

THE VILLAS AT CLAREMONT RANCH

TRACT A & G CLAREMONT RANCH FILING NO 7

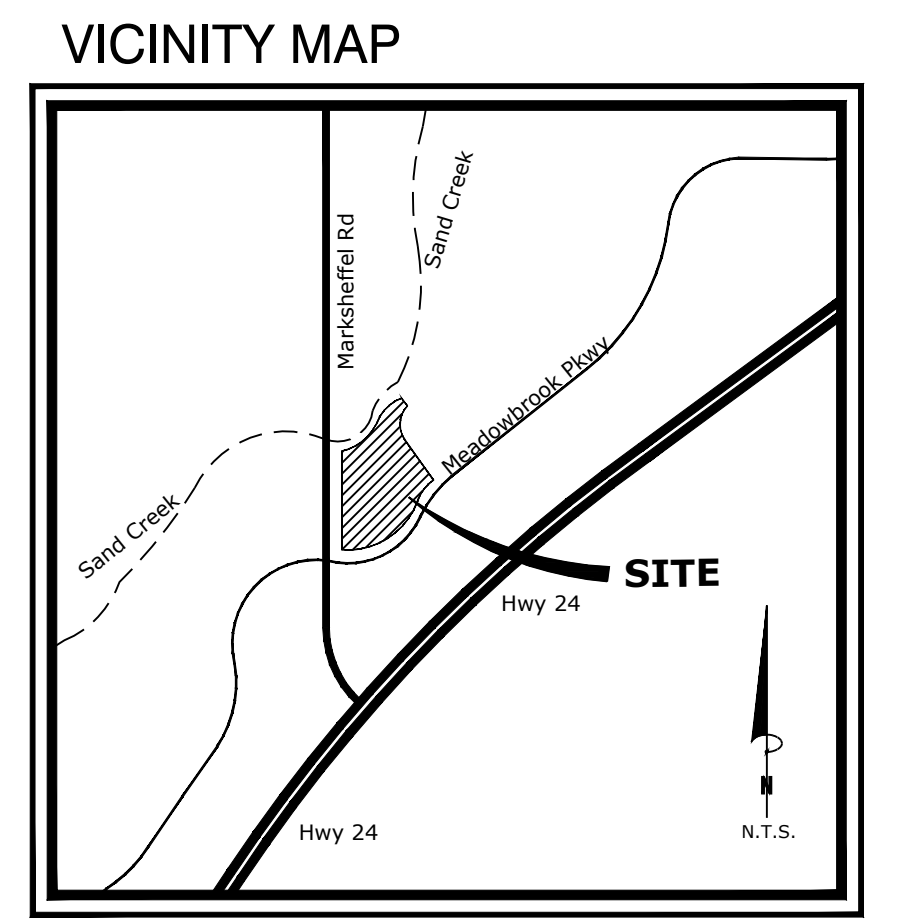
EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

Section Township
Range

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 acknowledgment of 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 this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. **Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. **Maximum Level of Development.** The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. **Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to the Planning and Community Development Department, in order to assure maximum development limits are not exceeded.
- I. **Overall Project Standards.** The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.



Please add notes paraphrasing or quoting the information below so it is clear to future lot owners and builders of the expectation, impacts and mitigation.

*An avigation easement is requested by the CSAAC at the time of final plat.
• Noise: Due to the proximity of the development in relation to the 65 DNL, the Airport Advisory Commission recommends the developer include sound mitigation construction techniques consistent with best practices for any residential use.

• Noise Disclosure: Upon accepting residency within the Villas at Claremont Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Villas at Claremont Ranch lies within an Airport Overlay Zone and is located less than 3 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport

• FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities

LEGAL DESCRIPTION

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

GENERAL NOTES

- See Final Landscape Plan for proposed buffering and screening from surrounding properties.
- Facilities, full spectrum detention and common area landscape will be maintained by The Villas at Claremont Ranch Home Owners Association.
- The property is located on FIRM panel NO. 08041C0756G, Dated 12.07.2018, said property, as shown hereon, is the subject of letter of map revision (LOMR), case NO. 08-08-0630P with an effective date of September, 24, 2008. No part of the subject property lies within any designated floodplain as shown therein.
- Geohazard Note: Artificial Fill, Collapsible Soils, Expansive Soils, Areas of Erosion, Groundwater & Floodplain areas and Potentially Seasonal Shallow Groundwater Areas have been identified by Entech Engineering Inc. as potentially geologic hazards on the site.
- ADA The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

Add a note addressing noise wall (per Noise Impact Study)

Above you say no floodplain?

constraints to be mitigated not hazards

areas of loose-soils that are prone to collapse and/or consolidation should be evaluated, and removed, and replaced if located where they can impact foundations

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 an alley-loaded community fronting open space greenways and trail connection to Sand Creek.
- B. What District Utilities-is there a tank site? so you want a special use for attached and detached sf? why?

USE	PRINCIPAL USES	NOTES
Attached Single Family	Special Use **	
Detached Single Family	Special Use **	
Open space, paths, and trails	Allowed Use	
Recreational amenities	Allowed Use	Such as picnic tables, benches, play equipment, gazebos.
District Utilities, Detention Ponds	Allowed Use	To include water tank, detention facilities, and associated access drives and utility lines.
ACCESSORY USES		
Residential accessory structures & uses	Allowed Use	
Residential Home Occupation	Allowed Use	
Day Care Home	Allowed Use	
Solar energy systems and wind-powered generator	Allowed Use	For personal use only.
Group Home	Section 5.2.17 LDC	Allowed Use *
Mother-in-law Apartment	Allowed Use	
Personal Use Greenhouse	Allowed Use	Not to exceed 8' in height or 10'x10' in area.
ACCESSORY STRUCTURES**		
Fence, Wall, Hedge	Allowed Use	
Antennas, Radio facilities, and Satellite Dishes	Allowed Use	
Solar Energy Systems	Allowed Use	
TEMPORARY USES		
Model home/Subdivision sales office	Allowed Use	
Construction equipment storage and field offices	Only when associated with a permitted use.	
Yard or garage sales	Allowed Use	
Notes:		
1. All Permitted Principal and Accessory Structures are subject to the setbacks and development standards of the Forest Lakes Filings 5, 6 & 7 PUD Development Plan.		
2. Permitted Accessory Uses are subject to the use-specific development standards set out in Chapter 5.2.1 of the El Paso County Land Development Code, as amended.		
3. Permitted Temporary Uses are subject to the standards for review and approval set out in Chapter 5.2.1 of the El Paso County Land Development Code, as amended.		
4. Permitted Special Uses are subject to the standards for review and approval set out in Chapter 5.2.2 of the El Paso County Land Development Code, as amended.		
5. Allowed Use 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 5.2.2 of the El Paso County Land Development Code, as amended, otherwise Annexed.		
6. Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2 OR as otherwise Annexed.		
7. Accessory structures must comply with the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Annexed.		
8. ** Accessory structures must comply with the Development Standards in Item (C) of these guidelines, and shall be subject to the regulations relating to accessory structures in Section 5 of the El Paso County Land Development Code. Residential accessory structures in this subdivision are restricted to uses listed in the above table.		

single-family attached (or detached as stated below)

this sounds like apartment rentals

This table appears bleary when printed. If possible, can you clear the font up so its more readable when printed?

hedge is not a structure its landscaping...

You can not refer to another PUD This PUD needs to be very specific to this development

What uses if any will be special uses? Currently you show every home proposed requiring a special use.

- D. **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.
- E. **Development Standards.**
- Maximum building height: thirty-five (35) feet.
 - Setback minimums:
 - Front: 7 feet minimum
 - Side: 0 feet minimum to outside lot line
0 feet at shared lot line
 - Rear: 0 feet minimum with driveway
 - No projections into setbacks or the tracts owned and maintained by The Villas at Claremont Ranch HOA will be permitted.
- F. **Lot Sizes.** No subdivision of any lot will be permitted.
- G. **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.
- H. **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 exterior of all residences will be maintained by the Home Owner's Association.

that includes the private road tracts & openspace than...just confirming...

what is the minimum lot size? Move the note to the notes for no subdivision

Clerk and recorder, Chairs signature and BoCCs signature blocks

Add Language

Private Roads: The private roads as shown on this plan will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

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

LDC/ECM Section	Category	Standard	Modification	Justification
1 LDC Chapter 8.4.4(E)(2)	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 8.4.4(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 (see 3.4, and 5 below)	
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

Potentially Seasonal Shallow Groundwater Area

In these areas, we would anticipate the potential for periodically high subsurface moisture conditions, frost heave potential and highly organic soils. This area is associated with the small drainage in the northwestern portion of the site which can likely be mitigated during the proposed site development. The same mitigation recommendations for the seasonal shallow groundwater areas apply to the potentially seasonal shallow groundwater areas.

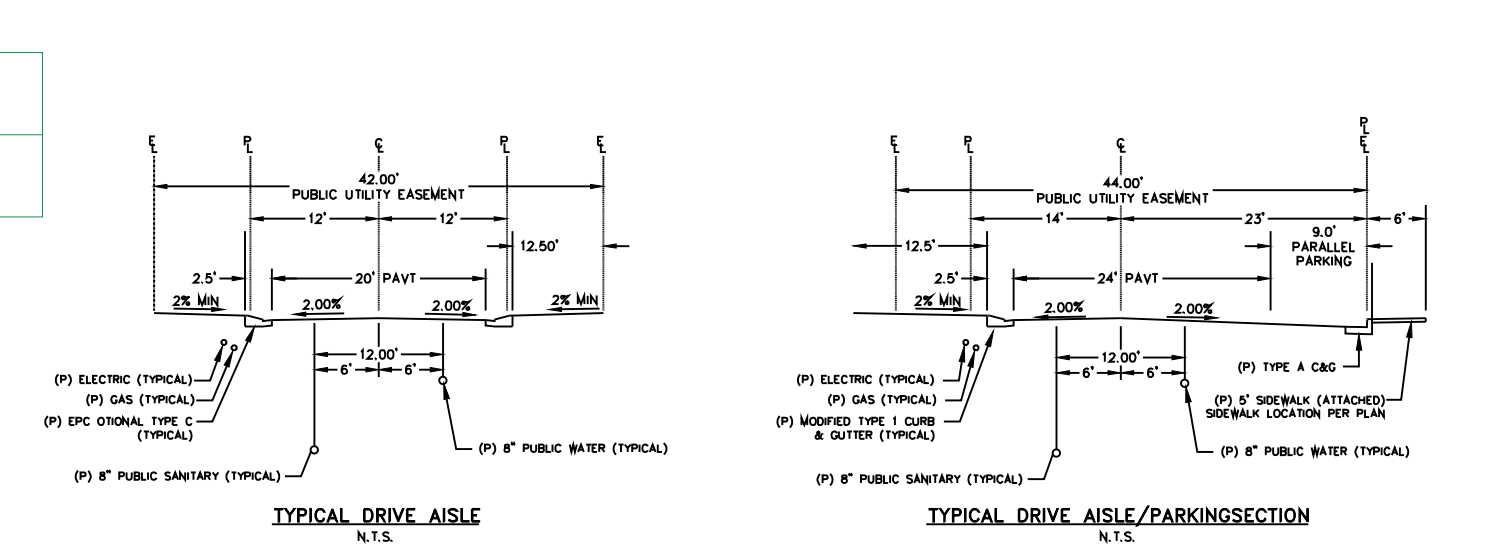
Mitigation: Foundations must have a minimum 30-inch depth for frost protection. In areas where high subsurface moisture conditions are anticipated periodically, subsurface perimeter drains are recommended to help prevent the intrusion of water into areas below grade. Typical drain details are presented in Figure 9. Any grading in these areas should be done to direct surface flow around construction to avoid areas of ponded water. Structures should not block drainages. All organic material should be completely removed prior to any fill placement. Finished floor levels must be located a minimum of one foot above floodplain levels.

easements are ?

utility are provided by?

parking and drainage are not useable open-space/ parking is not open space...

ROAD CROSS SECTIONS - PER DEVIATION REQUEST



N.T.S.

is this correct? Decks, windows, doors, roofs ETC will be maintained by an HOA? Please verify with developer.

