

P:\Premier Homes\ Villas at Claremont Ranch\Drawings\Planning\Develop\ Villas at Claremont Ranch\_Prelim Plan 10 2020.dwg [Cover] 12/23/2020 2:16:01 PM jshagin

GENERAL PROVISIONS:

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

DEVELOPMENT STANDARDS:

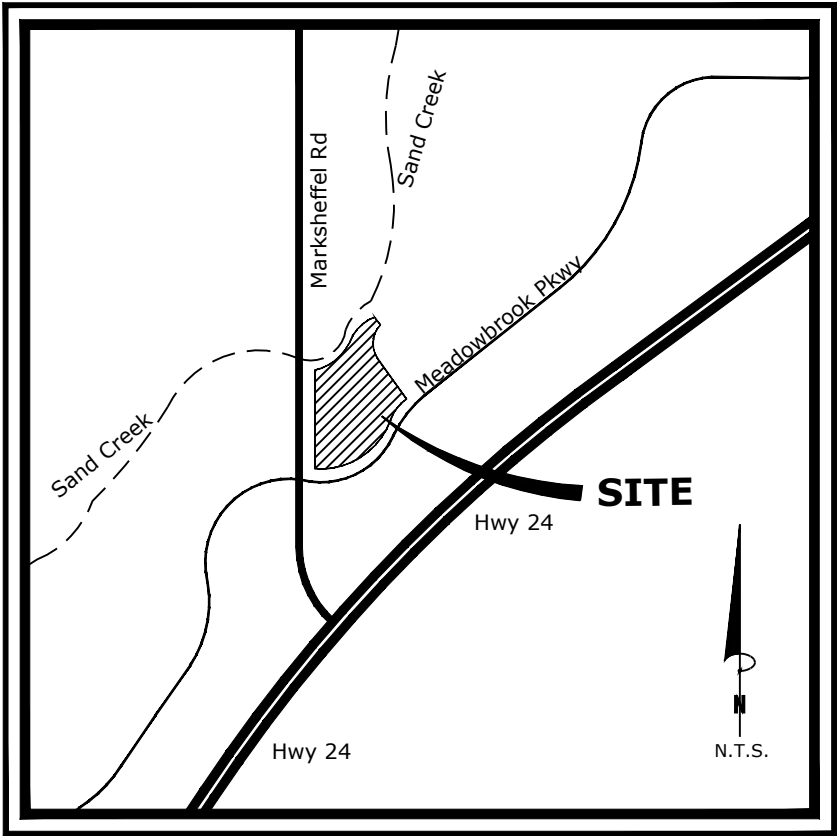
- A. **Project Description:** The Villas at Claremont Ranch is a planned residential community on 10.17 acres of land located north of Meadowbrook Parkway and east of Marksheffel Road. The project is planned as an alley-loaded community fronting open space greenways and trail connection to Sand Creek.

USE	PRINCIPAL	USES	NOTES
Attached Single Family		Special Use **	
Detached Single Family		Special Use **	
Open space, parks, 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		Allowed Use *	
Mother-in-law Apartment		Allowed Use	
Personal Use Greenhouse		Allowed Use Not to exceed 6' in height or 10'x10' in area/width.	
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		Only when associated with a permitted use.	
Construction equipment storage and field offices			
Yard or garage sales			
Notes:			
1. All Permitted Principal and Accessory Structures are subject to the setbacks and development standards of the Forest Lakes Filings 3, 6 & 7 PUD Development Plan.			
2. Permitted Accessory Uses are subject to the use-specific development standards set out in Chapter 5.1.7 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 OR as otherwise Amended.			
6. ** Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2 OR as otherwise Amended.			
7. Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Amended.			
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.			

- 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.

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

VICINITY MAP



LEGAL DESCRIPTION

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

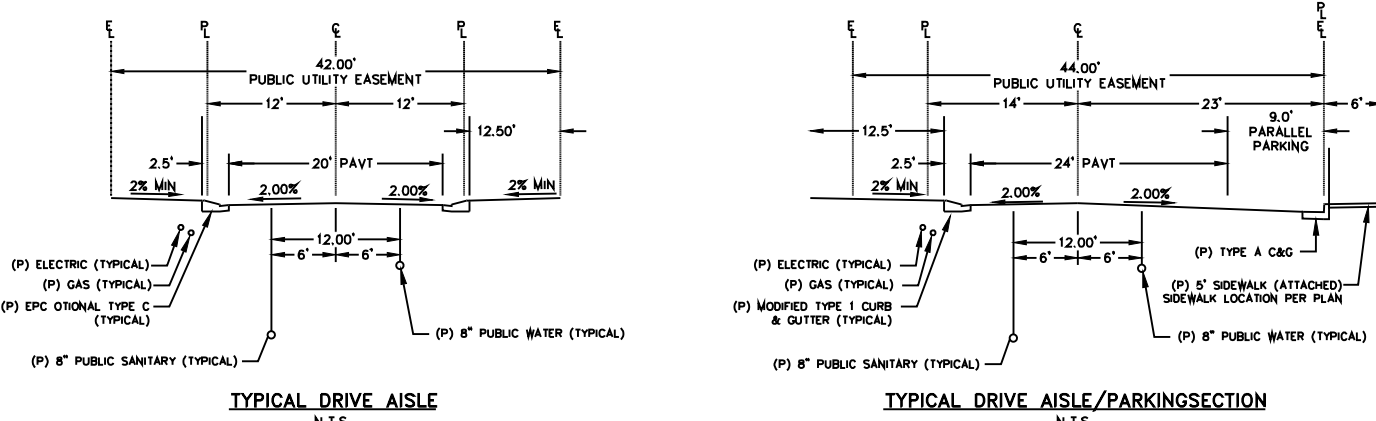
GENERAL NOTES

- 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 heron, is the subject of letter of map revision (LOMR), case No. 08-08-0630P with an effective date of September, 24, 2008.No part of the subject property lies within any designated floodplain as shown therein.
- 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.

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(F)(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

ROAD CROSS SECTIONS - PER DEVIATION REQUEST



N.T.S.

