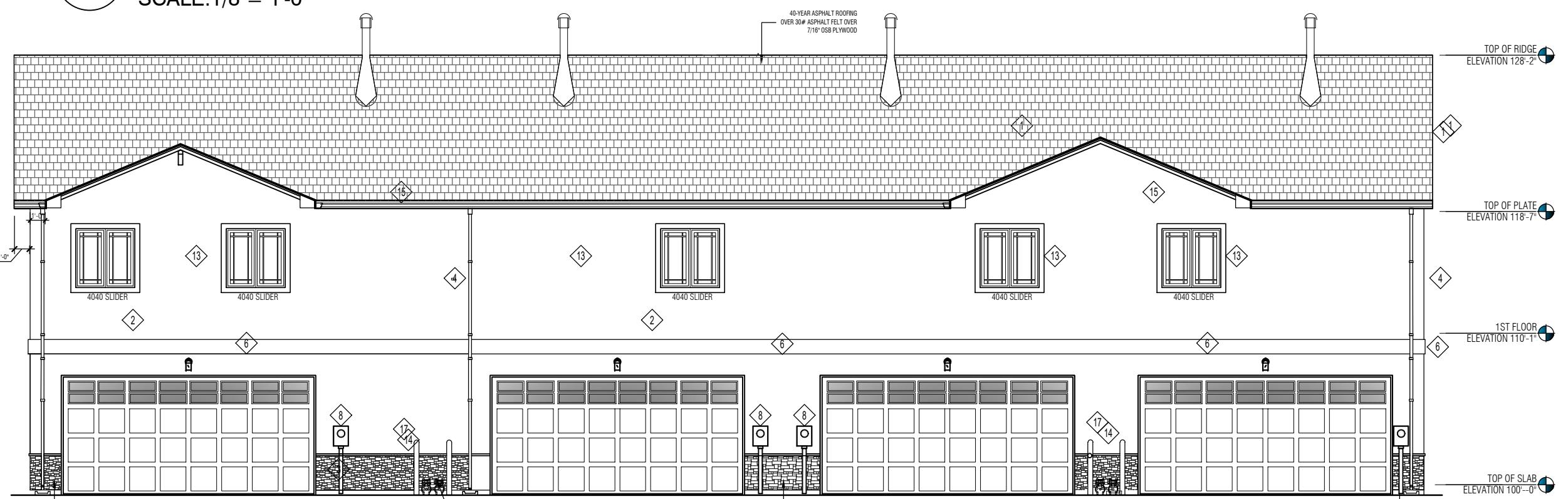
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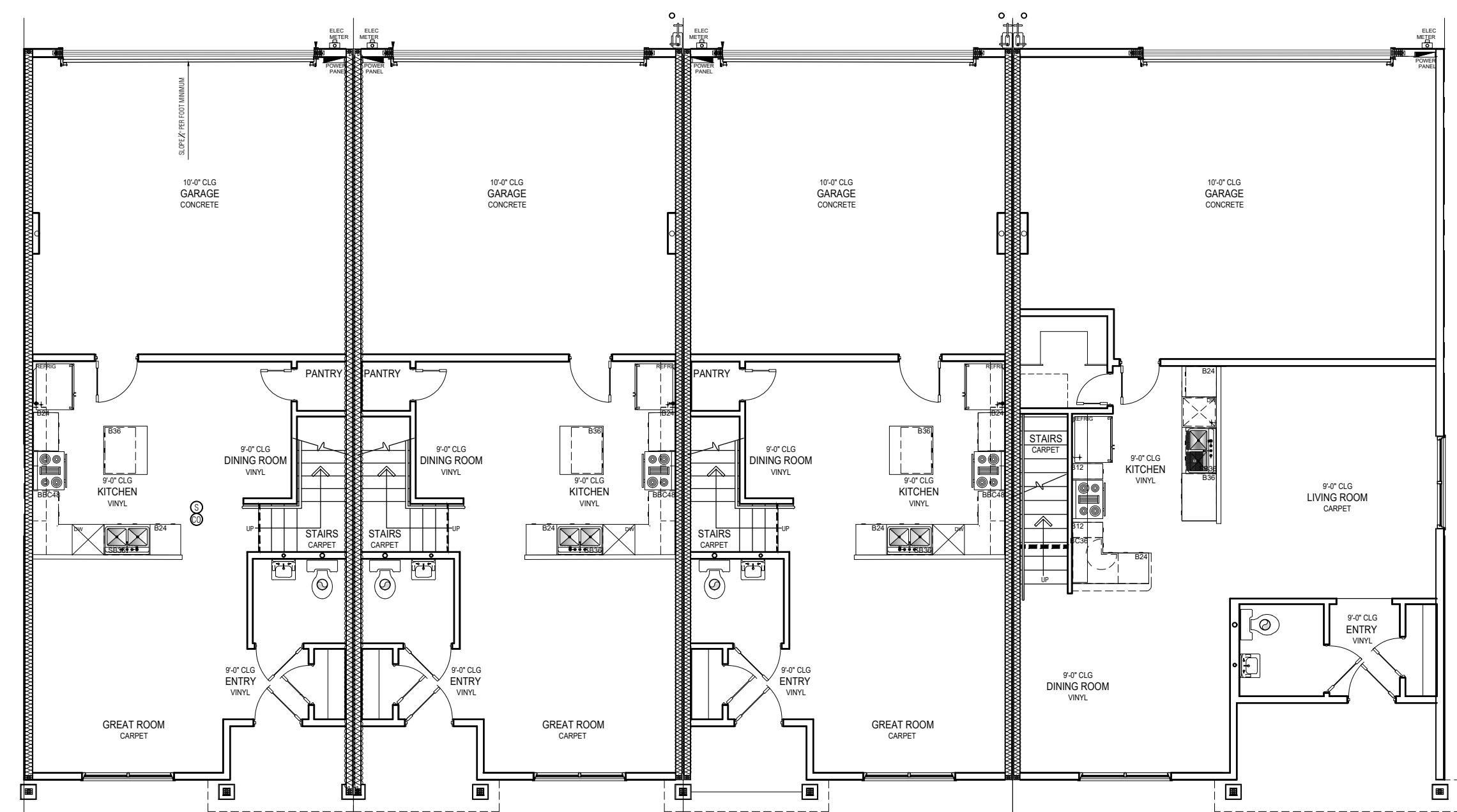
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A-4 SCALE: 1/8" = 1'-0"



