

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 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 single-family attached community accessed by alleys and fronting open space greenways.
- B.

Principal Uses	
Attached Single Family	A
Detached Single Family	A
Open Space, Parks, and Trails	A
Recreational Amenities	A
Utilities, Detention Pond	A

Are you sure you would want to include this? This would involve installation of a separate living quarters, attached or detached. Specify - accessory living quarters (attached) per LDC Sec. 5.2.1. Not likely detached will work on this product but you should specify. Mother in law apartment is not defined in EPC LDC.

Accessory Uses	
0.08	A*
Group Home	A*
Home Occupation, Residential	A
Mother-in-law apartment	A
Personal Use Greenhouse	A
Residential Accessory Structures & uses	A
Solar Energy System	A

Legend

A: Allowed Use

S: Special Use

T: Temporary Use

Uses not listed in this table are prohibited

*Day Care & Group Homes may be an Allowed Use or a Special Use depending on the size as defined in Table 5-3 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.17 of the El Paso County Land Development Code OR as otherwise Amended

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

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

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

D. Development Standards:

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

It is fine to leave this here but also include a note to the same effect

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

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

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

PUD MODIFICATION TABLE

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

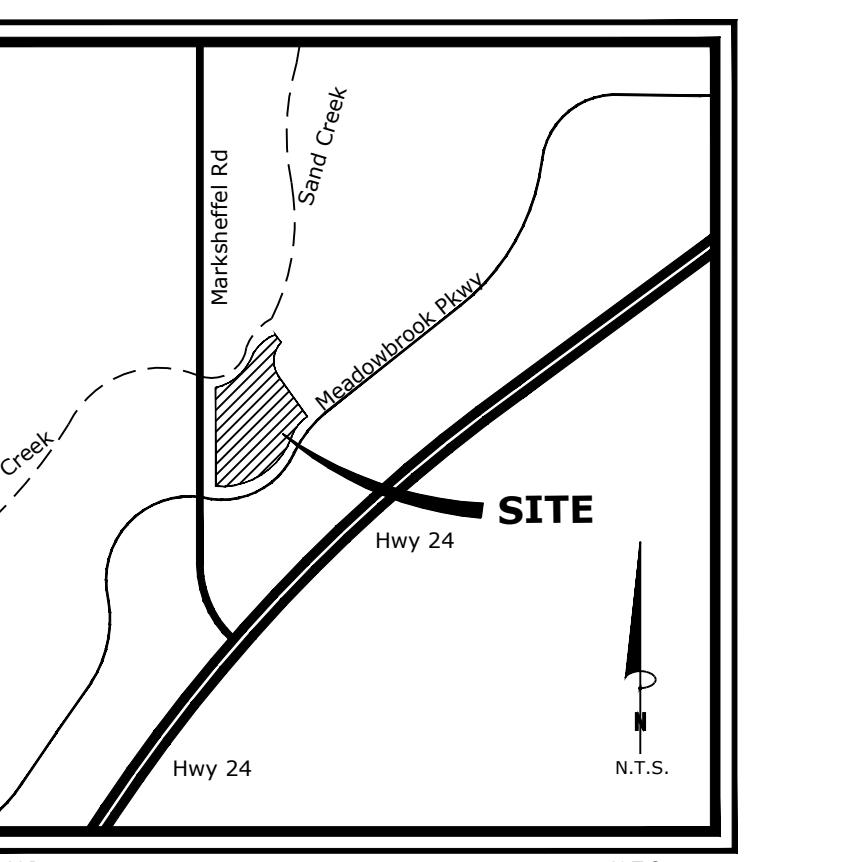
LDC/ECM Section	Category	Standard	Modification	Justification
1 LDC Chapter 8.4(E)(2)	Private Roads Require Waiver	Use of private roads shall be limited.	Private roads proposed to serve only this development	Private roads provide more flexibility in the design of the development in order to provide more open space and better pedestrian connectivity.
2 LDC Chapter 8.4(E)(3)	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards.	Road width, centerline radius and roadway terminations (see 3.4, and 5 below)	The private roads will be owned and maintained by the Home Owners Association.
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

4 and 5 are missing?