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:	NES Inc 619 N Cascade Avenue, Ste 200 Colorado Springs, CO 80903
Civil Engineer:	Catamount Engineering 321 W. Henrietta Ave Suite 'A' PO Box 221 Woodland Park, CO 80866
Site Address:	1250 Meadowbrook Pkwy Colorado Springs, CO 80951
Tax ID Number:	5404303066
Area: Current Zoning: Proposed Zoning: Current Land Use: Proposed Land Use:	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%

Number of Units: Gross Density: Minimum Lot Size: R.O.W. Open Space Area Total Lot Area	83 8.41 DU/AC 1,173 S. F.  5.668 AC 10.17 AC
Zone Setbacks: West (Marksheffel Rd): South (Meadowbrook Pkwy): East: North:	70' 20' 30' 20'
Open Space Required = Open Space Provided =	(10% of 423,839 SF = 42,384 SF) 246,887 SF

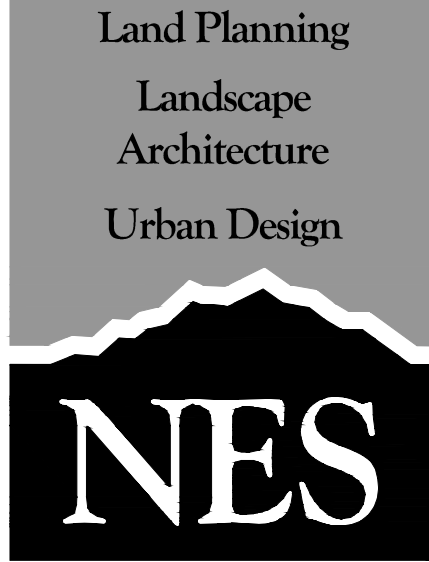
25% min. usable open space required (25% of 42,384 SF) = 10,596 SF  
usable open space provided (Tract B, C, D, E) = (246,887 SF of (59%)

SITE PARKING CALCULATIONS

<b>Required:</b>	
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
<b>Total Required</b>	<b>= 181 spaces</b>
<b>Provided:</b>	
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
<b>Total Provided</b>	<b>= 372 spaces</b>

SHEET INDEX

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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



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
  
Tel. 719.471.0073  
Fax 719.471.0267  
  
www.nescolorado.com  
  
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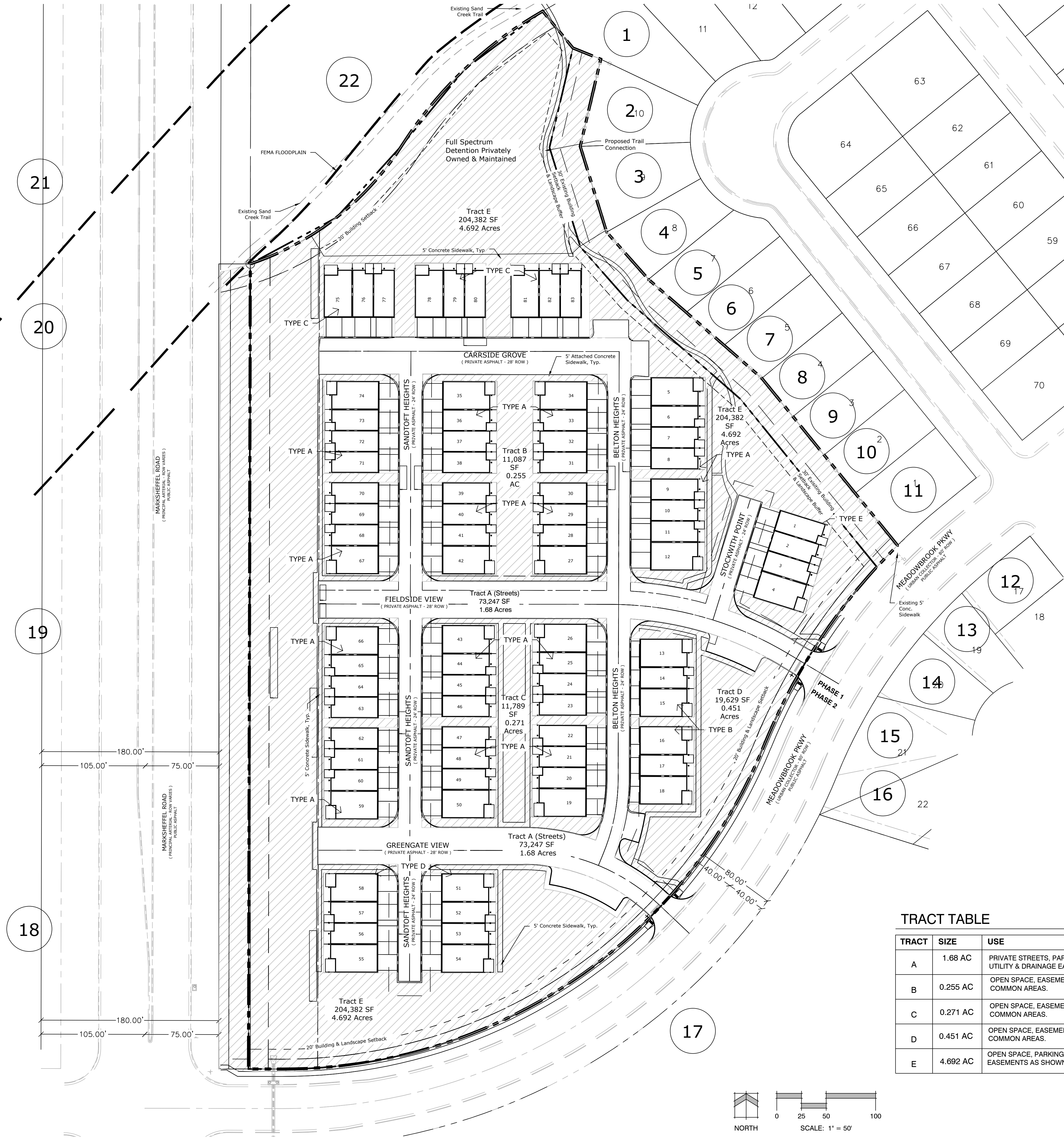
THE VILLAS  
AT  
CLAREMONT  
RANCH  
PUD & PRELIMINARY PLAN

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

Cover Sheet

1  
OF 8

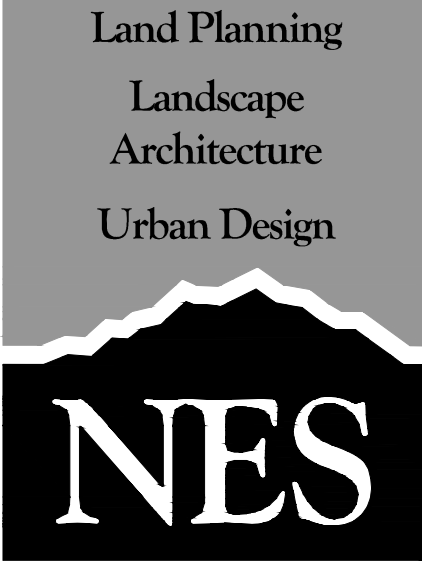
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TRACT TABLE