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



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



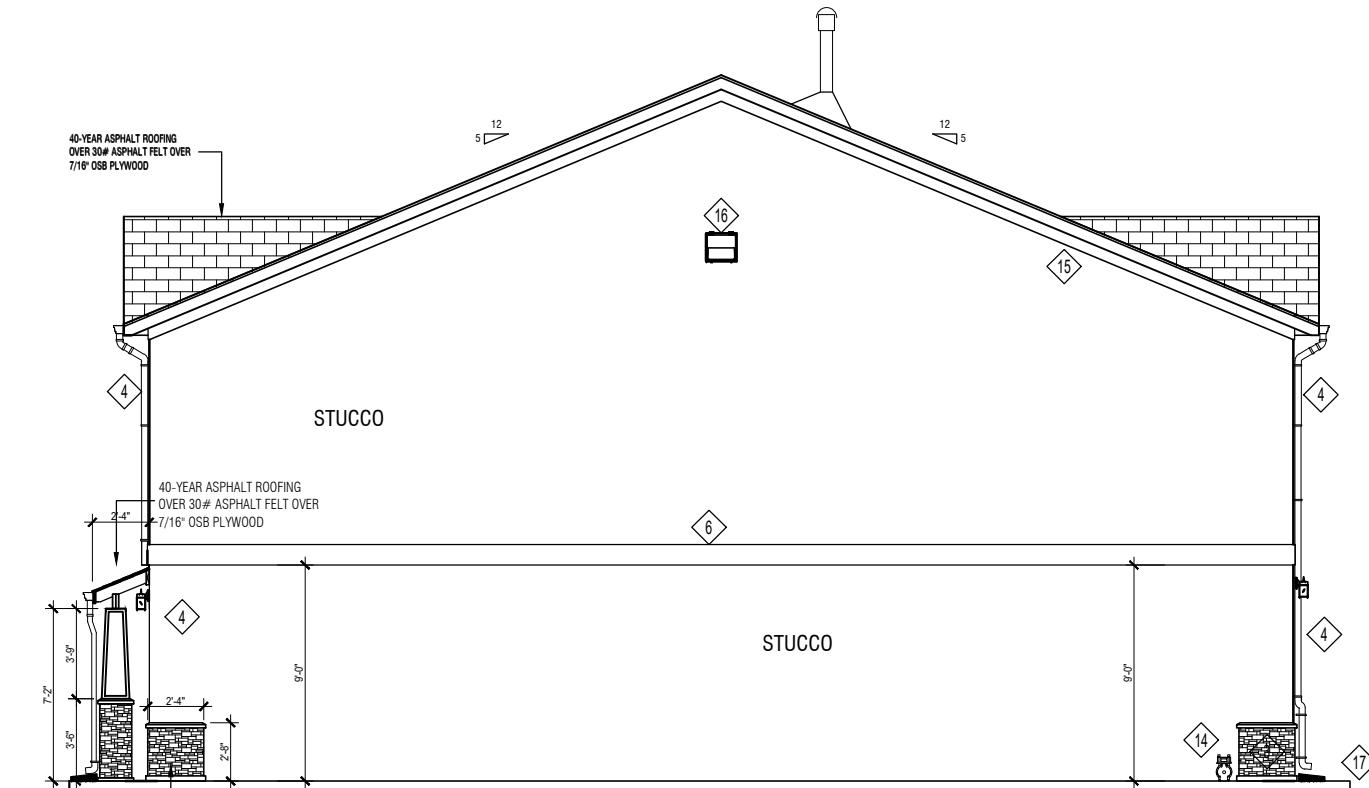
1ST FLOOR PLAN 1-1-1-2