THE VILLAS AT CLAREMONT RANCH

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

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



What is this?

Need to include reference to alternate landscape request. Make reference here and include justification on landscape plan page

LEGAL DESCRIPTION

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

Plan set indicates 6 ft?

GENERAL NOTES

- Site Plan Landscape Plan for proposed buffering and screening from surrounding properties. A 5 foot Noise Barrier wall will be installed along the west boundary of the site as recommended by LSC after the noise study completed on November 18, 2010. Based on the study, the noise barrier shall be a 6' tall, well or combination of the two.
- The property is located in FIRM panel NO. 08041C0756G, Dated 12.07.2018, designated floodplain as shown therein.
- 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 applicable state or local accessibility standards or regulations.
- An aviation easement is requested by the CSAC at the time of final plat.
- 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 with The Villas at Claremont Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Villas at Claremont Ranch lies within an Airport Overlay Zone and is located less than 3 miles from Colorado Springs Municipal Airport and may at times (24 hours per day), experience noise and other aircraft activity associated with aircraft and the Airport.
- FAA Form 7460-1: Based on design 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.
- The following utility providers will serve the Villas at Claremont PUD Plan Area:
Water: Cherokee Metro District
Wastewater: Cherokee Metro District
Gas: CSU
Electric: Colorado River Electric
10. Minimum Lot sizes are per site data.
- 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. There shall be no direct lot access to Marksheffel Road or Meadowbrook Parkway.

Add: No objects more than 30 inches above the finished elevation of the adjacent roadway are allowed within the sight distance easements.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS

A "Geology and Soils Study" for Villas at Claremont Ranch, El Paso County, Colorado was completed by Entech Engineering, Inc. on September 22, 2017 (Revised April 16, 2020)

Geologic Hazard Note:
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Soil, Geology, and Geologic Hazard Study by Entech Engineering Inc. on September 22, 2017 (Revised April 16, 2020) in file PUDSP211 available at the El Paso County Planning and Community Development Department:

- Artificial Fill: Across the site
- Collapsible Soils: Potentially across the site
- Areas of Erosion: Across the site
- Potentially Seasonally High Groundwater: (Northwestern portion of the site)

Groundwater & Floodplain Areas:
The northern portion of the site is mapped within floodplain zones according to FEMA Map No. 08041C0756G, Figure 8 (Reference 7). The floodplain is along the East Fork of Sand Creek, and the proposed development will avoid this area.

Entech Engineering Inc. concludes in their report that development of the site can be achieved if the items mentioned above are mitigated. These items can be mitigated through proper design and construction or through avoidance. Investigation on each lot is recommended prior to construction.

One of these needs to be corrected.

Needed for Cherokee M.D. also?

RODO INVESTMENTS LLC
Name of Landowner
Landowner's Signature, notarized
Ownership Certification
I/we declare that I/we am (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described herein and that title to such land is owner in fee simple by _____ at the time of this application.
Notarized signature
OR Name of Attorney and registration number

County Certification
This PUD Development Plan & Preliminary Plan for Villas at Claremont Ranch request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code, as amended, this _____ day of _____ 20____ and is hereby approved.
Director, Planning & Community Development
Date

Clerk and Recorder Certification
State of Colorado _____ ss. El Paso County _____
I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____
El Paso County Clerk and Recorder

Previous comment not addressed: please include full title on all sheets in the plan set.

SITE DATA

Owner/Subdivider: RODO Investments LLC
20 Boulder Crescent, Ste 200
Colorado Springs, CO 80903

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

Applicant/Preparer: Premier Homes
200 West City Center Drive, Suite 200
Pueblo, CO 81003

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, 5404303062

Area: 10.17 AC (443,005 SQ. FT.)
Current Zoning: PUD CAD-O, AP2 Subzone

Proposed Zoning: PUD CAD-O, AP2 Subzone

Current Land Use: Vacant

Proposed Land Use: Attached Single Family

Number of Units: 83 (69,908 SQ. FT.)
Gross Density: 8.41 DU/AC

Minimum Lot Size: 1.396 SQ. FT.