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

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



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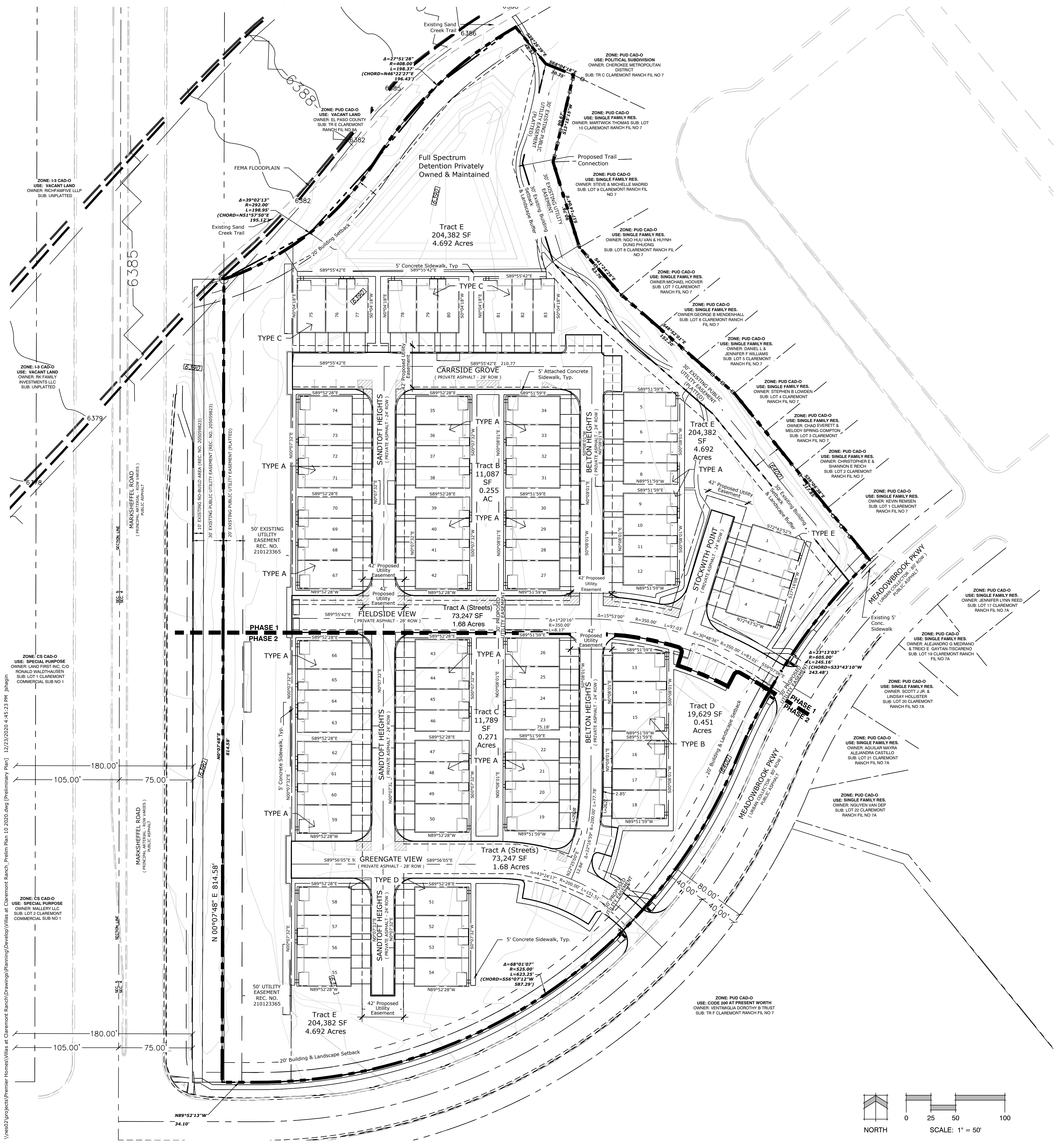
## THE VILLAS AT CLAREMONT RANCH

PUD & PRELIMINARY PLAN

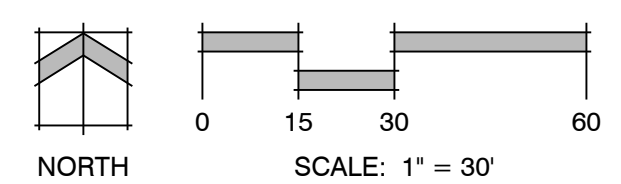
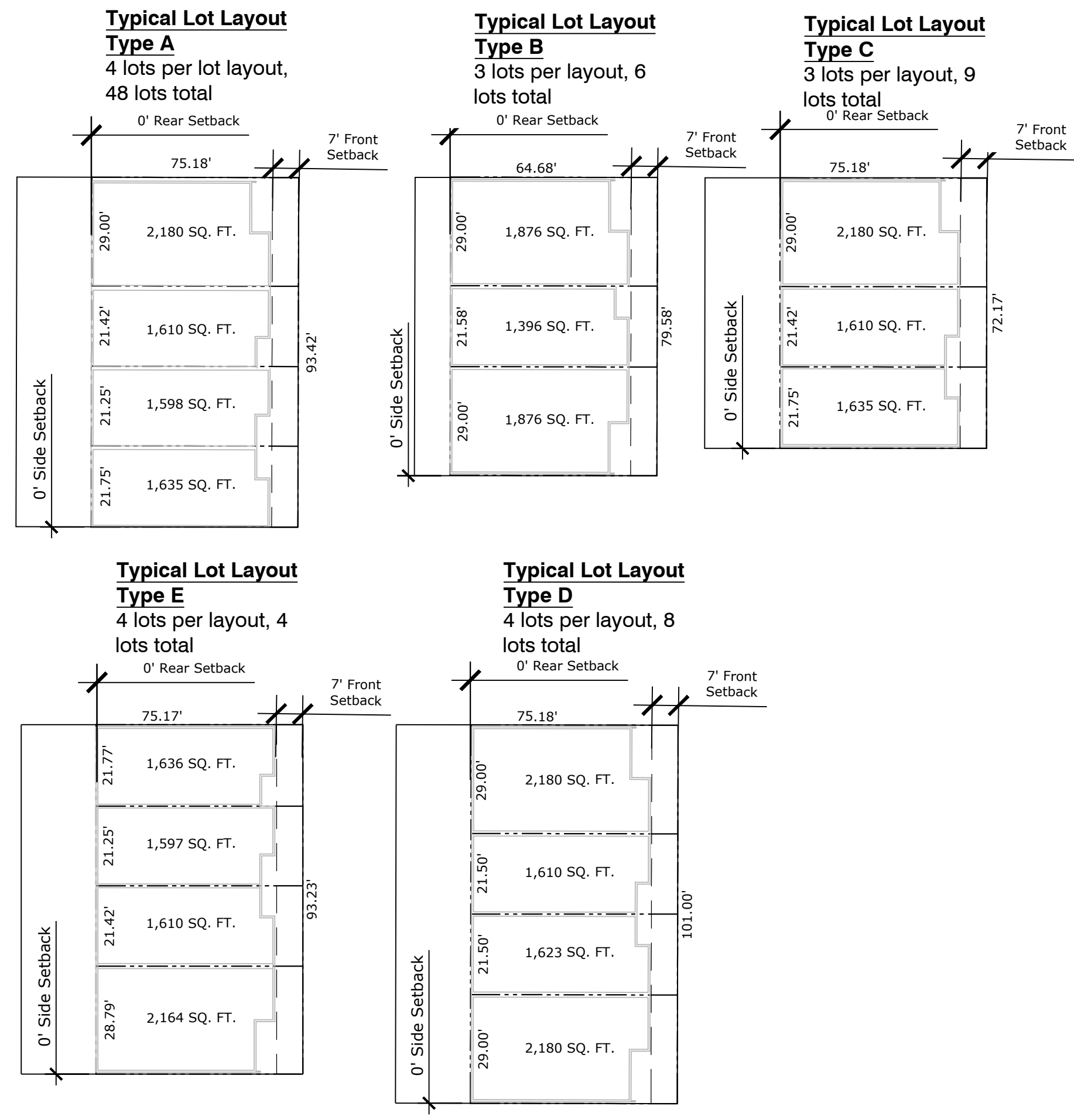
DATE: 12.23.2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: J. SHAGIN