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

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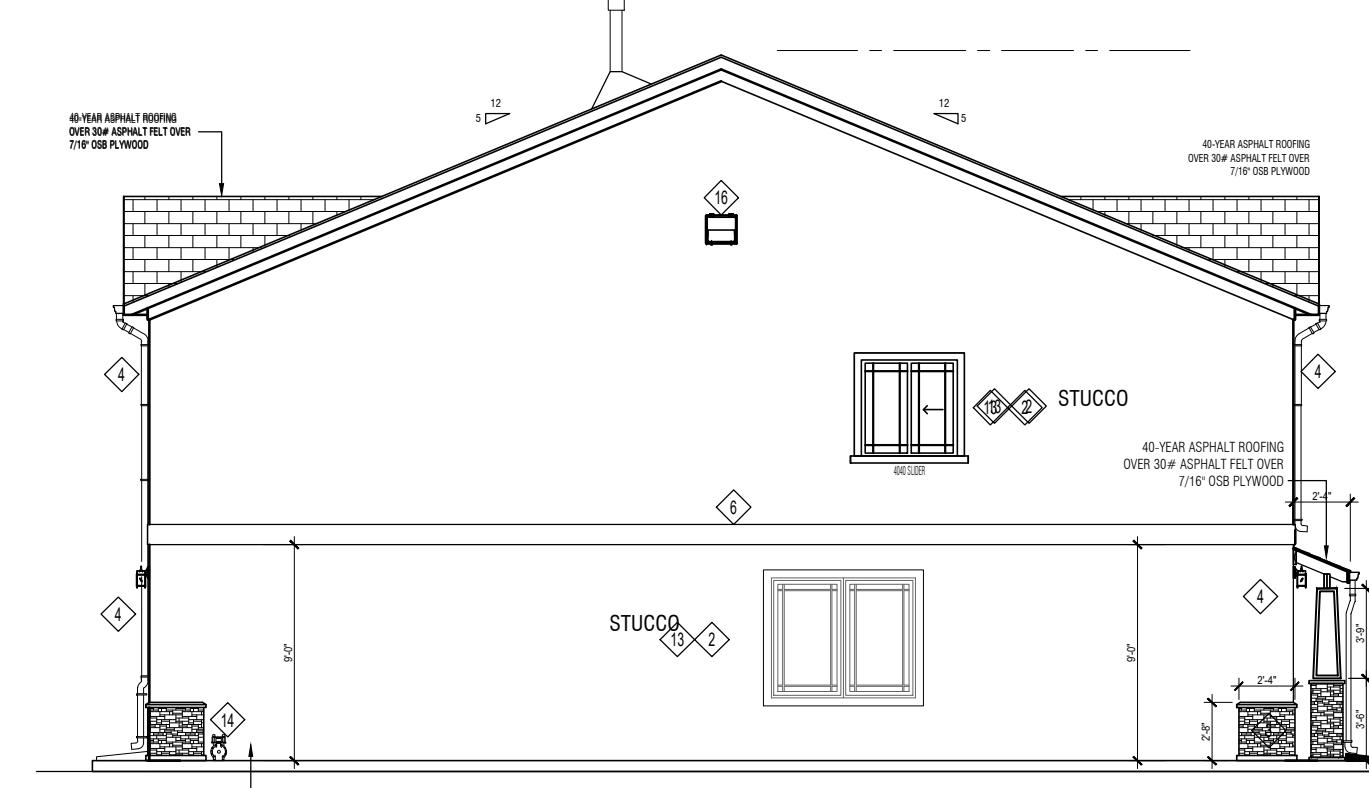
LEGEND