Please identify the lots that will require the groundwater mitigation...Please identify if the HOA will be responsible for the perimeter drain maintenance.

Landscape sheets are 6-8 no elevations submitted

SITE DATA

Owner/Subdivider:	RODO Investments LLC 20 Boulder Crescent, Ste 200 Colorado Springs, CO 80903
Applicant/Preparer:	Cherokee Metropolitan District 6250 Palmer Park Blvd Colorado Springs, CO 80915
Land Planner:	Premier Homes 200 West City Center Drive, Suite 200 Peublo, CO 81003
Civil Engineer:	NES Inc 619 N Cascade Avenue, Ste 200 Colorado Springs, CO 80903
Site Address:	Catamount Engineering 321 W. Henrietta Ave Suite 'A' PO Box 221 Woodland Park, CO 80866
Tax ID Number:	1250 Meadowbrook Pkwy Colorado Springs, CO 80951
Area:	5404303066
Current Zoning:	10.17 Acres
Proposed Zoning:	PUD CAD-O
Current Land Use:	PUD CAD-O
Proposed Land Use:	Vacant
Number of Units:	Attached Single Family; 2.9 AC, 23.9% Private Roads, Circulation, & Parking; 1.68 AC, 17% Open Space; 5.668 AC, 59%
Gross Density:	83
Minimum Lot Size:	8.41 DU/AC
R.O.W.:	1,173 S. F.
Open Space Area:	Private ROW acreage, ownership, maintenance %
Total Lot Area:	5.668 AC
Zone Setbacks:	10.17 AC
West (Marksheffel Rd):	70'
South (Meadowbrook Pkwy):	20'
East:	30'
North:	20'
Open Space Required =	(10% of 423,839 SF = 42,384 SF)
Open Space Provided =	246,887 SF
25% min. useable open space required (25% of 42,384 SF) =	10,596 SF
useable open space provided (Tract B, C, D, E) =	(246,887 SF of (59%))

This info should be below, the open space should be broken out (detention tract acreages, verses useable open space percentage, to include ownership, maintenance) Perhaps add to one table?

two parcels are included

APZ 2 Subzone

Perimeter boundary setbacks? Building setbacks? Not sure what you mean by the Zone setbacks?.

SITE PARKING CALCULATIONS

Required:

83 Attached Single Family (3-bedroom) - 2 spaces per dwelling unit = 166 spaces

Plus 1 space per 3 dwelling units for guests (rounded) = 15 spaces

Total Required = 181 spaces

Provided:

2 garage parking spaces per unit = 166 spaces

2 driveway parking spaces on all lots except 13 - 18 = 154 spaces

off-street parking spaces = 25 spaces

on-street parking spaces = 27 spaces

Total Provided = 372 spaces

Staff will verify this after lot lines are clearly depicted. What are the dimensions of the driveways?

Provide support for the parking on the private roads and provide the support letter from Fire District regarding all the modifications...

SHEET INDEX

Sheet 1 of 8:	Cover Sheet
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Sheet 5 of 8:	Landscape Details & Notes
Sheet 6 of 8:	Final Landscape Plan
Sheet 7 of 8:	Final Landscape Plan
Sheet 8 of 8:	Building Elevations

Motor Vehicle Lots		Cover Sheet	
No. of Vehicles	Shade Trees (1/15 spac)	25 or 15?	15
Spaces Provided	Required / Provided	1/1 (M/V)	1

Cover Sheet

1 OF 8

title all sheets- see checklist and ensure that sheets comply with checklists at minimum.

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

KEY for line (and hatch if used) symbols; Each pages line symbol should be consistent through out plan set

label these lines and dimension from property line...

repeat label if this is tract E

Label sidewalk

Property line boundary w/ dimensions please add

why is the open space hatch outside of the property boundary? Is that area included in tract E sf? It should not include are outside of the property boundary or road dedication.

is this box representing something?

is something missing? is this a sidewalk line?

identify the on-street parking and clearly label where no parking is permitted... Show sign details.

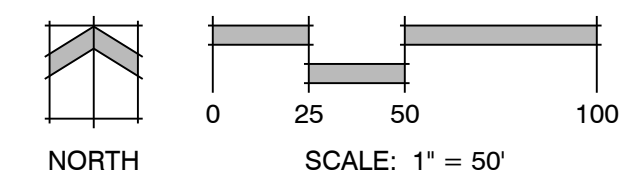
perhaps use a different hatch to ensure clarity on sidewalks throughout plan set.

if there is parking its NOT openspace



TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	1.68 AC	PRIVATE STREETS, PARKING, PUBLIC UTILITY & DRAINAGE EASEMENTS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
B	0.255 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
C	0.271 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
D	0.451 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
E	4.692 AC	OPEN SPACE, PARKING, DETENTION & EASEMENTS AS SHOWN.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association



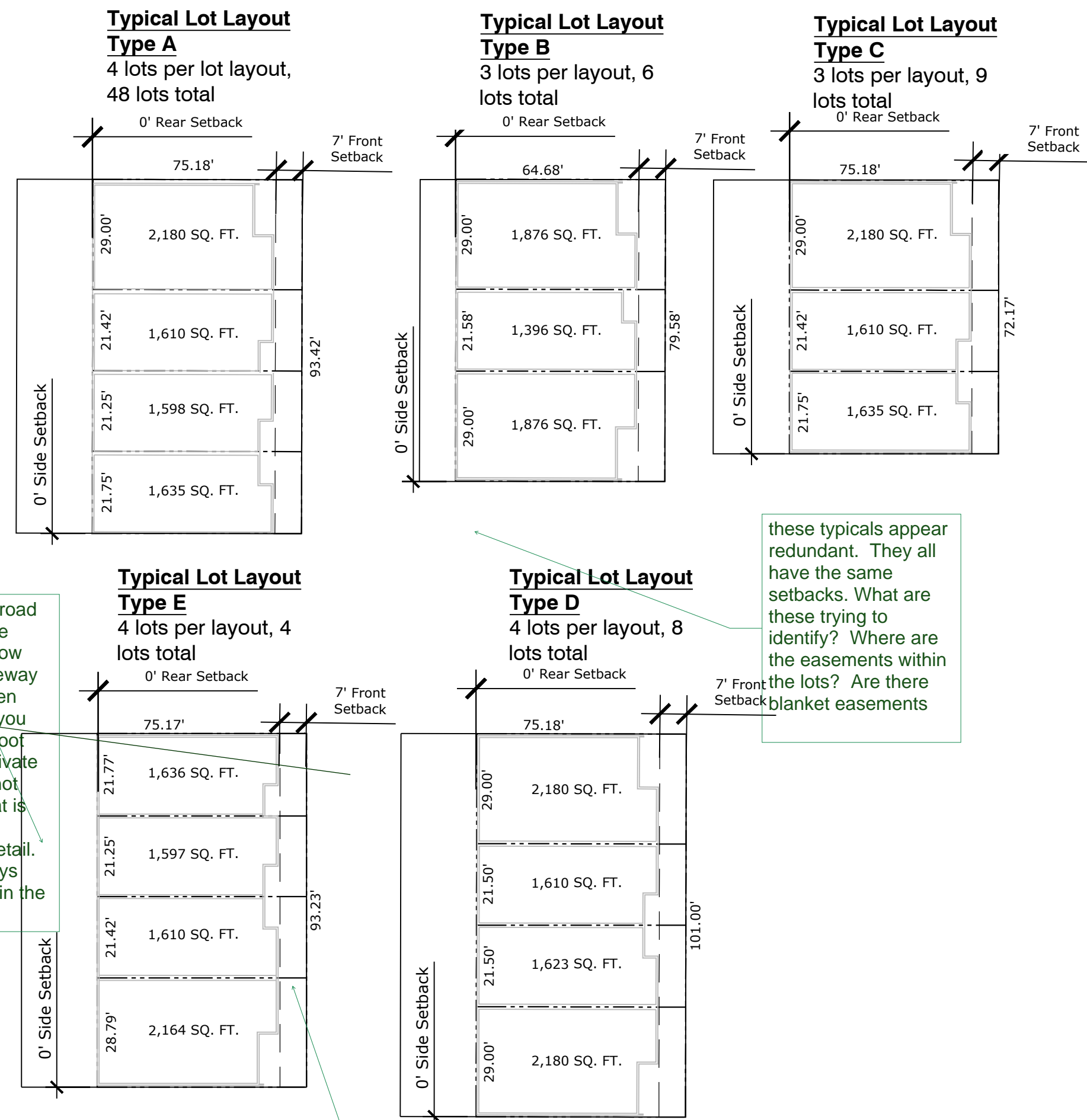
THE VILLAS AT CLAREMONT RANCH
PUD & PRELIMINARY PLAN

DATE: 12.23.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: J. SHAGIN

Tracts & Adjacent Property Owners Exhibit

2 OF 8

LOT TYPICALS



these typicals appear redundant. They all have the same setbacks. What are these trying to identify? Where are the easements within the lots? Are there blanket easements

is this a private road or an openspace tract? I dont know what is the driveway and what is green space. Maybe you mean to say 7-foot setback from private roadway? I do not understand what is being proposed based on this detail. Are the driveways proposed to be in the tracts?

dimension this so we understand that it is clear if it is in addition to the 30-foot utility tract labeled.

is this a lot line? its a different symbol

this is the openspace hatch symbol?

Provide all lengths along lot and tract lines and dimensions where shown.

All tracts shall be dimensioned

Where are the lot lines, SF, and dimensions? I can not determine what is a lot line and what is a driveway. Remove the buildings from the lots and show them in a detail for clarity with a note that the building footprint is conceptual-the setbacks will govern. The buildings could change but the lot lines shall not. Is the driveway in the common tract?

I do not think its necessary to show a footprint and limit the plan. Just identify the setbacks and easements in relationship to the road verses the green space. Is the sidewalk within the lot or is it in the tract?

Verify accessible Pedestrian Access Routes from the parking areas

what is this line representing?

Why are there two property lines?

Are pedestrian ramps to be provided?

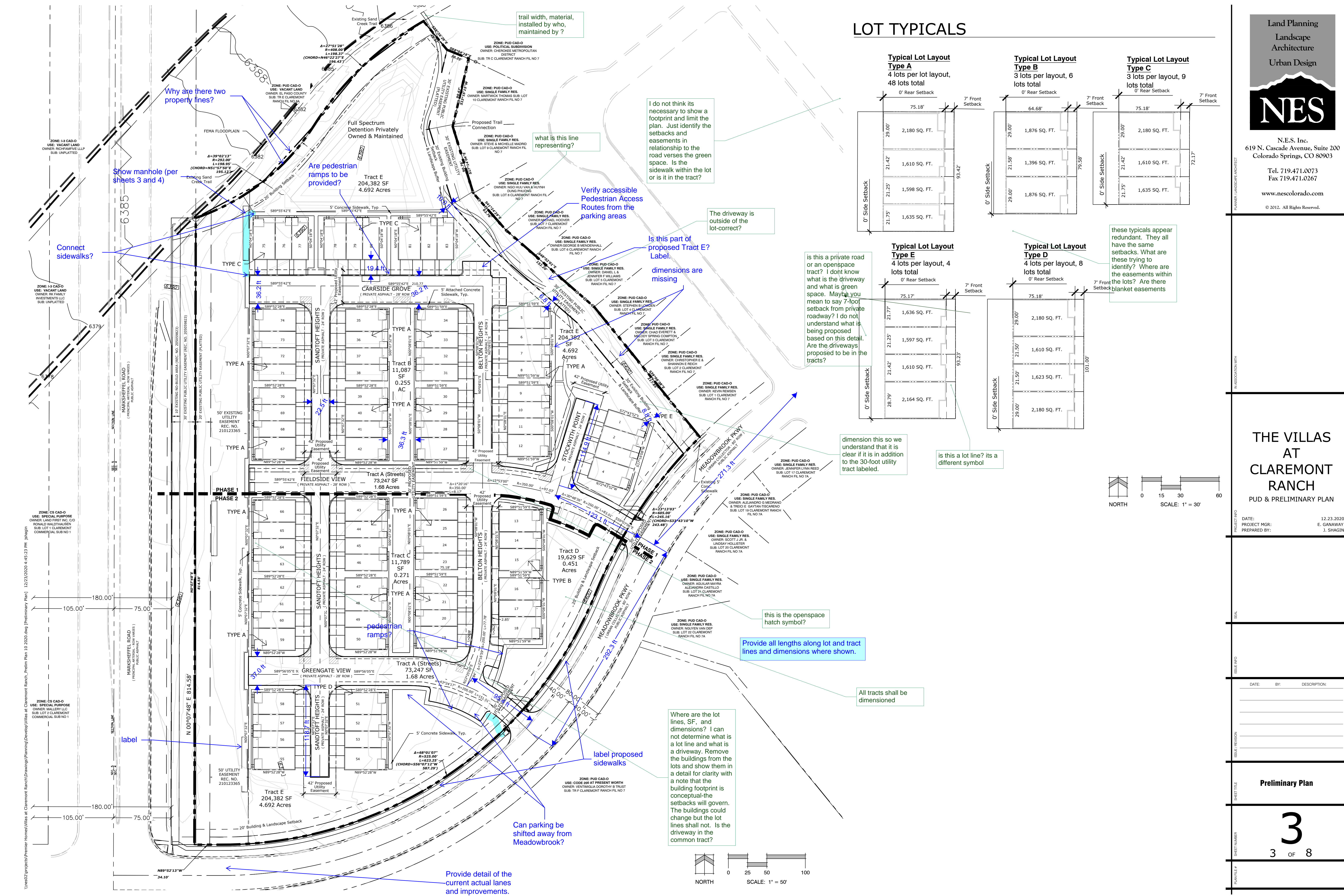
Show manhole (per sheets 3 and 4)

Connect sidewalks?

label

Can parking be shifted away from Meadowbrook?