Open Space Area & Detention: 5.668 AC (Tracts B, C, D & E)

Total Lot Area: 10.17 AC (443,005 SQ. FT.)

Lots: 83 Lots (109,185 SQ. FT.)
Tracts: A*, B, C, D, E (195,278 SQ. FT.)

*Tract A Street & Parking (73,181 SF.)

Building Setbacks: South (Marksheffel Rd): 70'
East (Meadowbrook Pkwy): 20'
North: 30'

Building Setbacks & Buffers: West (Marksheffel Rd): 15'
South (Marksheffel Rd): 20'
East (Buffer): 15'
North (Buffer): 15'

Open Space Required = 10% of 442,943 SF = 44,294 SF
Open Space Provided = 195,538 SF (44%)

25% min. usable open space required (25% of 44,294 SF) = 11,074 SF

usable open space provided (Tract B, C, D, E (Excluding Detention)) = 162,909 SF (83%)

How does this come out to 83% of the site?

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) =

THE VILLAS AT CLAREMONT RANCH

PUD & PRELIMINARY PLAN

DATE:
PROJECT MGR:
PREPARED BY:

12.23.2020
A. Barlow
J. SHAGIN

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

Tracts & Adjacent
Property Owners Exhibit

2 OF 13

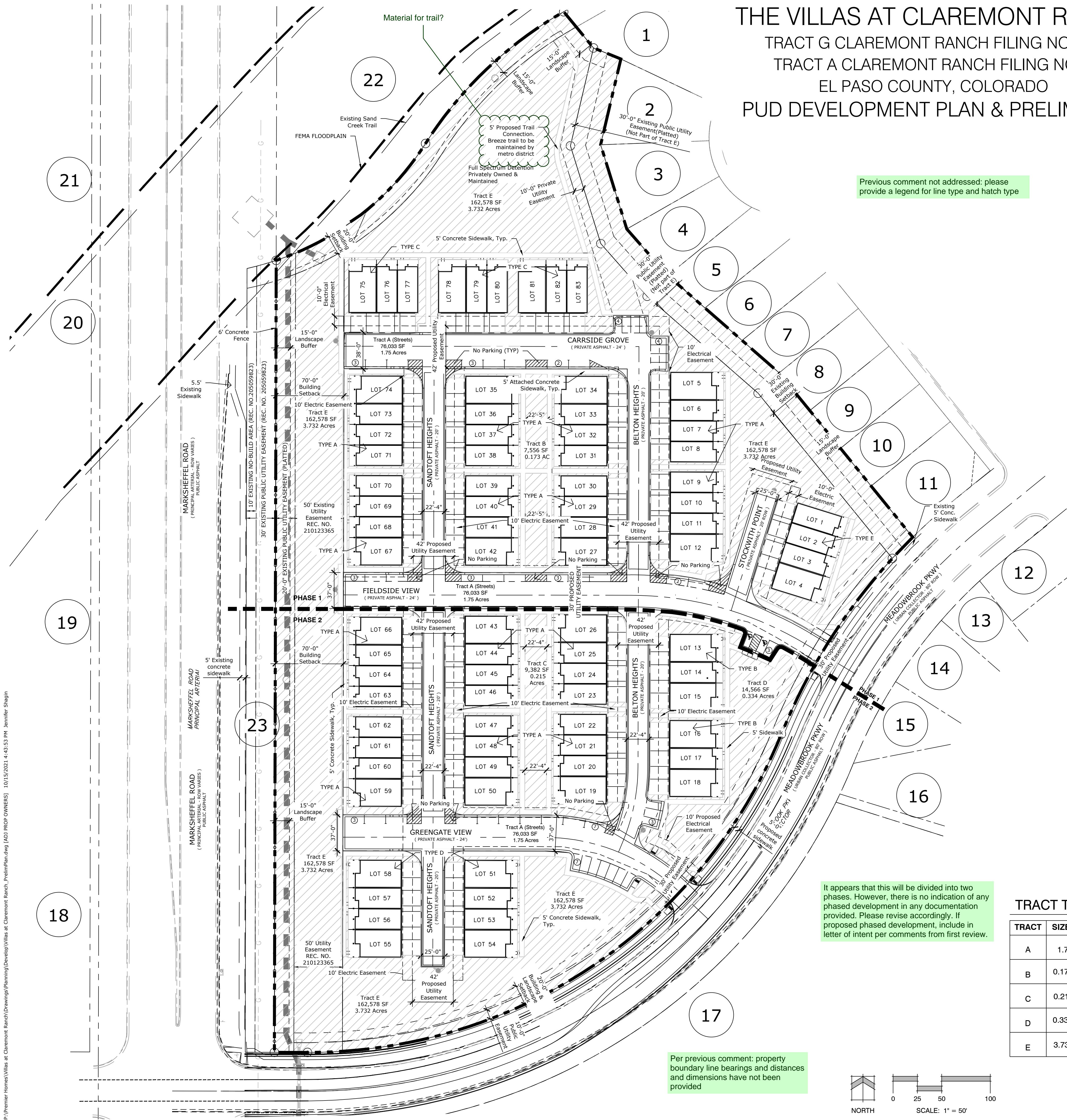
THE VILLAS AT CLAREMONT RANCH

TRACT G CLAREMONT RANCH FILING NO. 7 &

TRACT A CLAREMONT RANCH FILING NO. 7

EL PASO COUNTY, COLORADO

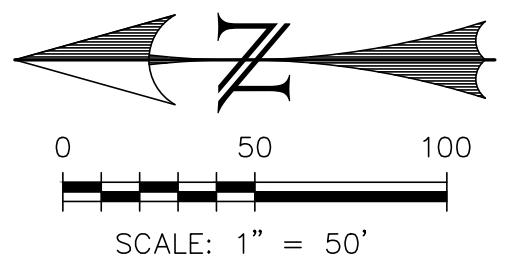
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



Name	Mailing Address	City, State, Zip
1 CHEROKEE METROPOLITAN DISTRICT	6250 PALMER PARK BLVD	COLORADO SPRINGS CO, 80915
2 MARTWICK THOMAS L	1989 DEWHIRST DR	COLORADO SPRINGS CO, 80951