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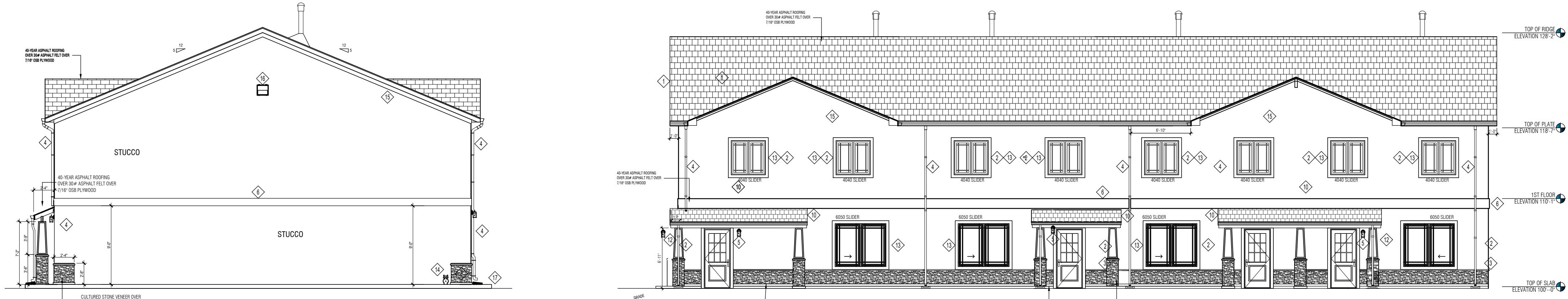
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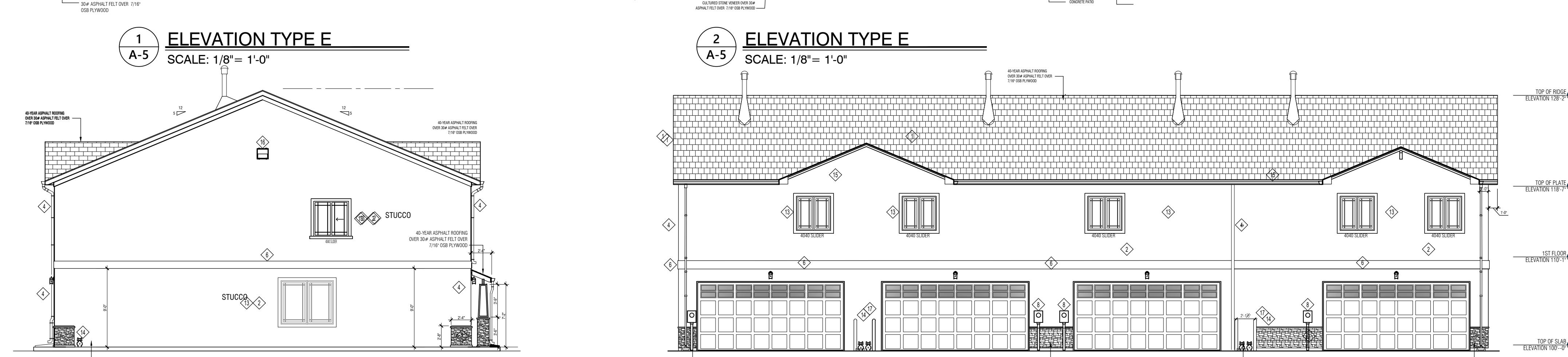
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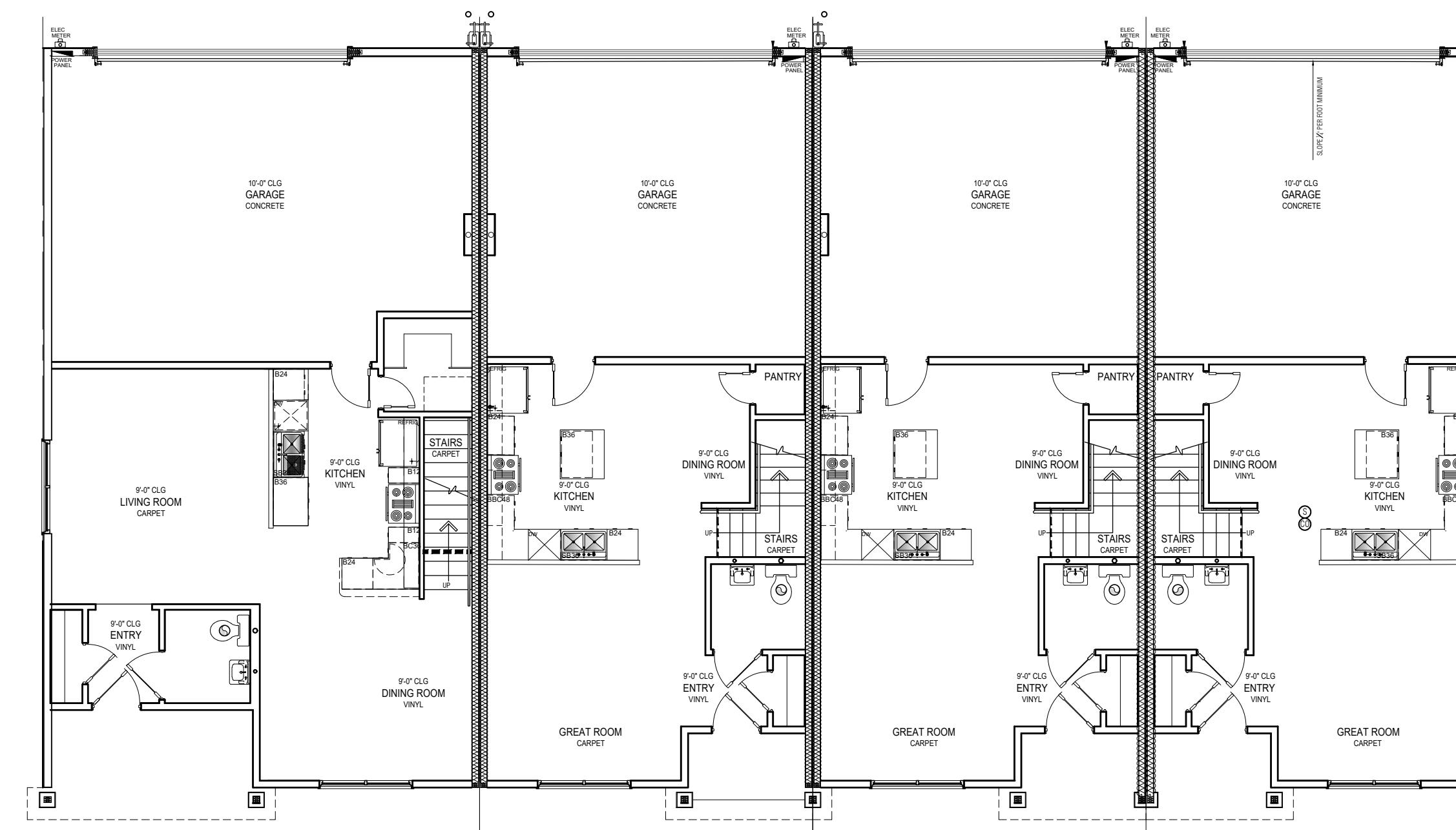
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SCALE: 1/8" = 1'-0"



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



200 w. 1st St. Ste 200 Pueblo, CO 81004 (719) 584-2800

12/30/2020

12/25/2020

DRAWN BY: PRL

CHECKED BY: PRL

SHEET NUMBER

BUILDING ELEVATIONS



PETER R.
LAZZARA
#026157

LICENSED ARCHITECT

A-5