Provide detail of the current actual lanes and improvements.



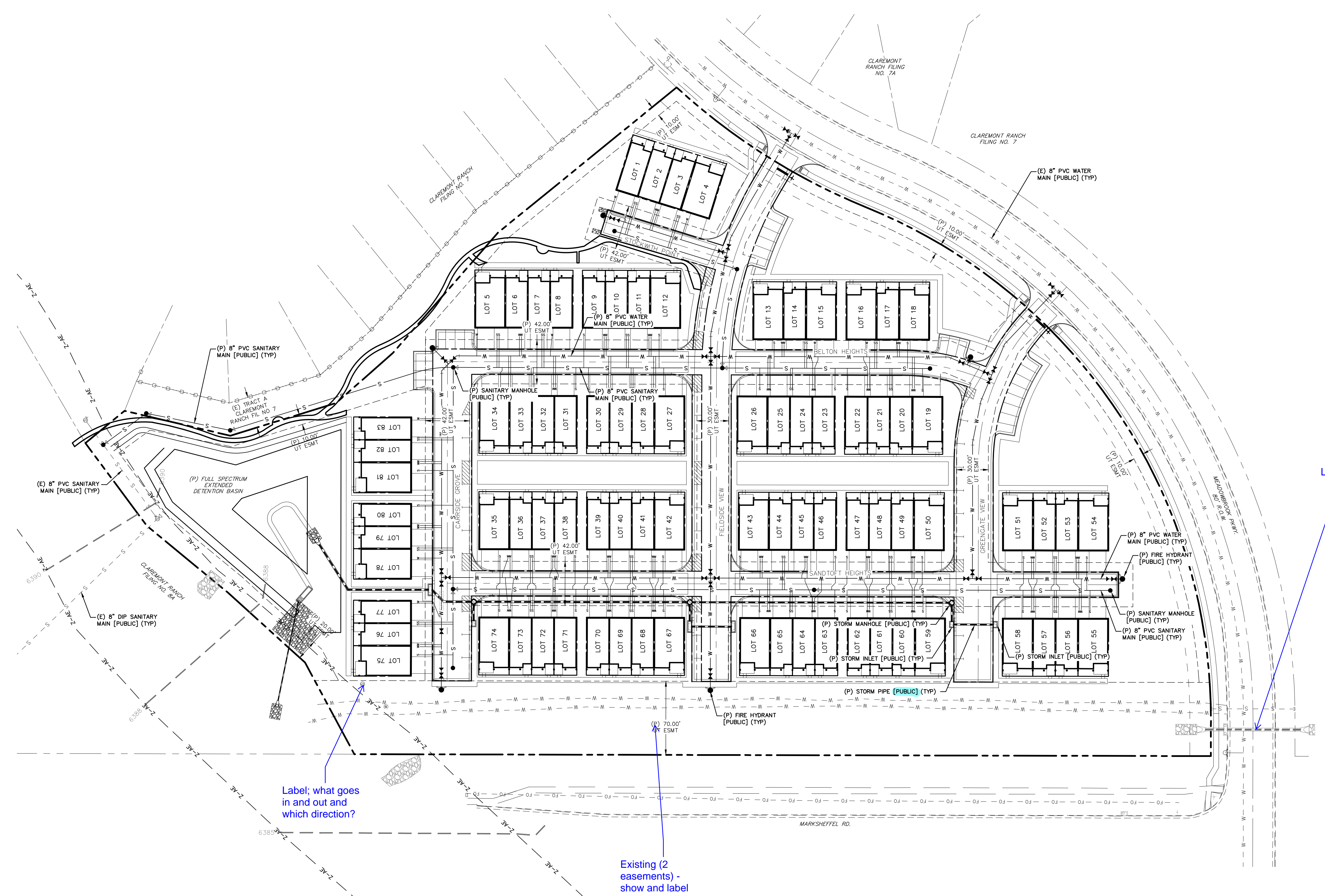
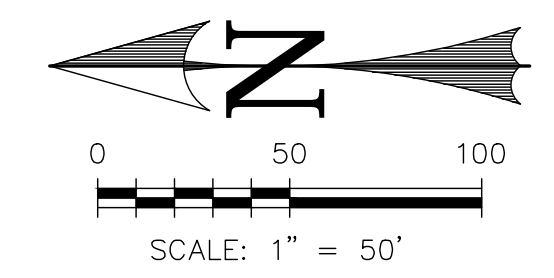
THE VILLAS AT CLAREMONT RANCH

PUD & PRELIMINARY PLAN

DATE: 12.23.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: J. SHAGIN

DATE:	BY:	DESCRIPTION:

Preliminary Plan



Label

Label; what goes in and out and which direction?

Existing (2 easements) - show and label

LEGEND

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

REV.	DESCRIPTION	DATE

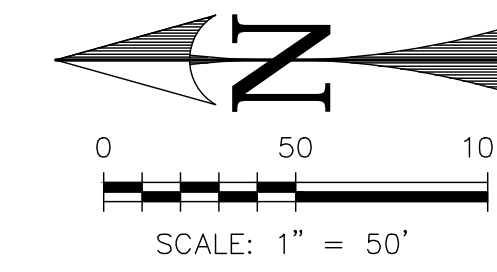
811 Know what's below.
 Call 72 hours before you dig.
 For more details visit:
 www.call811.com

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

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
 DAVID L. MIJARES, COLORADO PE #40510

CATAMOUNT ENGINEERING
 511 W. HENRIETTA AVE. WOODLAND PARK, CO 80866
 PO BOX 221 (719) 626-2124

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



LEGEND

- EXISTING (E)
- PROPOSED (P)
- PUBLIC [PUB]
- PRIVATE [PVT]
- FUTURE (F)
- EXISTING ASPHALT ~A~
- CURB AND GUTTER C&G
- EASEMENT
- 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

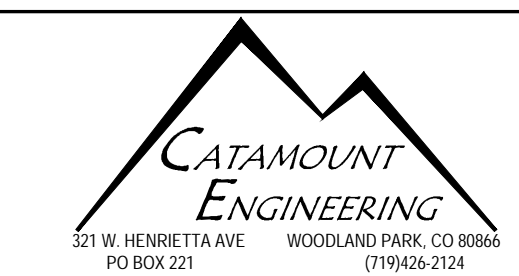
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REV.	DESCRIPTION	DATE



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

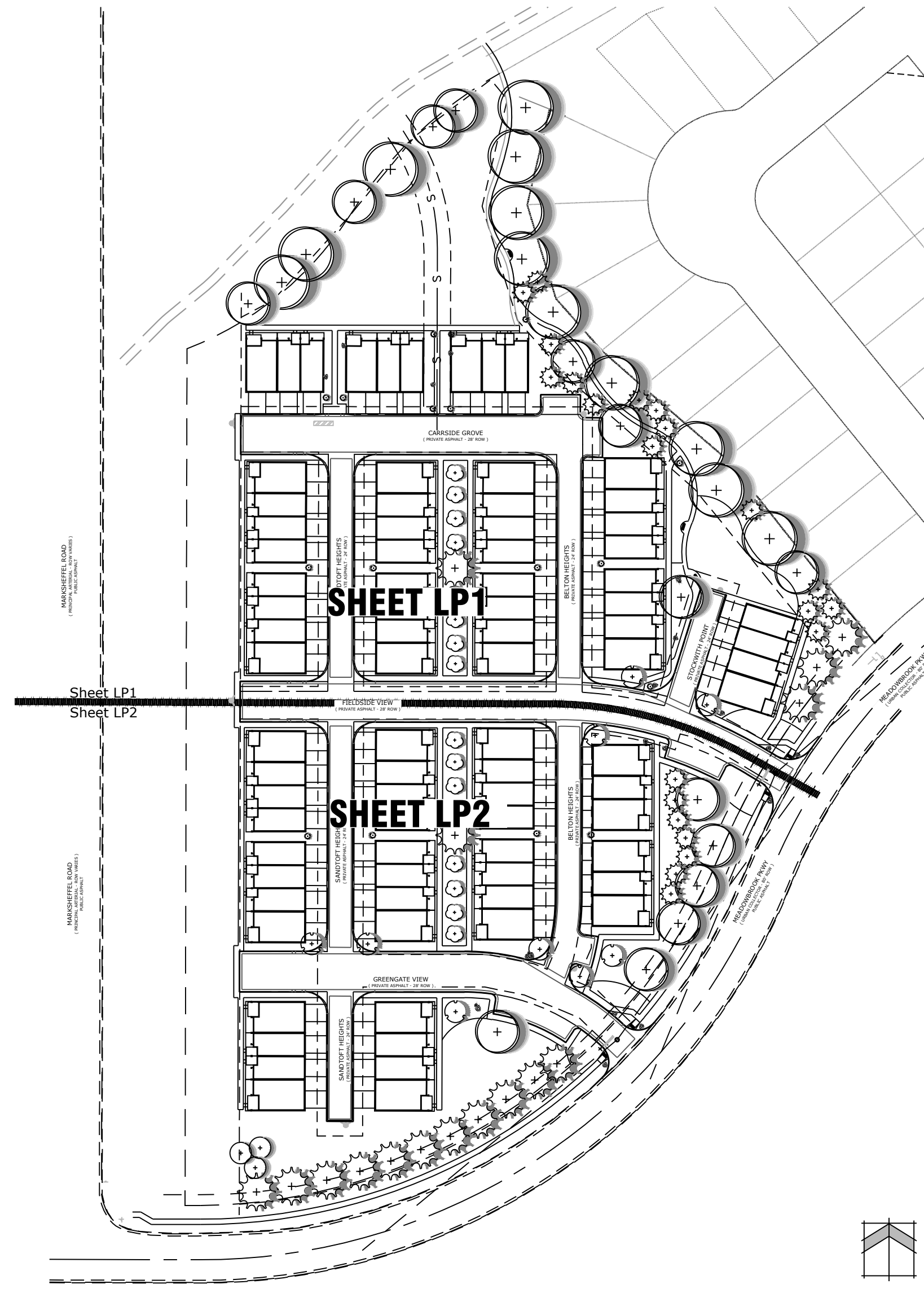
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, COLORADO PE #40510 DATE