3 STEVE & MICHELLE MADRID	1997 DEWHIRST DR	COLORADO SPRINGS CO, 80951
4 DUNG PHUONG	8157 MISTY MOON DR	COLORADO SPRINGS CO, 80924
5 MICHAEL HOOVER	2013 DEWHIRST DR	COLORADO SPRINGS CO, 80951
6 GEORGE B MENDENHALL	348 FOX LN	LOUISVILLE CO, 80027
7 DANIEL L & JENNIFER F WILLIAMS	2029 DEWHIRST DR	COLORADO SPRINGS CO, 80951
8 STEPHEN B LOWDEN	2037 DEWHIRST DR	COLORADO SPRINGS CO, 80951
9 CHAD EVERETT & MELODY SPRING COMPTON	2045 DEWHIRST DR	COLORADO SPRINGS CO, 80951
10 CHRISTOPHER E & SHANNON E REICH	2053 DEWHIRST DR	COLORADO SPRINGS CO, 80951
11 KEVIN REMSEN	21494 E WANDERLUST PL	PARKER CO, 80138
12 JENNIFER LYNN REED	2109 DEWHIRST DR	COLORADO SPRINGS CO, 80951
13 ALEJANDRO G MEDRANO & TREICI E GAYTAN-TISCARENO	7988 PARSONAGE LN	COLORADO SPRINGS CO, 80951
14 SCOTT J JR. & LINDSAY HOLLISTER	10669 GLENDOVER LN	SAN DIEGO CA, 92126
15 AGUILAR MAYRA ALEJANDRA CASTILLO	7976 PARSONAGE LN	COLORADO SPRINGS CO, 80951
16 NGUYEN DEP VAN	7970 PARSONAGE LN	COLORADO SPRINGS CO, 80951
17 VENTIMIGLIA DOROTHY B TRUST	PO BOX 618	LARKSPUR CO, 80118
18 MALLERY LLC	7575 PINERY CIR	COLORADO SPRINGS CO, 80908
19 LAND FIRST INC, C/O RONALD WALDTHAUSEN	1378 PROMONTORY BLUFF VW	COLORADO SPRINGS CO, 80921
20 RK FAMILY INVESTMENTS LLC	4560 W 33RD AVE	DENVER CO, 80212
21 RICHFAMFIVE LLP	1825 LAWRENCE ST STE 112	DENVER CO, 80202
22 EL PASO COUNTY	200 S CASCADE AVE STE 150	COLORADO SPRINGS CO, 80903
23 Central Marksheffel Metro District	455 E PIKES PEAK AVE STE 100	COLORADO SPRINGS, CO 80903