### Tracts & Adjacent Property Owners Exhibit

2  
2 OF 8



LOT TYPICALS



Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

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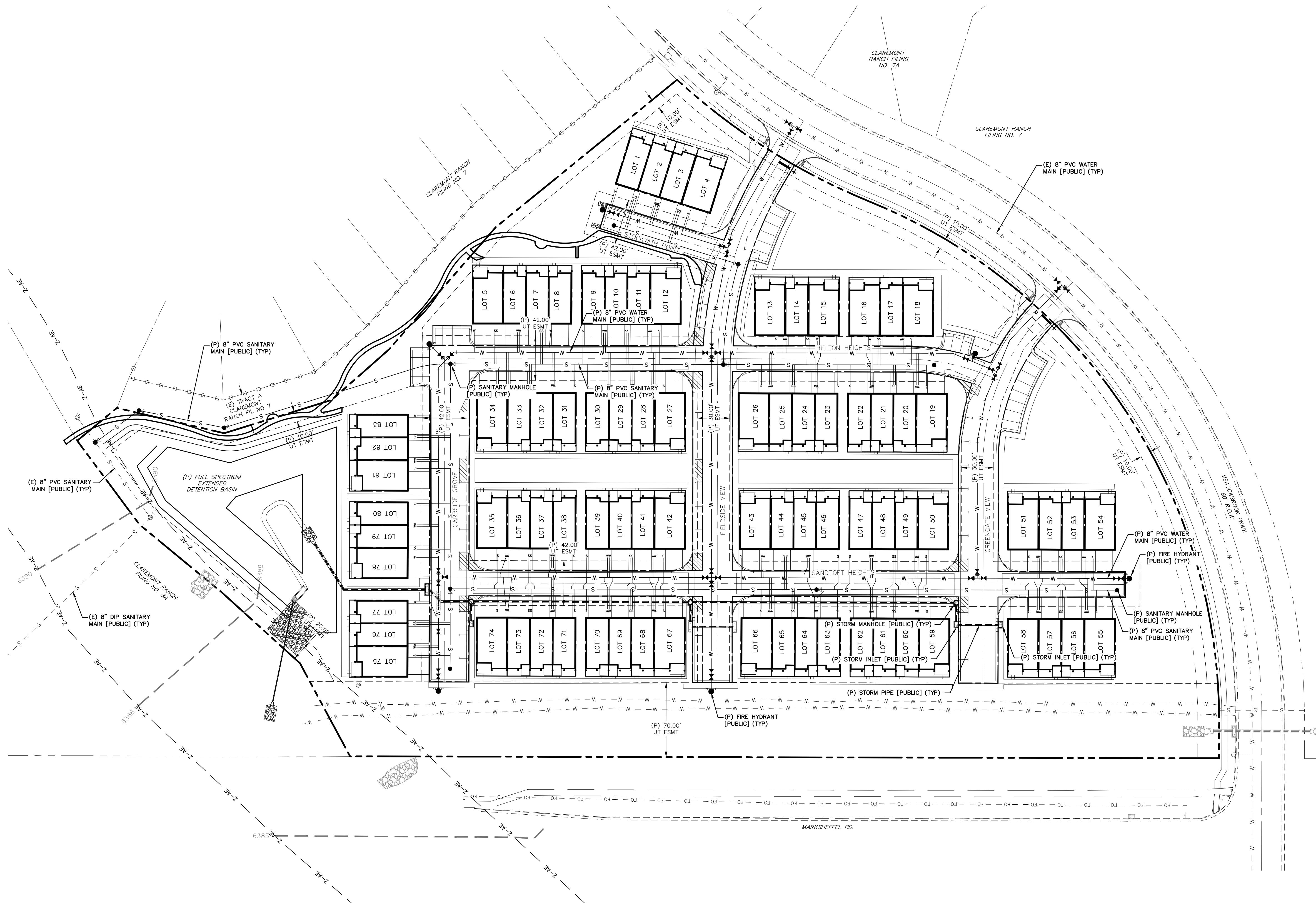
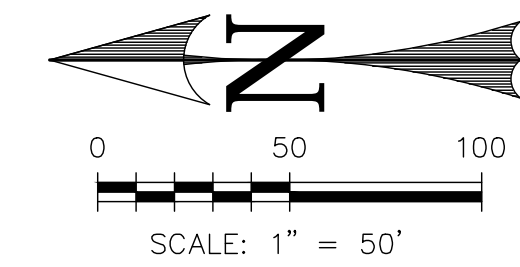
THE VILLAS  
AT  
CLAREMONT  
RANCH  
PUD & PRELIMINARY PLAN

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

DATE:	BY:	DESCRIPTION:
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Preliminary Plan

3  
OF 8



LEGEND

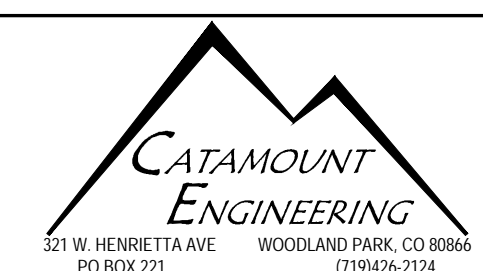
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FUTURE	(F)
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EASEMENT	ESMT
FIRE HYDRANT	FH
MANHOLE	MH
PROTECT-IN-PLACE	[PIP]
SANITARY	SAN
SEWER	SWR
STORM	STM
WATER	WTR
BOUNDARY	_____
RIGHT-OF-WAY	_____
LOT LINE	_____
EASEMENT	_____
SETBACK	_____
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(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—
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(P) WATER SERVICE	—W—