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	OF

KEY MAP



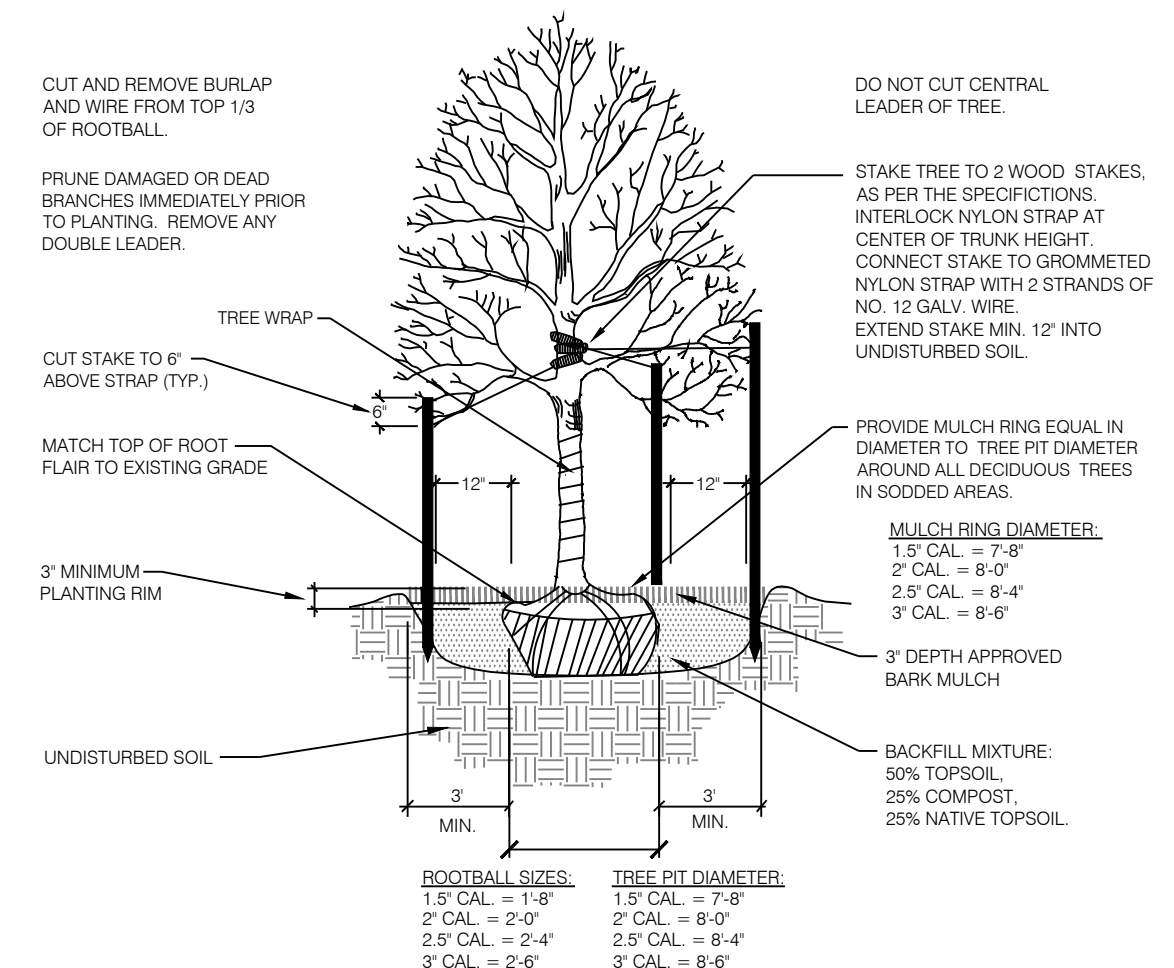
THE VILLAS AT CLAREMONT RANCH

EL PASO COUNTY, COLORADO

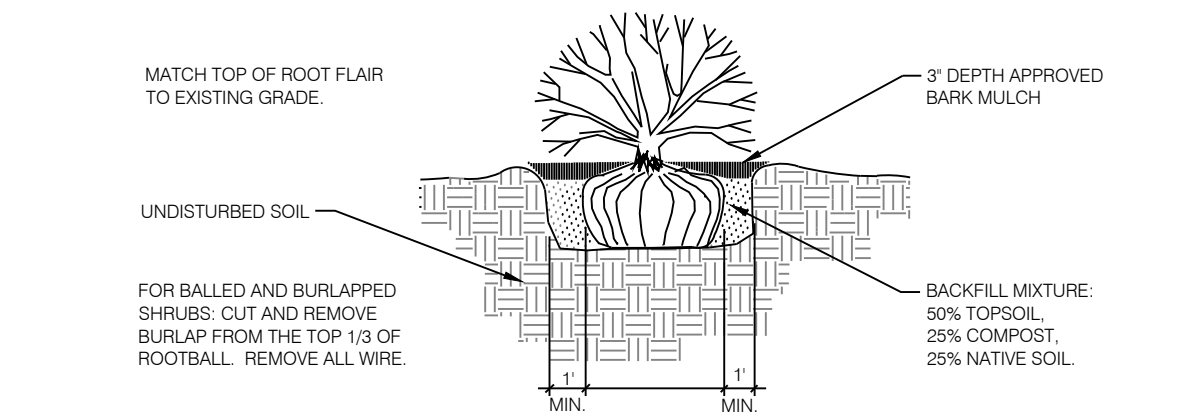
PUD DEVELOPMENT PLAN

PLANT SCHEDULE

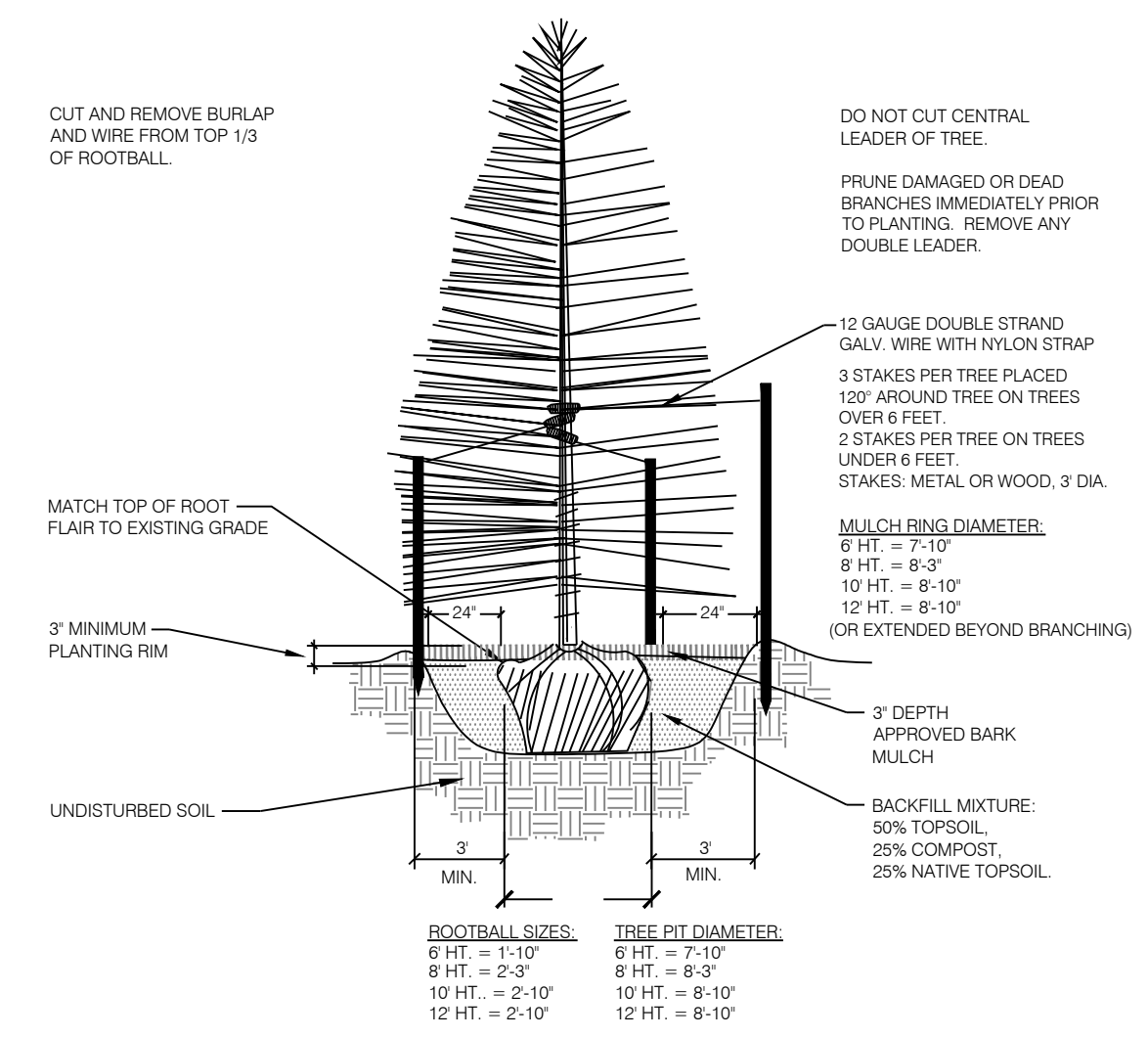
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Pde	12	Populus deltoides / Plains Cottonwood	70'	50'	3" Cal.	B&B	478S
Qga	3	Quercus gambelii / Gambel Oak	25'	20'	2" Cal.	B&B	125678DA
Tam	14	Tilia americana 'Redmond' / Redmond American Basswood	70'	40'	2.5" Cal.	B&B	4S
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Pfv	22	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	35'	20'	8" HT	B&B	568DA
Pna	17	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	25'	6'	6" HT	B&B	25678A
Ppo	16	Pinus ponderosa / Ponderosa Pine	60'	35'	8" HT	B&B	2678D
FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Axg	16	Amelanchier x grandiflora 'Autumn Brilliance' / AB Apple Serviceberry	25'	15'	2" Cal.	B&B	4578S
Pps	9	Prunus padus / Bird Cherry	30'	20'	2.5" Cal.	B&B	S
SHRUBS	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Aal	5	Amelanchier alnifolia / Saskatoon Serviceberry	12'	8"	#7 CONT	CONT	257DA
Bdp	14	Buddleja davidii 'Petite Snow' / Petite Snow Butterfly Bush	4'	4'	#5 CONT	CONT	
Cxc	44	Caryopteris x clandonensis / Blue Mist Spirea	4'	4'	#5 CONT	CONT	1235A
Dxb	84	Daphne x burkwoodii 'Briggs Moonlight' / Briggs Moonlight Daphne	3'	3'	#5 CONT	CONT	S
Fne	4	Forestiera neomexicana / New Mexican Privet/Desert Olive	12'	10'	#7 CONT	CONT	145DA
Jsg	4	Juniperus scopulorum 'Gray Gleam' / Gray Gleam Juniper	12'	6"	#7 CONT	CONT	
Poc	23	Physocarpus opulifolius 'Coppertina' / Coppertina Ninebark	8'	8"	#5 CONT	CONT	5685A
PL	60	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	3'	3'	5 GAL.	CONT	5685A
Pmt	8	Pinus mugo 'Tannenbaum' / Tannenbaum Mugo Pine	10'	6"	#5 CONT	CONT	1256D
Pmm	28	Pinus mugo 'Valley Cushion' / Valley Cushion Mugo Pine	2.5'	4"	#5 CONT	CONT	1256D
Phc	32	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	3'	8"	#5 CONT	CONT	5678S
Paa	17	Prunus americana / American Plum	12'	10'	#7 CONT	CONT	234567DA
Pcc	16	Symphoricarpos occidentalis / Western Snowberry	4'	4"	#5 CONT	CONT	4575A
GRASSES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Bgb	60	Bouteloua gracilis 'Blonde Ambition' / Blonde Grama Grass	3'	2"	#1 CONT	CONT	1235D
Hse	169	Helictotrichon sempervirens / Blue Oat/Blue Avena	2'	2"	#1 CONT	CONT	1235D
Pvr	139	Panicum virgatum 'Shenendoah' / Red Switch Grass	4'	2.5"	#1 CONT	CONT	12346D
Sra	32	Saccharum ravennae / Plume/Ravenna Grass	10'	4"	#3 CONT	CONT	
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Lxi	43	Lavandula x intermedia 'Provence' / Provence Lavender	2.5'	2.5"	#1 CONT	CONT	
Pla	3	Paeonia lactiflora 'Duchesse de Nemours' / White Chinese Peony	3'	3"	#1 CONT	S	
Sof	9	Salvia officinalis / Garden Sage	2'	2"	#1 CONT	CONT	A