TRACT TABLE

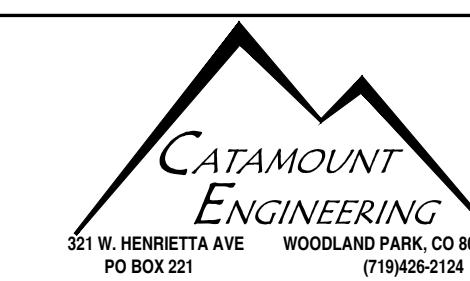
TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	1.75 AC	PRIVATE STREETS, PARKING, PUBLIC UTILITY & DRAINAGE EASEMENTS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
B	0.173 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
C	0.215 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
D	0.334 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
E	3.732 AC	OPEN SPACE, DETENTION & EASEMENTS AS SHOWN.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association



REV.	DESCRIPTION	DATE

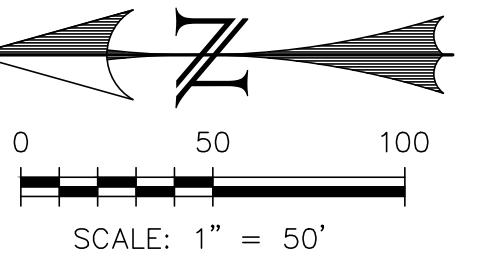


PREPARED FOR:
JIM MORLEY
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903