REV.	DESCRIPTION	DATE

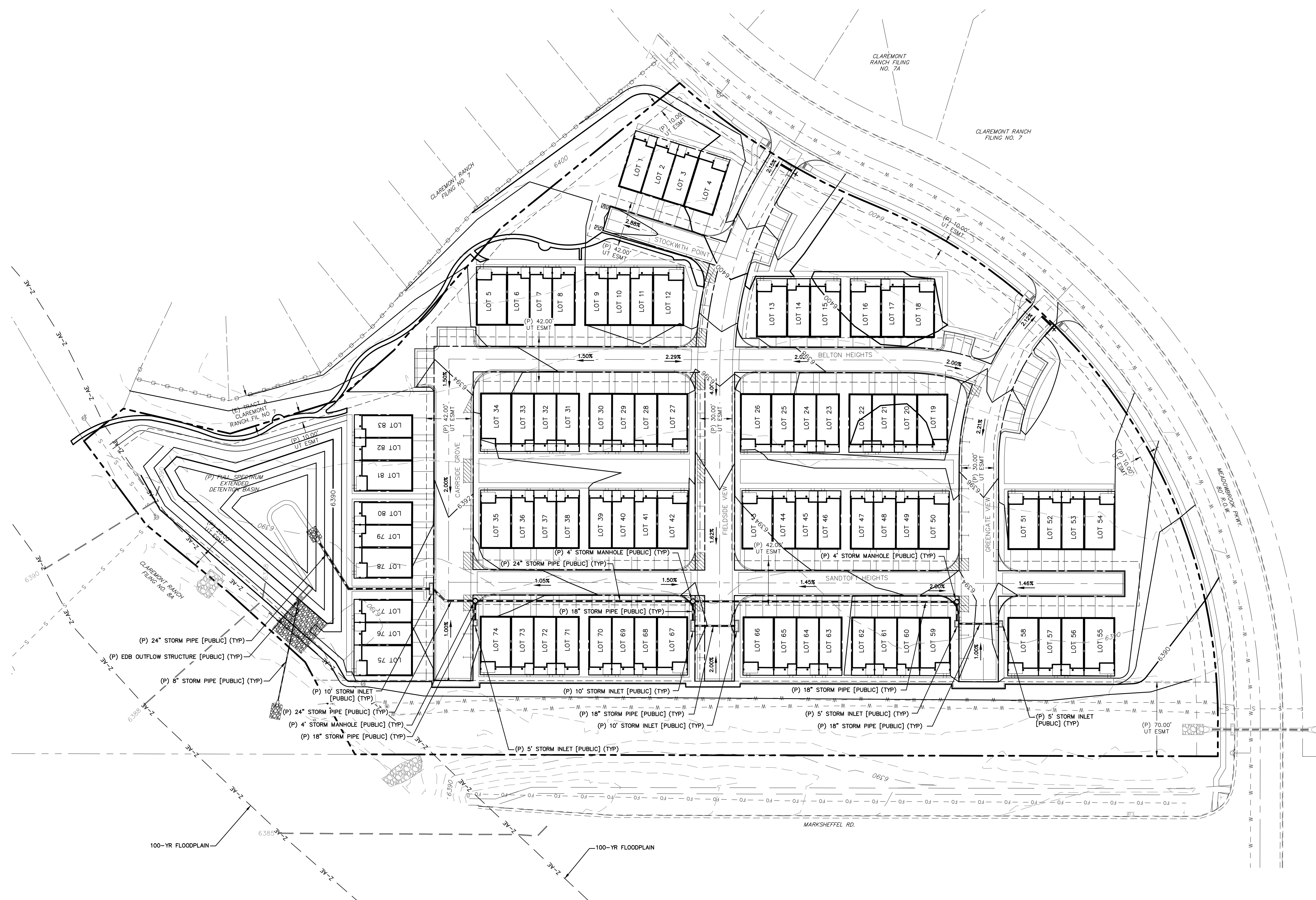


PREPARED FOR:  
**JIM MORLEY**  
20 BOULDER CRESCENT  
2ND FLOOR  
COLORADO SPRINGS, CO 80903

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



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



<b>LEGEND</b>	
EXISTING	(E)
PROPOSED	(P)
PUBLIC	[PUB]
PRIVATE	[PVT]
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RIGHT-OF-WAY	
LOT LINE	
EASEMENT	
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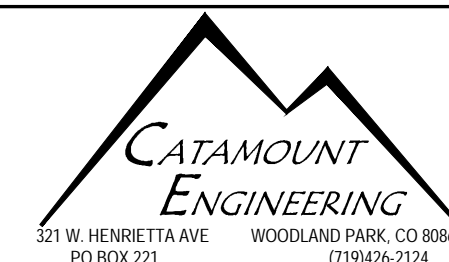
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PREPARED FOR:

**JIM MORLEY**

20 BOULDER CRESCENT  
2ND FLOOR  
COLORADO SPRINGS, CO 80903

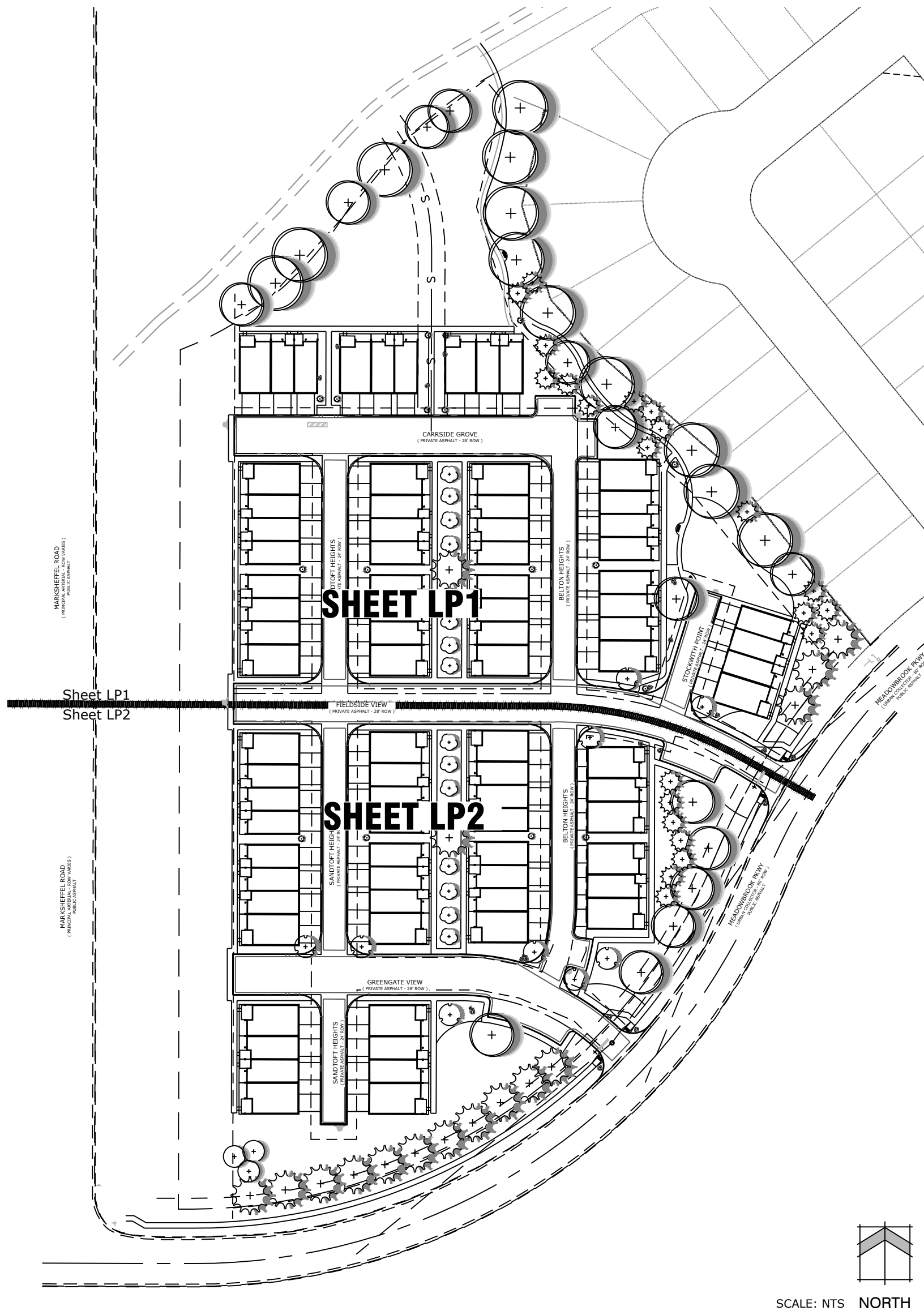
DAVID L. MIJARES, COLORADO PE #40510



## PRELIMINARY GRADING PLAN

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

KEY MAP



LANDSCAPE NOTES

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

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

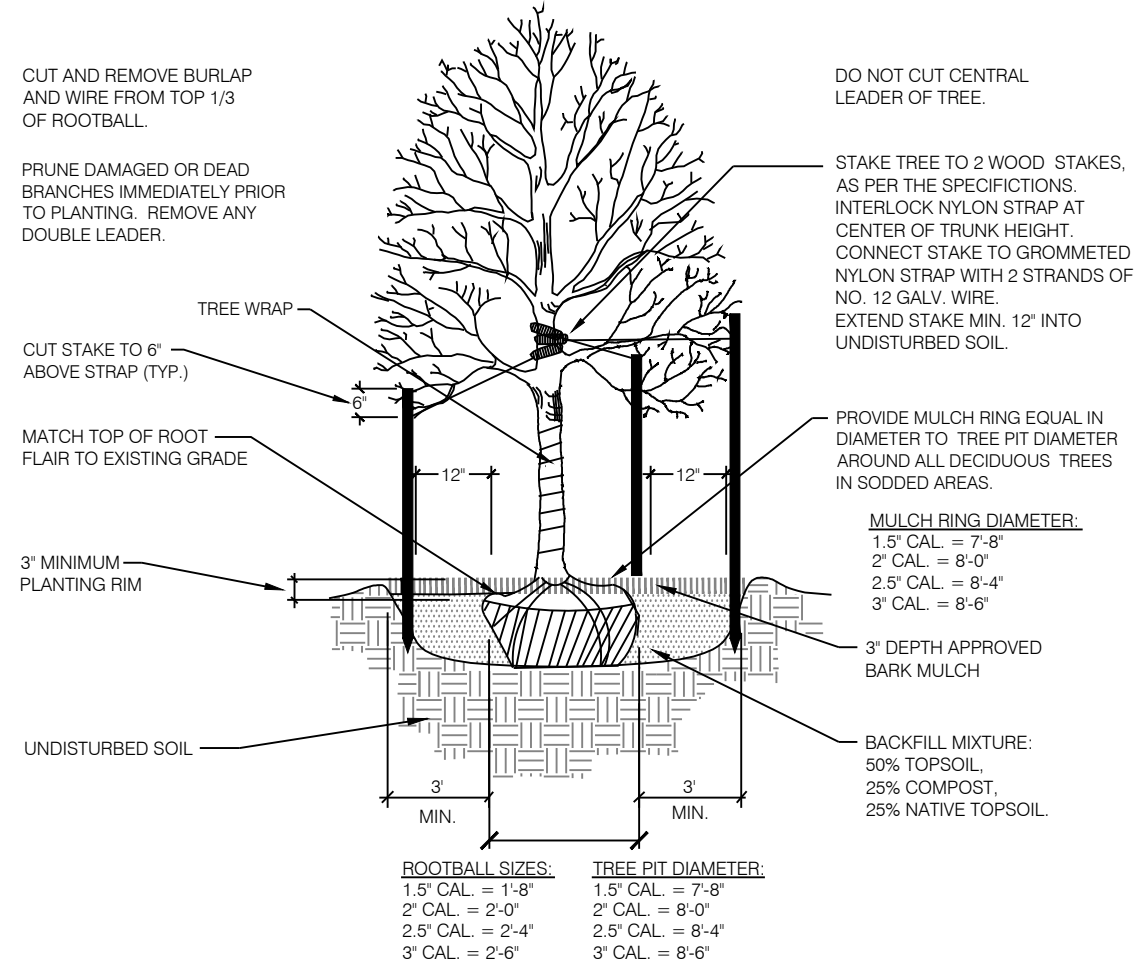
-OR-

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 GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