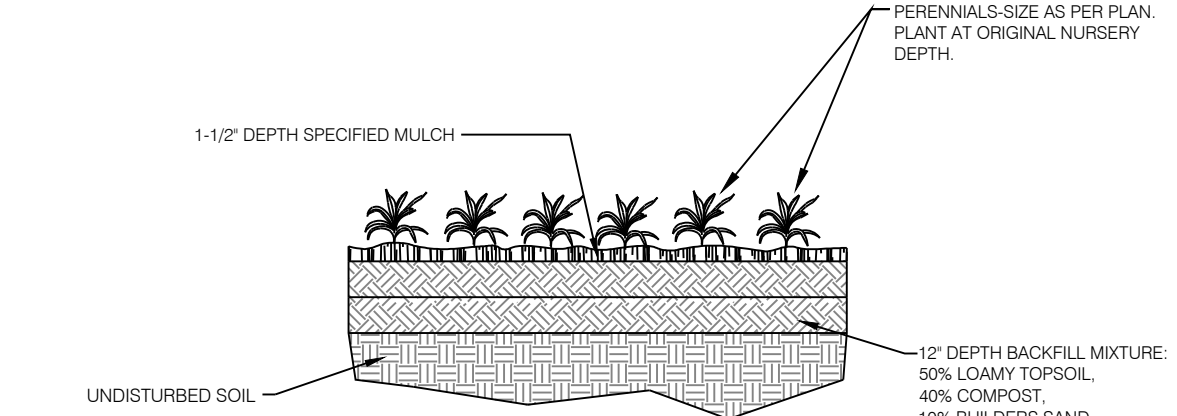
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL SCALE: NOT TO SCALE



2 CONIFEROUS TREE PLANTING DETAIL SCALE: NOT TO SCALE



4 PERENNIAL / GROUNDCOVER PLANTING SCALE: NOT TO SCALE

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 (P2O5)	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
- 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 (14 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 GARAGE 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 UTILIZED FOR CONSTRUCTION.

ALTERNATIVE TURF NATIVE SEED MIX

- PERMANENT SPRAY IRRIGATION

EROSION PROTECTION/REVEGETATION REQUIREMENTS PER U.S.A. SOIL CONSERVATION SERVICE GUIDELINES

1. PRACTICE NO. & NAME: ARKANSAS VALLEY SEED CO.; CUSTOM MIX
RANGE SITE: SANDY LOAMY

2. PLANNED:

SEEDBED PREP:
A. METHOD: ROTOTILLED TO 6"
B. DATES: APRIL/MAY OR AS APPROVED BY L.A.
Other: TILL IN 3 CU. YDS/1,000 S.F.
ORGANIC MATTER

SEEDING OPERATION:
A. METHOD: DRILL
B. DATE: APRIL/MAY OR APPROVED BY L.A.
C. PLANTING DEPTH: 1/2"
WEED CONTROL:
MOWING: DO NOT MOW
DATES: 14-DAYS PRIOR TO SEEDING SEE S.C.S. FOR SPECIFIC RECOMEND. AT HERBICIDE APPLICATION TIME.

FERTILIZER (LBS ACTUAL PER ACRE):
ALL FERT.: REFER TO SOIL AMENDMENT CHART

MULCH:
KIND: GREEN HYDROMULCH AFTER SEEDING. CONTRACTOR TO SUBMIT PRODUCT SAMPLE
AMOUNT: 2,200 LBS / ACRE
HOW APPLIED: SEED IN TWO STEPS- 1ST: SEED APPLICATION 2ND: MULCH APPLICATION
HOW ANCHORED: 100 LBS / ACRE TACKIFIER

SEED:
KIND: PLS (PURE LIVE SEED)
SEED SOURCE: ARKANSAS VALLEY SEED CO. (803) 320-7500

% OF SPECIES IN MIXTURE	SPECIES: BOTANICAL	SPECIES: COMMON	PLS RATES PER ACRE
20	BOUTELOUA DACTYLOIDES	BUFFALO GRASS	---
20	BOUTELOUA GRACILIS	BLUE GRAMA	---
20	BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA	---
20	POA COMPRESSA	CANADA BLUEGRASS	---
10	DALEA PURPUREA	PURPLE PRAIRIE CLOVER	---
10	MEDICAGO SATIVA RHIZOMA	ALFALFA RHIZOMA	---
1.00%			20 LBS/AC

LANDSCAPE CODE REQUIREMENTS

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req / Prov.	Linear Footage	Tree/Feet Required	No. of Trees Required / Provided
Marksheffel Rd	Principal Art.	25'/25'	815'	1 / 20'	41/3 *
Meadowbrook Pkwy	Minor Art.	20'/20'	902'	1 / 25'	36/20 *

Shrub Substitutes Required/Provided: 60/0
Grass Sub Required/Provided: 280/0
Setback Plant Abbr. Denoted on Plan: (MK) (MB)
Percent Ground Plane Veg. Req. / Provided: 75%/100%

Internal Landscaping	Less Tract A (76,610 SF)	tract A? Or is this the developed area?
Gross Site Area (SF)	423,839 S.F.	347,229 S.F.
Net Site Area (SF) (less tracts and paving)	220,588 S.F.	15% (res)
Internal Area (SF) Required / Provided	38,004 SF / 198,219 SF	Internal Trees (1/500 SF) Required / Provided: 76/84
Shrub Substitutes Required/Provided	180/339	Grass / Perennial Sub. Required/Provided: --/-- Internal Plant Abbr. Denoted on Plan: (1) Percent Ground Plane Veg. Req. / Provided: 75%/100%

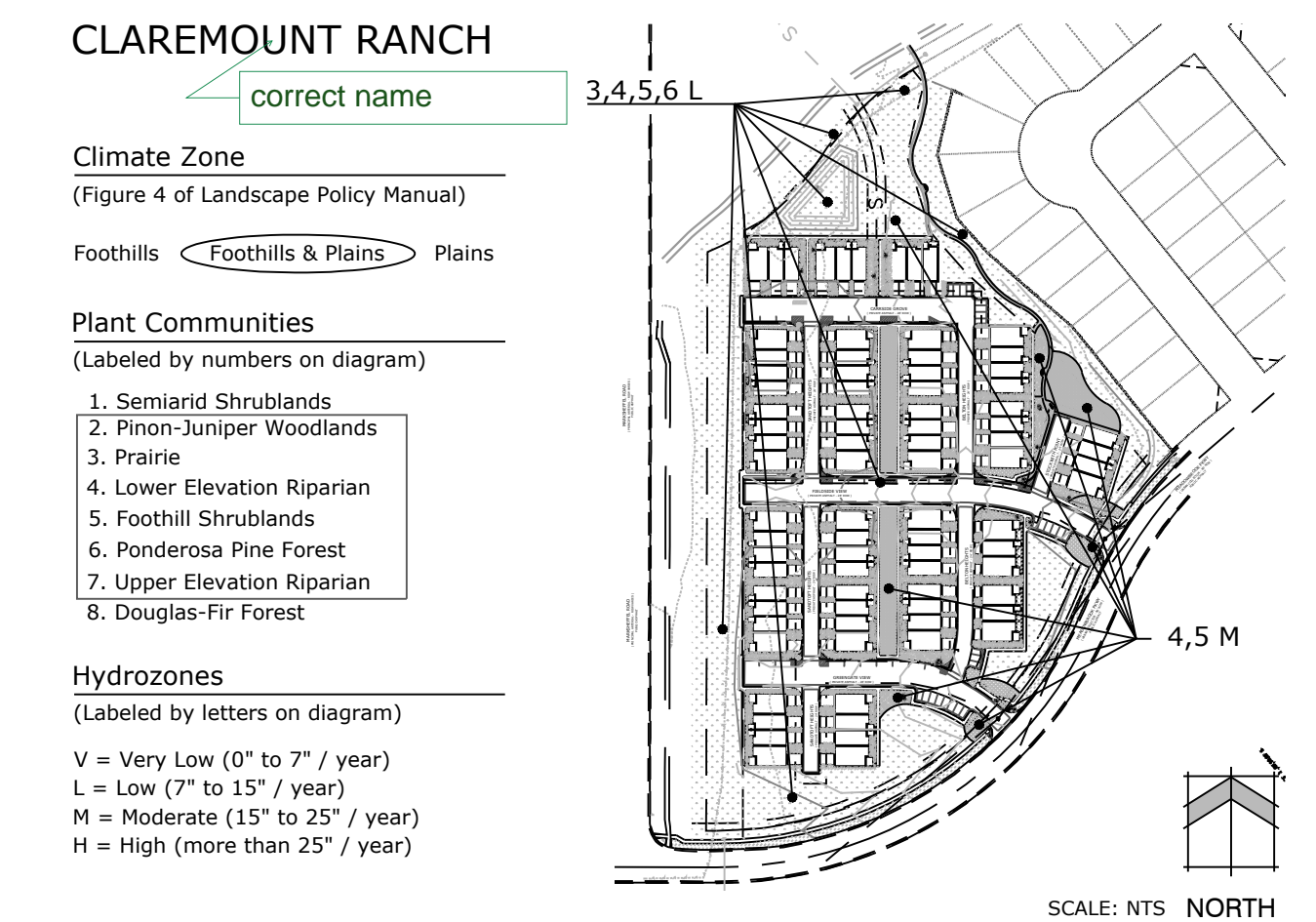
Street Name or Property Line (Elev.)	Min. Width (in Ft.) Req. / Provided	Linear Footage	Buffer Trees (1/25') Req. / Provided	Evergreen Trees Req. (33%) / Provided
East Boundary (EB)	15'/30'	693'	28/28	9/17

Shrub Substitutes Required/Provided: --/--
Length of 6' Opaque Structure Req./Prov: --/--

Motor Vehicle Lots	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	1 / 1 (MV)	---	---	---	---
Min. 3' Screening	Evergreen Plants Reg. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.	75% / 75%
--/--	--/--	--	--	--	75% / 75%

* Alternative Compliance Requested.

SCHEMATIC LANDSCAPE DIAGRAM



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

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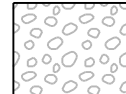


THE VILLAS AT CLAREMONT RANCH

DATE: 12.23.20
PROJECT MGR: E. Ganaway
PREPARED BY: J. Shagin

Landscape Notes & Details

6 OF 8

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

see checklist please
for missing items

trail width, material,
installed by who,
maintained by ?

add lot numbers and
tract letters

show all lot lines,
easements and tracts
on plan clearly.
Some landscape
looks like it may be in
lots when lot lines are
depicted- who will
maintain is?