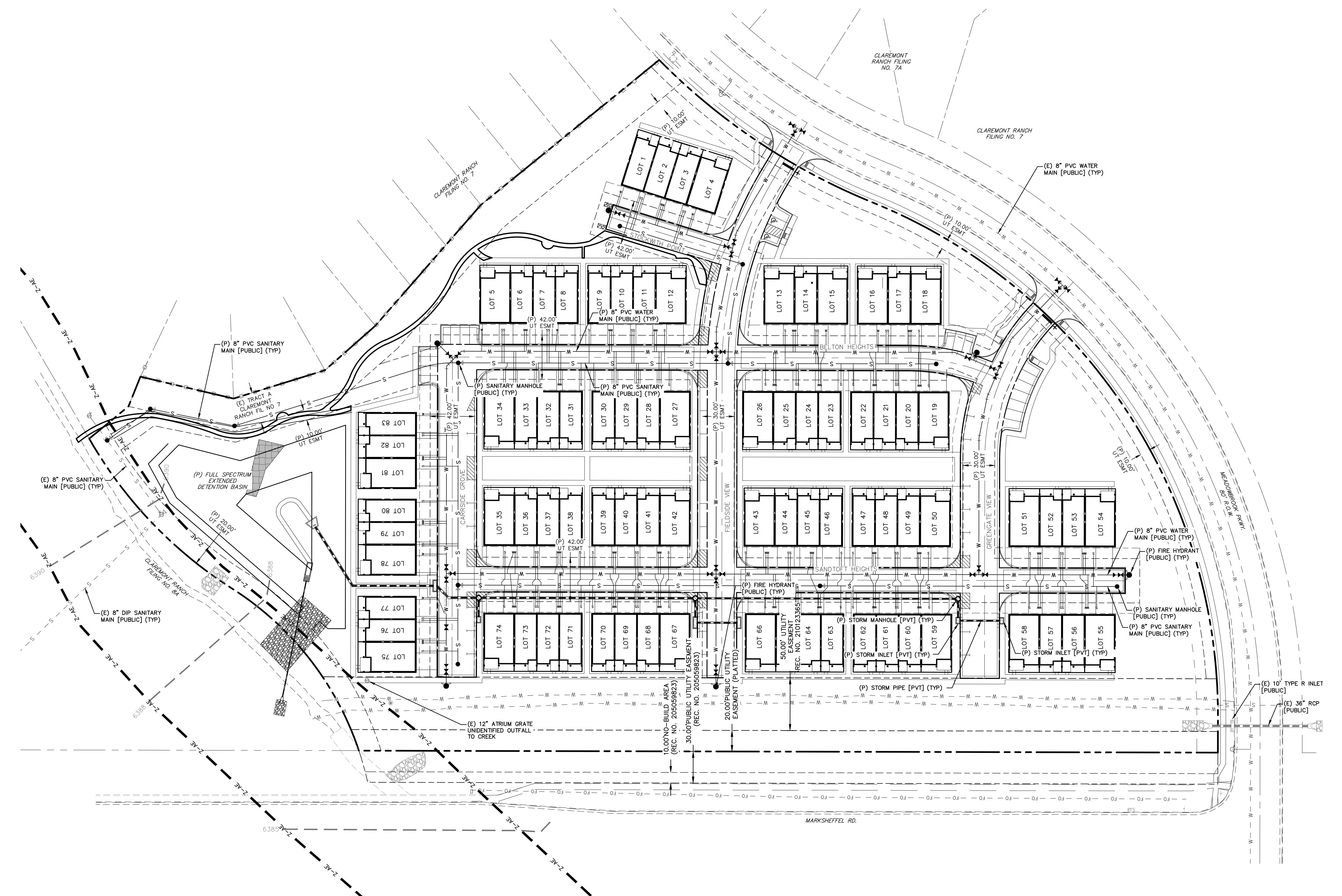


THE VILLAS AT CLAREMONT RANCH
PRELIMINARY GRADING PLAN

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



SCALE: 1" = 50'

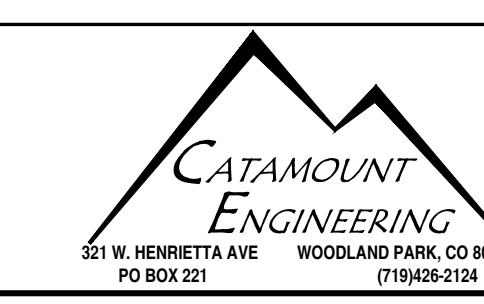


LEGEND	
(E)	EXISTING
(P)	PROPOSED
[PUB]	PUBLIC
[PVT]	PRIVATE
(F)	FUTURE
~	EXISTING ASPHALT
C&G	CURB AND GUTTER
ESMT	EASEMENT
FH	FIRESIDE VIEW
MH	GREENSIDE VIEW
[PIP]	PROTECT-IN-PLACE
SAN	SANITARY
SWR	SEWER
STM	STORM
WTR	WATER
—	BOUNDARY
—	RIGHT-OF-WAY
—	LOT LINE
—	EASEMENT
—	SETBACK
—> S	(E) SANITARY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