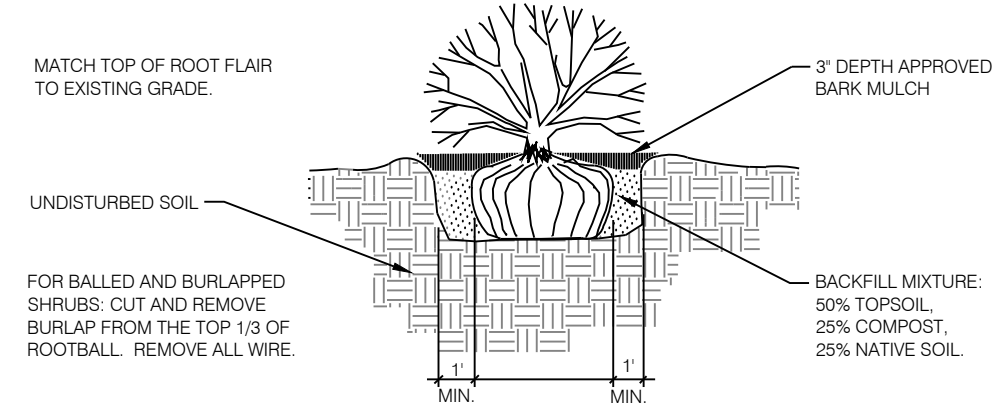
THE VILLAS AT CLAREMONT RANCH  
EL PASO COUNTY, COLORADO  
PUD DEVELOPMENT PLAN

PLANT SCHEDULE

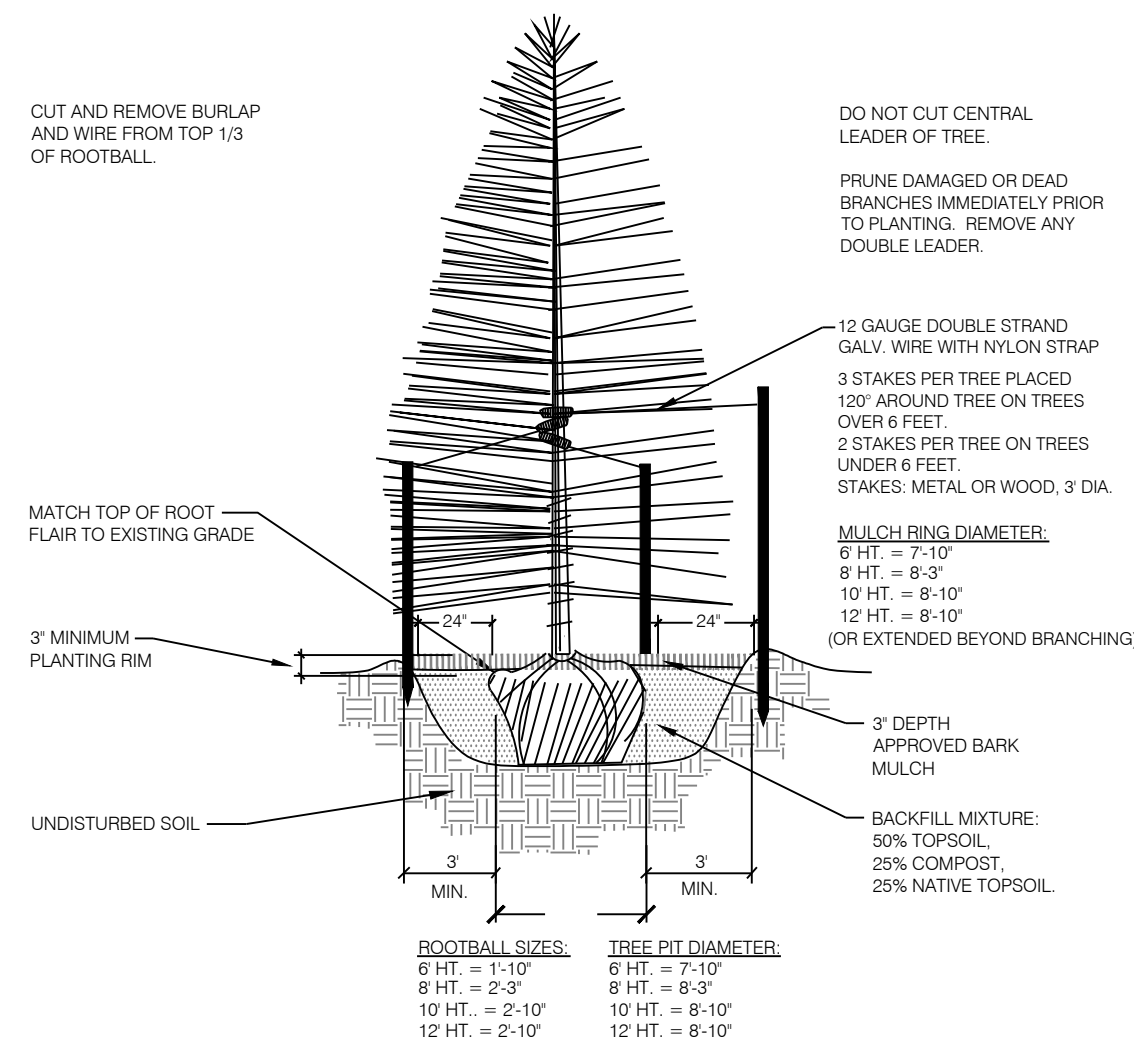
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Pde	12	Populus deltoides / Plains Cottonwood	70'	50'	3" Cal.	B&B	478S
Qga	3	Quercus gambelii / Gambel Oak	25'	20'	2" Cal.	B&B	125678DA
Tam	14	Tilia americana 'Redmond' / Redmond American Basswood	70'	40'	2.5" Cal.	B&B	4S
EVERGREEN 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		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
Scs	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

ALTERNATIVE TURF NATIVE SEED MIX

- PERMANENT SPRAY IRRIGATION

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

- PRATICE NO. & NAME: ARKANSAS VALLEY SEED CO.; CUSTOM MIX  
RANGE SITE: SANDY LOAMY
- 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 RECOMMEND. 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	SIDEOTS 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 Req. / 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	Grass Sub. Required/Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
60/0	----	(MK)	75%/100%		
90/0	280/0	(MB)	75%/100%		

Internal Landscaping

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

Landscape Buffers and Screens

Street Name or Property Line (Elev.)	Min. Width (in Ft.) Req. / Provided	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees (1/33%) / 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 Plants Req. / Prov.	Evergreen Plants (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

CLAREMONT RANCH

Climate Zone

(Figure 4 of Landscape Policy Manual)