MARKSHEFFEL ROAD
(PRINCIPAL ARTERIAL - ROW VARIES)
PUBLIC ASPHALT

Sheet LP1
Sheet LP2

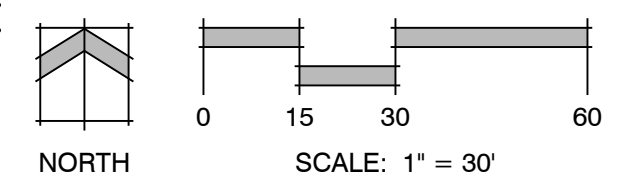
FIELDSTIDE VIEW
(PRIVATE ASPHALT - 28' ROW)

SANDTOFT HEIGHTS
(PRIVATE ASPHALT - 24' ROW)

BELTON HEIGHTS
(PRIVATE ASPHALT - 24' ROW)

STOCKWITH POINT
(PRIVATE ASPHALT - 24' ROW)

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



THE VILLAS
AT
CLAREMONT
RANCH

DATE: 12.23.20
PROJECT MGR: E. Ganaway
PREPARED BY: J. Shagin

DATE: BY: DESCRIPTION:

Final Landscape Plan

7
OF 8

Sheet LP1
Sheet LP2

MARKSHEFFEL ROAD
(PRINCIPAL ARTERIAL - ROW VARIES)
PUBLIC ASPHALT

FIELDSIDE VIEW
(PRIVATE ASPHALT - 28' ROW)

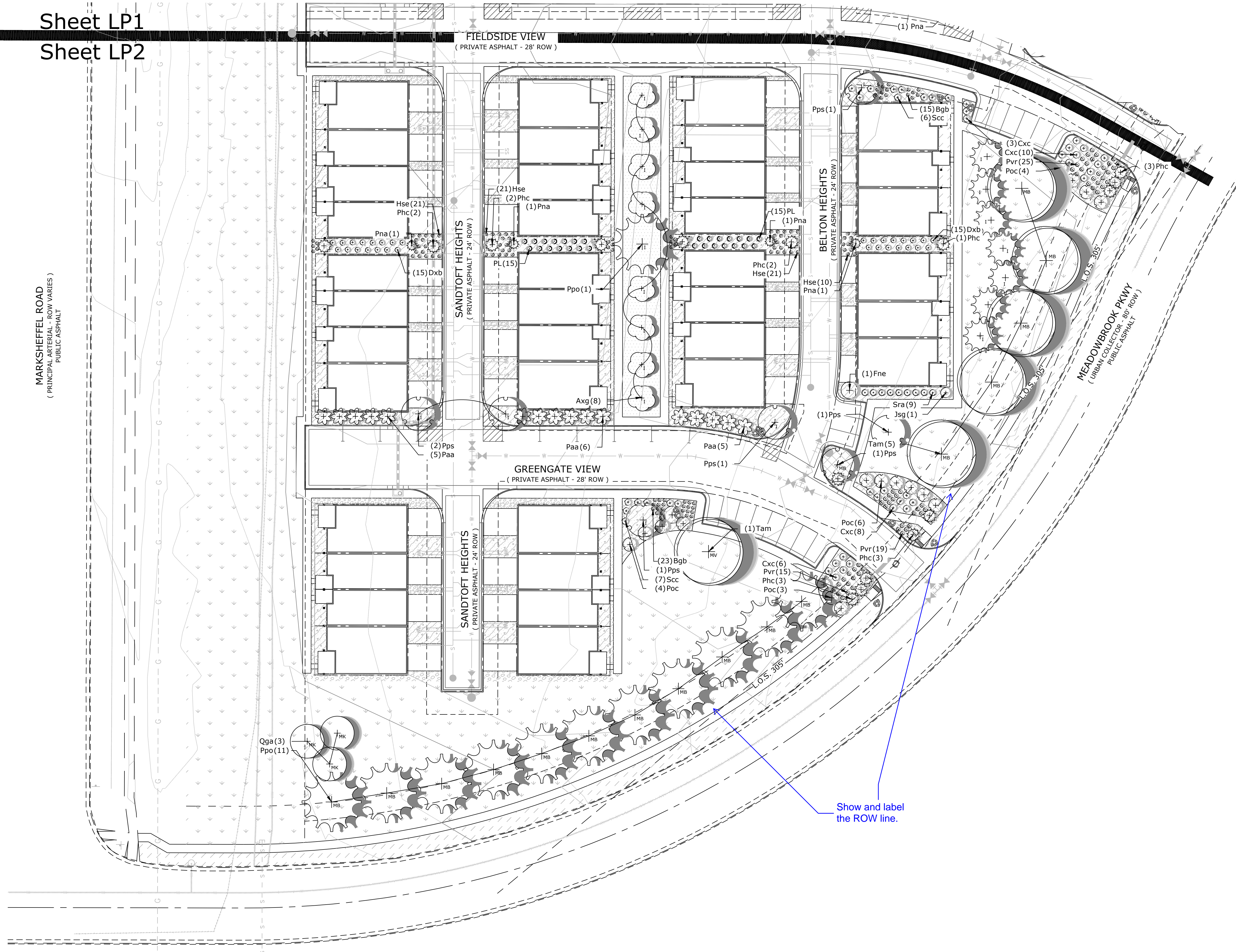
SANDTOFT HEIGHTS
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GREENGATE VIEW
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SANDTOFT HEIGHTS
(PRIVATE ASPHALT - 24' ROW)

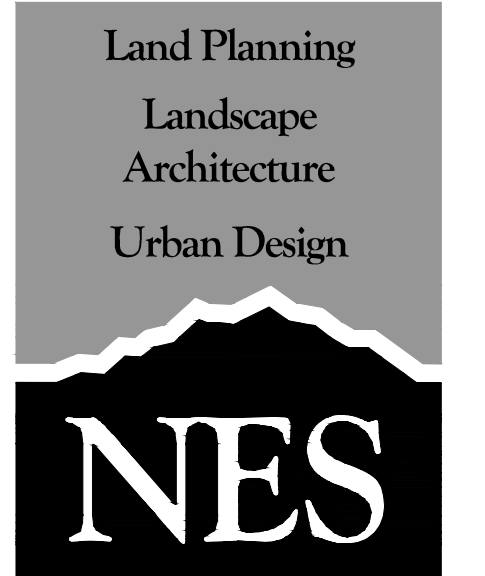
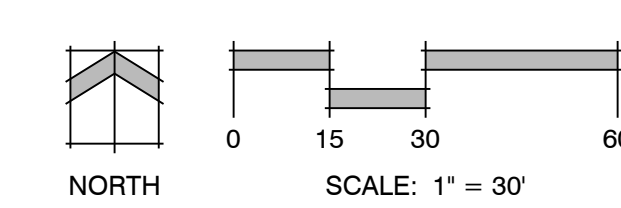
BELTON HEIGHTS
(PRIVATE ASPHALT - 24' ROW)

MEADOWBROOK PKWY
(URBAN COLLECTOR - 50' ROW)
PUBLIC ASPHALT



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



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**THE VILLAS
AT
CLAREMONT
RANCH**

DATE: 12.23.20
PROJECT MGR: E. Ganaway
PREPARED BY: J. Shagin

Final Landscape Plan

8
8 OF 8

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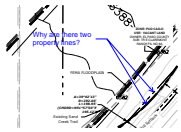
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dsdrice (69)



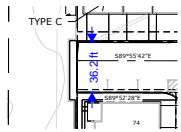
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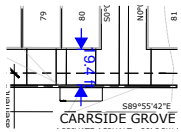
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Why are there two property lines?



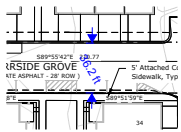
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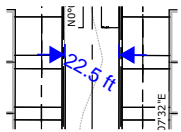
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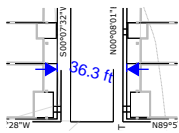
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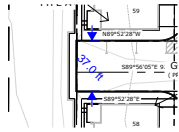


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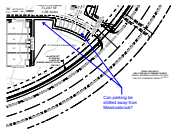
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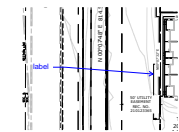
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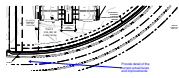
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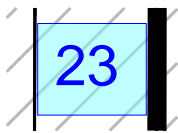
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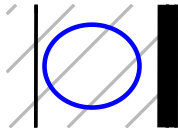


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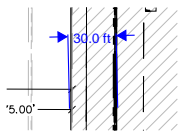


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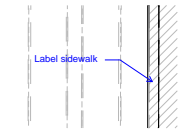


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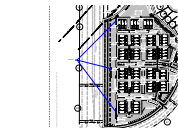
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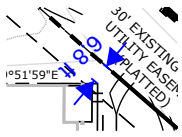
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Label this



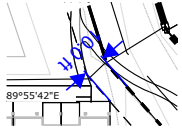
Subject: Length Measurement
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:06:52 PM
Status:
Color: ■
Layer:
Space:

8.8 ft



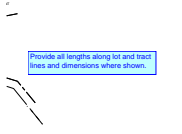
Subject: Length Measurement
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:07:25 PM
Status:
Color: ■
Layer:
Space:

6.8 ft



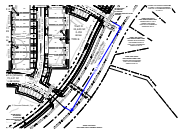
Subject: Length Measurement
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:07:59 PM
Status:
Color: ■
Layer:
Space:

10.0 ft



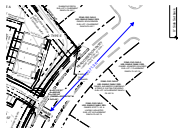
Subject: Text Box
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:09:23 PM
Status:
Color: ■
Layer:
Space:

Provide all lengths along lot and tract lines and dimensions where shown.



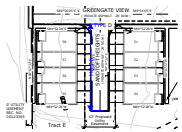
Subject: Length Measurement
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:09:55 PM
Status:
Color: ■
Layer:
Space:

292.3 ft



Subject: Length Measurement
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:10:25 PM
Status:
Color: ■
Layer:
Space:

271.3 ft



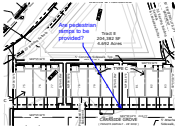
Subject: Length Measurement
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:12:08 PM
Status:
Color: ■
Layer:
Space:

118.7 ft



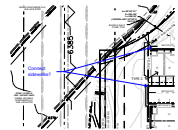
Subject: Length Measurement
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:12:42 PM
Status:
Color: ■
Layer:
Space:

114.9 ft



Subject: Callout
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:15:18 PM
Status:
Color: ■
Layer:
Space:

Are pedestrian ramps to be provided?



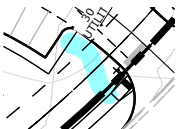
Subject: Callout
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:16:48 PM
Status:
Color: ■
Layer:
Space:

Connect sidewalks?



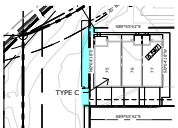
Subject: Callout
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:18:24 PM
Status:
Color: ■
Layer:
Space:

pedestrian ramps?



Subject:
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:19:11 PM
Status:
Color: ■
Layer:
Space:

sidewalk?



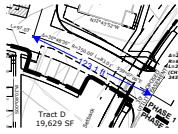
Subject:
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:19:38 PM
Status:
Color: ■
Layer:
Space:

Sidewalk?



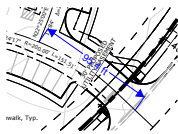
Subject: Callout
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:22:52 PM
Status:
Color: ■
Layer:
Space:

Verify accessible Pedestrian Access Routes from the parking areas



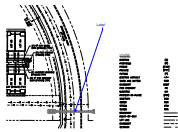
Subject: Length Measurement
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:24:03 PM
Status:
Color: ■
Layer:
Space:

123.1 ft



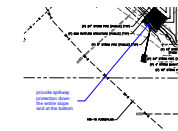
Subject: Length Measurement
Page Label: 3
Author: dsdrice
Date: 2/18/2021 2:24:47 PM
Status:
Color: ■
Layer:
Space:

95.4 ft



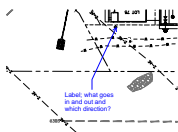
Subject: Callout
Page Label: 4
Author: dsdrice
Date: 2/18/2021 2:32:33 PM
Status:
Color: ■
Layer:
Space:

Label



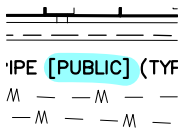
Subject: Callout
Page Label: 5
Author: dsdrice
Date: 2/18/2021 2:34:24 PM
Status:
Color: ■
Layer:
Space:

provide spillway protection down the entire slope and at the bottom

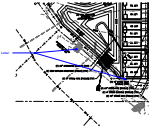


Subject: Callout
Page Label: 4
Author: dsdrice
Date: 2/18/2021 3:33:07 PM
Status:
Color: ■
Layer:
Space:

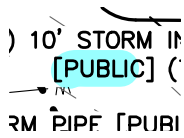
Label; what goes in and out and which direction?



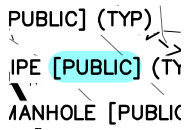
Subject:
Page Label: 4
Author: dsdrice
Date: 2/18/2021 3:33:36 PM
Status:
Color: ■
Layer:
Space:



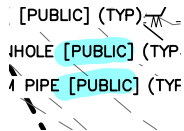
Subject: Callout
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:35:10 PM
Status:
Color: ■
Layer:
Space: Label



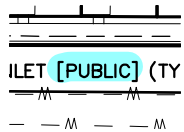
Subject:
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:35:27 PM
Status:
Color: ■
Layer:
Space:



Subject:
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:35:29 PM
Status:
Color: ■
Layer:
Space:



Subject:
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:35:32 PM
Status:
Color: ■
Layer:
Space:



Subject:
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:35:35 PM
Status:
Color: ■
Layer:
Space:

IPPE [PUBLIC] (TY)
ORM INLET [PUB

Subject:
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:35:36 PM
Status:
Color:
Layer:
Space:

IPPE [PUBLIC] (TY)
ORM INLET [PUB

Subject:
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:35:37 PM
Status:
Color:
Layer:
Space:

IPPE [PUBLIC] (TY)

Subject:
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:35:42 PM
Status:
Color:
Layer:
Space:

ORM PIPE [PUBLIC

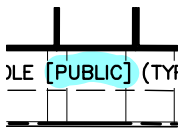
Subject:
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:35:46 PM
Status:
Color:
Layer:
Space:

IPPE [PUBLIC] (TY)

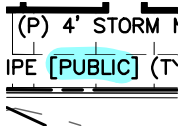
Subject:
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:35:47 PM
Status:
Color:
Layer:
Space:

(P) 5' STORM
[PUBLIC] (TY

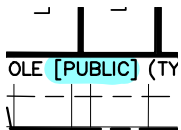
Subject:
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:35:51 PM
Status:
Color:
Layer:
Space:



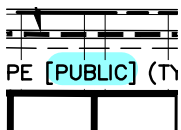
Subject:
 Page Label: 5
 Author: dsdrice
 Date: 2/18/2021 3:37:18 PM
 Status:
 Color:
 Layer:
 Space:



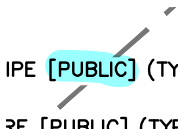
Subject:
 Page Label: 5
 Author: dsdrice
 Date: 2/18/2021 3:37:24 PM
 Status:
 Color:
 Layer:
 Space:



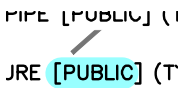
Subject:
 Page Label: 5
 Author: dsdrice
 Date: 2/18/2021 3:37:26 PM
 Status:
 Color:
 Layer:
 Space:



Subject:
 Page Label: 5
 Author: dsdrice
 Date: 2/18/2021 3:37:29 PM
 Status:
 Color:
 Layer:
 Space:



Subject:
 Page Label: 5
 Author: dsdrice
 Date: 2/18/2021 3:38:56 PM
 Status:
 Color:
 Layer:
 Space:



Subject:
 Page Label: 5
 Author: dsdrice
 Date: 2/18/2021 3:39:00 PM
 Status:
 Color:
 Layer:
 Space:

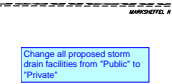
PIPE [PUBLIC] (TY


Subject:
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:39:02 PM
Status:
Color: 
Layer:
Space:



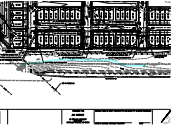
Subject: Cloud+
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:39:56 PM
Status:
Color: 
Layer:
Space:


show all contours in this area

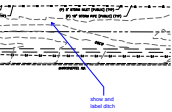



Subject: Text Box
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:40:57 PM
Status:
Color: 
Layer:
Space:

Change all proposed storm drain facilities from "Public" to "Private"

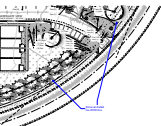



Subject:
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:41:41 PM
Status:
Color: 
Layer:
Space:



Subject: Callout
Page Label: 5
Author: dsdrice
Date: 2/18/2021 3:42:01 PM
Status:
Color: 
Layer:
Space:

show and label ditch



Subject: Callout
Page Label: 8
Author: dsdrice
Date: 2/18/2021 3:53:40 PM
Status:
Color: 
Layer:
Space:

Show and label the ROW line.



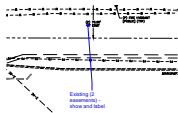
Subject: Callout
Page Label: 3
Author: dsdrice
Date: 2/18/2021 4:03:31 PM
Status:
Color: ■
Layer:
Space:

Is this part of proposed Tract E? Label.



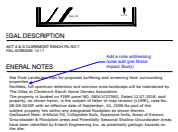
Subject: Callout
Page Label: 3
Author: dsdrice
Date: 2/18/2021 4:03:43 PM
Status:
Color: ■
Layer:
Space:

dimensions are missing



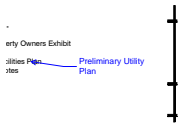
Subject: Callout
Page Label: 4
Author: dsdrice
Date: 2/18/2021 4:05:21 PM
Status:
Color: ■
Layer:
Space:

Existing (2 easements) - show and label



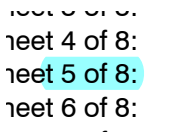
Subject: Callout
Page Label: 1
Author: dsdrice
Date: 2/18/2021 4:51:54 PM
Status:
Color: ■
Layer:
Space:

Add a note addressing noise wall (per Noise Impact Study)



Subject: Callout
Page Label: 1
Author: dsdrice
Date: 2/18/2021 4:53:45 PM
Status:
Color: ■
Layer:
Space:

Preliminary Utility Plan



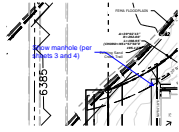
Subject:
Page Label: 1
Author: dsdrice
Date: 2/18/2021 4:54:11 PM
Status:
Color: ■
Layer:
Space:

t 5 of 8:

- # 1 of 8: Cover Sheet
- # 2 of 8: Tracts & Adjacent Property Owners Exhibit
- # 3 of 8: Preliminary Plan
- # 4 of 8: Sheet 4 of 8: Master Facilities Plan
- # 5 of 8: Landscape Details & Notes
- # 6 of 8: Final Landscape Plan
- # 7 of 8: Final Landscape Plan
- # 8 of 8: Building Elevations

Subject: Callout
Page Label: 1
Author: dsdrice
Date: 2/18/2021 4:54:35 PM
Status:
Color: ■
Layer:
Space:

Preliminary Grading Plan



Subject: Callout
Page Label: 3
Author: dsdrice
Date: 2/18/2021 4:57:28 PM
Status:
Color: ■
Layer:
Space:

Show manhole (per sheets 3 and 4)

- Sheet 1 of 8: Cover Sheet
- Sheet 2 of 8: Tracts & Adjacent Property Owners Exhibit
- Sheet 3 of 8: Preliminary Plan
- Sheet 4 of 8: Sheet 4 of 8: Master Facilities Plan
- Sheet 5 of 8: Landscape Details & Notes
- Sheet 6 of 8: Final Landscape Plan
- Sheet 7 of 8: Final Landscape Plan
- Sheet 8 of 8: Building Elevations

Subject:
Page Label: 1
Author: dsdrice
Date: 2/18/2021 5:20:41 PM
Status:
Color: ■
Layer:
Space:

Sheet 8 of 8: Building Elevations

dsdparsons (89)

Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:24:38 AM
Status:
Color: ■
Layer:
Space:

Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:24:47 AM
Status:
Color: ■
Layer:
Space:

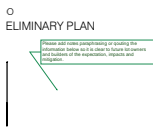
Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:25:38 AM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:26:10 AM
Status:
Color: ■
Layer:
Space:

areas of loose-soils that are prone to collapse and/or consolidation should be evaluated, and removed, and replaced if located where they can impact foundations

Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:31:56 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:37:42 AM
Status:
Color: ■
Layer:
Space:

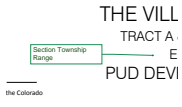
Please add notes paraphrasing or quoting the information below so it is clear to future lot owners and builders of the expectation, impacts and mitigation.



Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:38:46 AM
Status:
Color: ■
Layer:
Space:

*An avigation easement is requested by the CSAAC at the time of final plat.

- Noise: Due to the proximity of the development in relation to the 65 DNL, the Airport Advisory Commission recommends the developer include sound mitigation construction techniques consistent with best practices for any residential use.
- Noise Disclosure: Upon accepting residency within the Villas at Claremont Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Villas at Claremont Ranch lies within an Airport Overlay Zone and is located less than 3 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport
- FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities



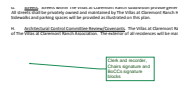
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:41:49 AM
Status:
Color: ■
Layer:
Space:

Section Township Range



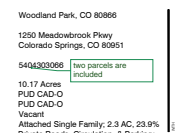
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:42:09 AM
Status:
Color: ■
Layer:
Space:

Add full title to all sheets in plan set



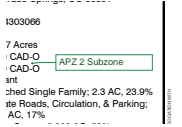
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:43:02 AM
Status:
Color: ■
Layer:
Space:

Clerk and recorder, Chairs signature and BoCCs signature blocks



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:50:48 AM
Status:
Color: ■
Layer:
Space:

two parcels are included



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:52:07 AM
Status:
Color: ■
Layer:
Space:

APZ 2 Subzone



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:54:01 AM
Status:
Color: ■
Layer:
Space:

Private ROW acreage, ownership, maintenance %

ily; 2.3 AC, 23.9%
ation, & Parking;

Subject: Pen
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:54:19 AM
Status:
Color: ■
Layer:
Space:

10.17 Acres
PUD CAD-O
PUD CAD-O
Vacant
Attached Single Family; 2.3 AC, 23.9%
Private Roads, Circulation, & Parking;
1.68 AC, 17%
Open Space; 5.668 AC, 59%

Subject: Pen
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:54:22 AM
Status:
Color: ■
Layer:
Space:

Attached Single
Private Roads, C
1.68 AC, 17%
Open Space; 5.1

Subject: Pen
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:54:24 AM
Status:
Color: ■
Layer:
Space:

PUD CAD-O
Vacant
Attached Single Family; 2.3 AC, 23.9%
Private Roads, Circulation, & Parking
1.68 AC, 17%
Open Space; 5.668 AC, 59%

Subject: Pen
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:54:26 AM
Status:
Color: ■
Layer:
Space:

Private Roads, Circulation, & Parking
1.68 AC, 17%
Open Space; 5.668 AC, 59%

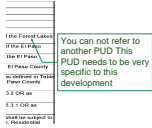
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 10:55:23 AM
Status:
Color: ■
Layer:
Space:

Perimeter boundary setbacks? Building setbacks?
Not sure what you mean by the Zone setbacks?.

OPEN SPACE, EASEMENTS AS SHOWN, &
COMMON AREAS
OPEN SPACE, PARKING, DETENTION &
EASEMENTS AS SHOWN
if there is parking its
NOT openspace

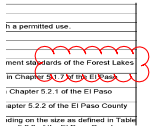
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 2/19/2021 10:56:19 AM
Status:
Color: ■
Layer:
Space:

if there is parking its NOT openspace



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:02:57 AM
Status:
Color: ■
Layer:
Space:

You can not refer to another PUD This PUD needs to be very specific to this development



Subject: Cloud
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:03:04 AM
Status:
Color: ■
Layer:
Space:

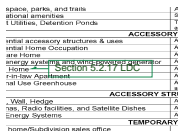
Subject: Cloud+
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:05:23 AM
Status:
Color: ■
Layer:
Space:

What uses if any will be special uses? Currently you show every home proposed requiring a special use.



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:07:51 AM
Status:
Color: ■
Layer:
Space:

Section 5.2.17 LDC



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:17:24 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:20:54 AM
Status:
Color: ■
Layer:
Space:

hedge is not a structure its landscaping...

single-family attached
(or detached as
stated below)

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:22:41 AM
Status:
Color: ■
Layer:
Space:

single-family attached (or detached as stated below)

DEVELOPMENT STANDARDS:
A. **Project Description:** The Village at Government Ranch is a 100-acre residential development located east of Marksheffel Road. The project consists of approximately 100 units, including single-family detached, townhomes, and multi-family units. The project is located on a 100-acre site.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:25:50 AM
Status:
Color: ■
Layer:
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What District Utilities- is there a tank site?

what is the minimum lot size ? Move the note to the notes for no subdivision

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:28:30 AM
Status:
Color: ■
Layer:
Space:

what is the minimum lot size ? Move the note to the notes for no subdivision

Regular circulation throughout the development, as shown on the site plan, shall be provided. All streets shall be paved. The project shall be constructed in accordance with the Home Owner's Association covenants. The project shall be constructed in accordance with the Home Owner's Association covenants. The project shall be constructed in accordance with the Home Owner's Association covenants.