Foothills Foothills & Plains Plains

Plant Communities

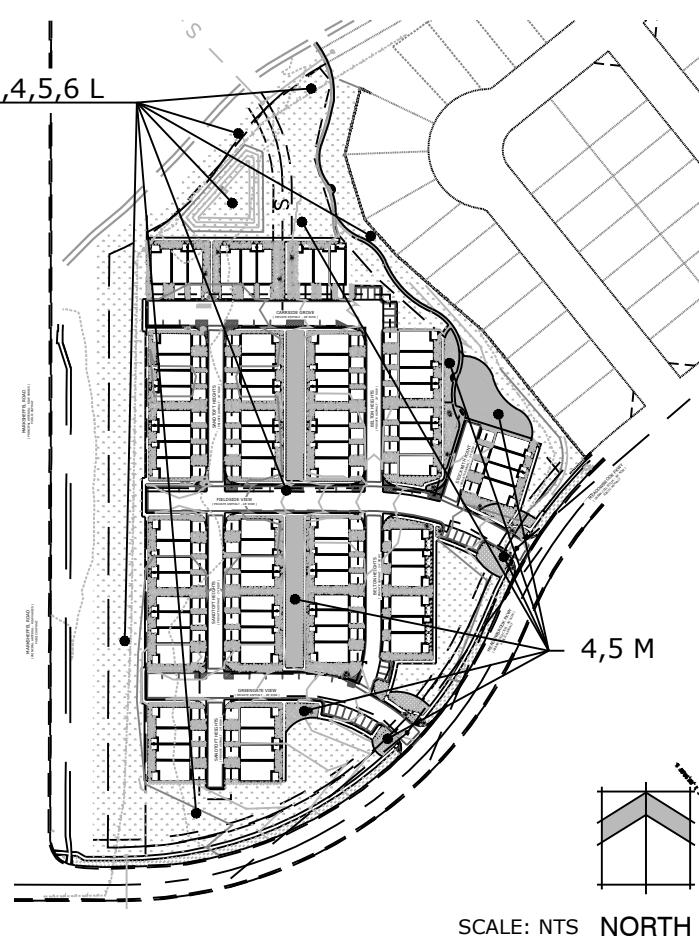
(Labeled by numbers on diagram)

- Semi-arid Shrublands
- Pinon-Juniper Woodlands
- Prairie
- Lower Elevation Riparian
- Foothill Shrublands
- Ponderosa Pine Forest
- Upper Elevation Riparian
- 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)



Land Planning

Landscape

Architecture

Urban Design



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

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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PLANNED LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

THE VILLAS AT  
CLAREMONT  
RANCH

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

SCALE

ISSUE INFO

DATE: BY: DESCRIPTION:

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

304

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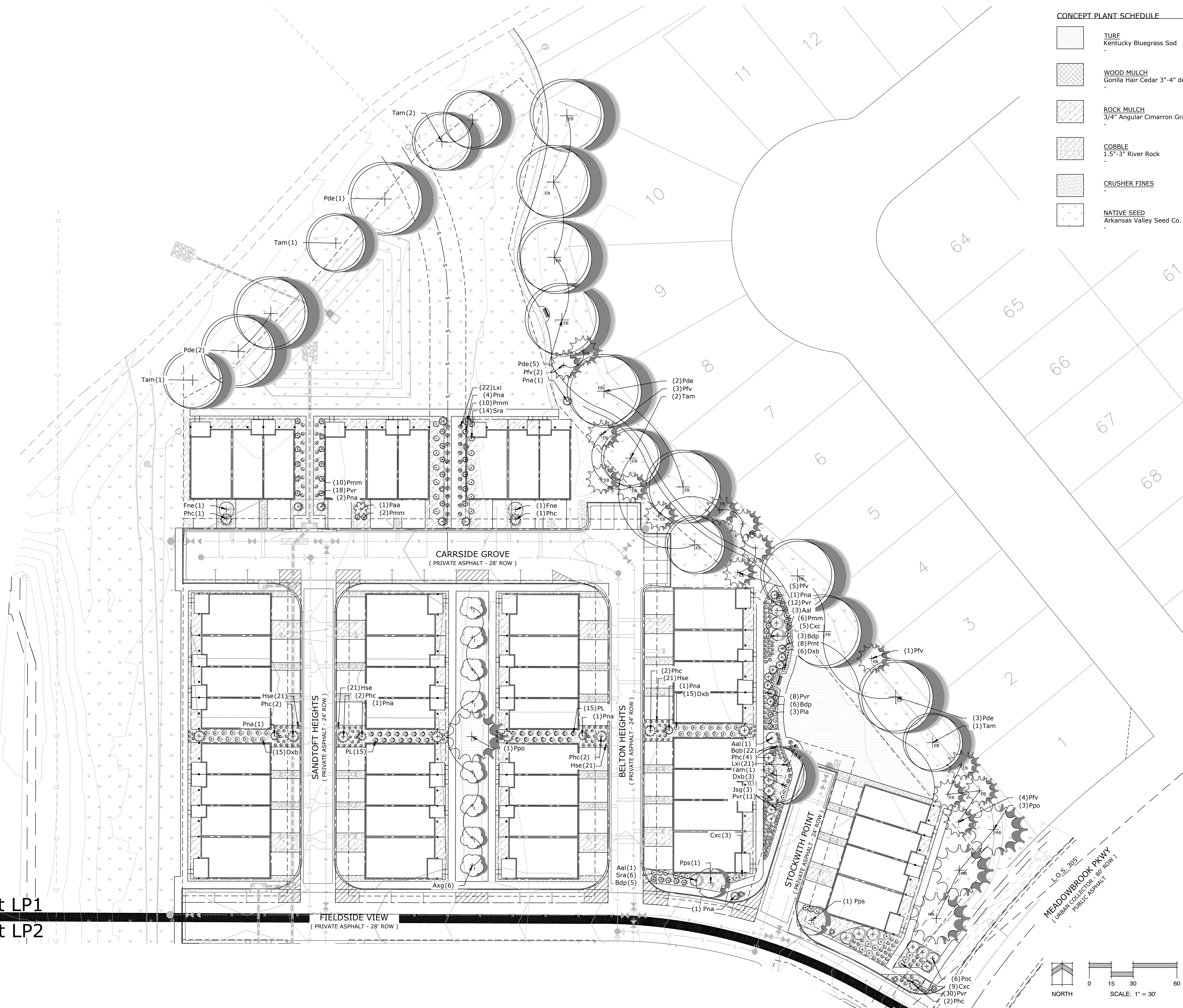
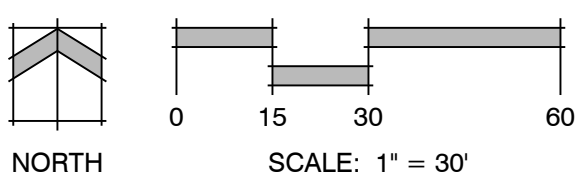
DATE:	BY:	DESCRIPTION:
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## Final Landscape Plan

7 OF 8

1000000



THE VILLAS  
AT  
CLAREMONT  
RANCH

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

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

Final Landscape Plan

8  
8 OF 8

SHEET NUMBER

PLANT LIST

Sheet LP1  
Sheet LP2

MARKSHEFFEL ROAD  
( PRINCIPAL ARTERIAL - ROW VARIES )  
PUBLIC ASPHALT

FIELDSIDE VIEW  
( PRIVATE ASPHALT - 28' ROW )

SANDTOFT HEIGHTS  
( PRIVATE ASPHALT - 24' ROW )

GREENGATE VIEW  
( PRIVATE ASPHALT - 28' ROW )

BELTON HEIGHTS  
( PRIVATE ASPHALT - 24' ROW )

MEADOWBROOK PKWY  
( URBAN COLLECTOR - 60' 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