Subject: Limited Access
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:28:57 AM
Status:
Color: ■
Layer:
Space:

Access Limitation:
There shall be no direct lot access to _____ Road.

covenants
i. Marksheffel Road

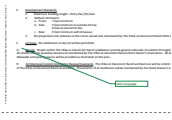
Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:29:15 AM
Status:
Color: ■
Layer:
Space:

Marksheffel Road

Private Roads
The private roads as shown on this plan will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

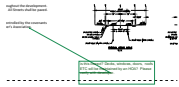
Subject: Private Road
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:29:44 AM
Status:
Color: ■
Layer:
Space:

Private Roads:
The private roads as shown on this plan will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



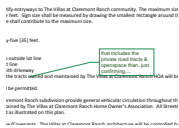
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:30:06 AM
Status:
Color: ■
Layer:
Space:

Add Language



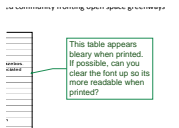
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:31:25 AM
Status:
Color: ■
Layer:
Space:

is this correct? Decks, windows, doors, roofs ETC will be maintained by an HOA? Please verify with developer.



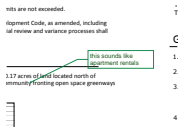
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:32:00 AM
Status:
Color: ■
Layer:
Space:

that includes the private road tracts & openspace than..just confirming....



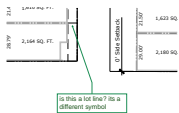
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:32:53 AM
Status:
Color: ■
Layer:
Space:

This table appears bleary when printed. If possible, can you clear the font up so its more readable when printed?



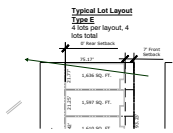
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 11:33:22 AM
Status:
Color: ■
Layer:
Space:

this sounds like apartment rentals

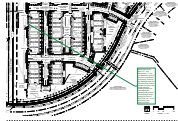


Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 2/19/2021 11:36:28 AM
Status:
Color: ■
Layer:
Space:

is this a lot line? its a different symbol



Subject: Arrow
Page Label: 3
Author: dsdparsons
Date: 2/19/2021 11:39:06 AM
Status:
Color: ■
Layer:
Space:



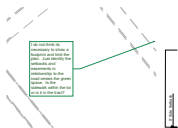
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 2/19/2021 11:43:54 AM
Status:
Color: ■
Layer:
Space:

Where are the lot lines, SF, and dimensions? I can not determine what is a lot line and what is a driveway. Remove the buildings from the lots and show them in a detail for clarity with a note that the building footprint is conceptual-the setbacks will govern. The buildings could change but the lot lines shall not. Is the driveway in the common tract?



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 2/19/2021 11:44:30 AM
Status:
Color: ■
Layer:
Space:

All tracts shall be dimensioned



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 2/19/2021 11:47:16 AM
Status:
Color: ■
Layer:
Space:

I do not think its necessary to show a footprint and limit the plan. Just identify the setbacks and easements in relationship to the road verses the green space. Is the sidewalk within the lot or is it in the tract?



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 2/19/2021 11:48:07 AM
Status:
Color: ■
Layer:
Space:

The driveway is outside of the lot-correct?



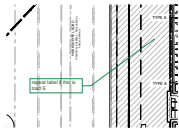
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 2/19/2021 11:48:37 AM
Status:
Color: ■
Layer:
Space:

what is this line representing?



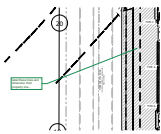
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 2/19/2021 11:49:44 AM
Status:
Color: ■
Layer:
Space:

dimension this so we understand that it is clear if it is in addition to the 30-foot utility tract labeled.



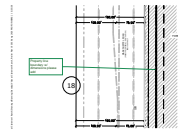
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 2/19/2021 11:51:14 AM
Status:
Color: ■
Layer:
Space:

repeat label if this is tract E



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 2/19/2021 11:51:38 AM
Status:
Color: ■
Layer:
Space:

label these lines and dimension from property line...



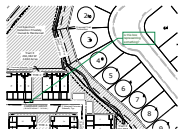
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 2/19/2021 11:52:57 AM
Status:
Color: ■
Layer:
Space:

Property line boundary w/ dimensions please add



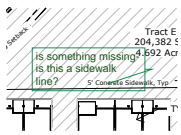
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Page Label: 2
Author: dsdparsons
Date: 2/19/2021 11:53:35 AM
Status:
Color: ■
Layer:
Space:

title all sheets- see checklist and ensure that sheets comply with checklists at minimum.



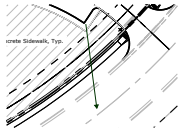
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 2/19/2021 11:54:15 AM
Status:
Color: ■
Layer:
Space:

is this box representing something?



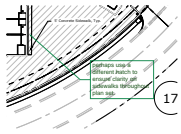
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 2/19/2021 11:56:16 AM
Status:
Color: ■
Layer:
Space:

is something missing- is this a sidewalk line?



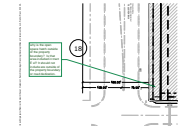
Subject: Arrow
Page Label: 2
Author: dsdparsons
Date: 2/19/2021 11:57:16 AM
Status:
Color: ■
Layer:
Space:

perhaps use a different hatch to ensure clarity on sidewalks throughout plan set.



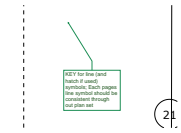
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 2/19/2021 11:57:24 AM
Status:
Color: ■
Layer:
Space:

why is the open space hatch outside of the property boundary? Is that area included in tract E sf? It should not include are outside of the property boundary or road dedication.



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 2/19/2021 12:00:36 PM
Status:
Color: ■
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Space:

KEY for line (and hatch if used) symbols; Each pages line symbol should be consistent through out plan set

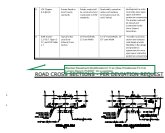


Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 2/19/2021 12:02:13 PM
Status:
Color: ■
Layer:
Space:

is this a private road or an openspace tract? I dont know what is the driveway and what is green space. Maybe you mean to say 7-foot setback from private roadway? I do not understand what is being proposed based on this detail. Are the driveways proposed to be in the tracts?

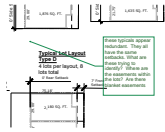


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Page Label: 3
Author: dsdparsons
Date: 2/19/2021 12:02:55 PM
Status:
Color: ■
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Space:



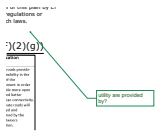
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 12:06:32 PM
Status:
Color: ■
Layer:
Space:

Blanket Easement Modifications? If so (See Ponderosa Fil 3 at Lorson Ranch PUDSP for a sample)



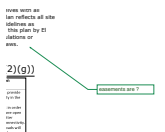
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 2/19/2021 12:07:28 PM
Status:
Color: ■
Layer:
Space:

these typicals appear redundant. They all have the same setbacks. What are these trying to identify? Where are the easements within the lots? Are there blanket easements



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 12:24:10 PM
Status:
Color: ■
Layer:
Space:

utility are provided by?

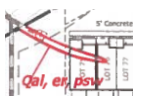


Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 12:24:27 PM
Status:
Color: ■
Layer:
Space:

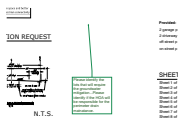
easements are ?



Subject: Image
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 2:35:49 PM
Status:
Color: ■
Layer:
Space:

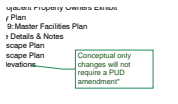


Subject: Image
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 2:35:52 PM
Status:
Color: ■
Layer:
Space:



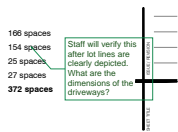
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 2:35:55 PM
Status:
Color: ■
Layer:
Space:

Please identify the lots that will require the groundwater mitigation...Please identify if the HOA will be responsible for the perimeter drain maintainance.



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 2:36:41 PM
Status:
Color: ■
Layer:
Space:

Conceptual only changes will not require a PUD amendment*



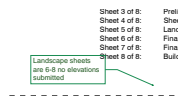
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 2:37:26 PM
Status:
Color: ■
Layer:
Space:

Staff will verify this after lot lines are clearly depicted. What are the dimensions of the driveways?



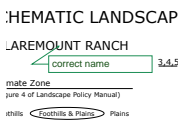
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 2:38:36 PM
Status:
Color: ■
Layer:
Space:

Provide support for the parking on the private roads and provide the support letter from Fire District regarding all the modifications...



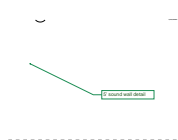
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 2:40:11 PM
Status:
Color: ■
Layer:
Space:

Landscape sheets are 6-8 no elevations submitted



Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 2/19/2021 2:40:53 PM
Status:
Color: ■
Layer:
Space:

correct name



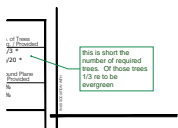
Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 2/19/2021 2:41:16 PM
Status:
Color: ■
Layer:
Space:

5' sound wall detail



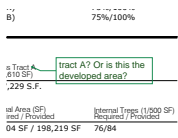
Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 2/19/2021 2:42:32 PM
Status:
Color: ■
Layer:
Space:

zero provided?



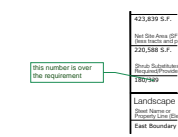
Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 2/19/2021 2:43:04 PM
Status:
Color: ■
Layer:
Space:

this is short the number of required trees. Of those trees 1/3 re to be evergreen



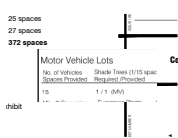
Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 2/19/2021 2:43:43 PM
Status:
Color: ■
Layer:
Space:

tract A? Or is this the developed area?



Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 2/19/2021 2:44:32 PM
Status:
Color: ■
Layer:
Space:

this number is over the requirement

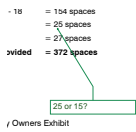


Subject: Image
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 2:45:10 PM
Status:
Color: ■
Layer:
Space:

25 spaces
 27 spaces
 372 spaces

Motor Vehicle Lots

No. of Vehicles	Shade Trees (1/15 spec)	Shade Trees (1/15 spec)	Shade Trees (1/15 spec)
15	1/15	0/00	1/15



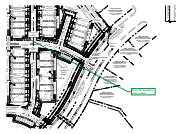
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/19/2021 2:45:24 PM
Status:
Color: ■
Layer:
Space:

25 or 15?



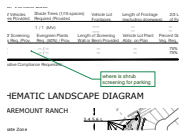
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 2/19/2021 2:46:39 PM
Status:
Color: ■
Layer:
Space:

identify the on-street parking and clearly label where no parking is permitted...Show sign details.



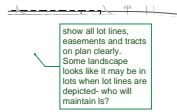
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 2/19/2021 2:47:48 PM
Status:
Color: ■
Layer:
Space:

this is the openspace hatch symbol?



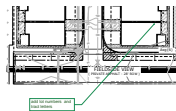
Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 2/19/2021 2:49:18 PM
Status:
Color: ■
Layer:
Space:

where is shrub screening for parking



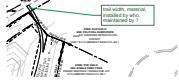
Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/19/2021 2:53:09 PM
Status:
Color: ■
Layer:
Space:

show all lot lines, easements and tracts on plan clearly. Some landscape looks like it may be in lots when lot lines are depicted- who will maintain is?



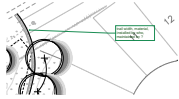
Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/19/2021 2:53:41 PM
Status:
Color: ■
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Space:

add lot numbers and tract letters



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 2/19/2021 3:02:54 PM
Status:
Color: ■
Layer:
Space:

trail width, material, installed by who, maintained by ?



Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/19/2021 3:03:10 PM
Status:
Color: ■
Layer:
Space:

trail width, material, installed by who, maintained by ?



Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 2/19/2021 3:03:39 PM
Status:
Color: ■
Layer:
Space:

see checklist please for missing items



Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 2/19/2021 3:04:12 PM
Status:
Color: ■
Layer:
Space:

Are you proposing an alternative landscape plan? IF so identify req/ and provided LDC sections, what your requesting relief from in LOI and justify (more plantings in one category and less in others?)