REV.	DESCRIPTION	DATE



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



THE VILLAS AT CLAREMONT RANCH
PRELIMINARY UTILITY PLAN

DESIGNED BY: DLM DRAWN BY: DBM
SCALE: N/A DATE: 11/17/20
JOB NUMBER SHEET
16-102 5 OF 13

PLANT LIST

PLANT SCHEDULE			
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
Pde	12	Populus deltoides / Plains Cottonwood	70' 50' 3" Cal. B&B
Qga	3	Quercus gambelii / Gambel Oak	25' 20' 2" Cal. B&B
Tam	12	Tilia americana "Redmond" / Redmond American Basswood	70' 40' 2.5" Cal. B&B
Pfv	17	Pinus flexilis "Vanderwolf's Pyramid" / Vanderwolf's Pyramid Limber Pine	35' 20' 6' HT B&B
Pna	67	Pinus nigra "Arnold Sentinel" / Arnold Sentinel Austrian Black Pine	25' 6' 6" HT B&B
Ppo	16	Pinus ponderosa / Ponderosa Pine	60' 35' 8' HT B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
Avg	24	Amelanchier x grandiflora "Autumn Brilliance" / Ab Apple Serviceberry	25' 15' 2" Cal. B&B
Cic	2	Craatox leievata "Crimson Cloud" / Crimson Cloud English Hawthorn	20' 15' 1.5" Cal. B&B
Pps	10	Prunus padus / Bird Cherry	30' 20' 2.5" Cal. B&B
Ppa	1	Prunus padus "Summer Glow" / Summer Glow European Birdcherry	30' 20' 2.5" Cal. B&B
FLOWERING TREES	CODE	QTY	BOTANICAL / COMMON NAME
Avg	24	Amelanchier x grandiflora "Autumn Brilliance" / Ab Apple Serviceberry	25' 15' 2" Cal. B&B
Cic	2	Craatox leievata "Crimson Cloud" / Crimson Cloud English Hawthorn	20' 15' 1.5" Cal. B&B
Pps	10	Prunus padus / Bird Cherry	30' 20' 2.5" Cal. B&B
Ppa	1	Prunus padus "Summer Glow" / Summer Glow European Birdcherry	30' 20' 2.5" Cal. B&B
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
Asl	5	Amelanchier alnifolia / Saskatoon Serviceberry	12' 8' #5 CONT CONT
Bdp	82	Buddleja davidi "Petite Snow" / Petite Snow Butterfly Bush	4' 4' #5 CONT CONT
Cxc	67	Caryopteris x clandonensis / Blue Mist Spirea	4' 4' #5 CONT CONT
Dxb	19	Daphne x burkwoodii "Briggs Moonlight" / Briggs Moonlight Daphne	3' 3' #5 CONT CONT
Fne	1	Forestiera neomexicana / New Mexican Privet/Desert Olive	12' 10' #7 CONT CONT
Poc	18	Physocarpus opulifolius "Coppertina" / Coppertina Ninebark	8' 8' #5 CONT CONT
PL	50	Physocarpus opulifolius "Little Devil" TM / Dwarf Ninebark	3' 5' GAL. CONT
Pea	5	Prunus americana / American Plum	12' 10' #7 CONT CONT
Scc	23	Symporicarpos occidentalis / Western Snowberry	4' 4' #5 CONT CONT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
Jsg	3	Juniperus scopulorum "Gray Gleam" / Gray Gleam Juniper	12' 6' #7 CONT CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
Bgb	58	Bouteloua gracilis "Blonde Ambition" / Blonde Grama Grass	3' 2' #1 CONT CONT
Hse	12	Helictotrichon sempervirens / Blue Oat/Blue Avena	2' 2' #1 CONT CONT
Pvr	153	Panicum virgatum "Shenandoah" / Red Switch Grass	4' 2.5' #1 CONT CONT
Sra	9	Saccharum ravennae / Plume/Ravenna Grass	10' 4' #3 CONT CONT
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME
Lxi	21	Lavandula x intermedia "Provence" / Provence Lavender	2.5' 2.5' #1 CONT CONT
Sdf	11	Salvia officinalis / Garden Sage	2' 2' #1 CONT CONT
EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME
Jsb	4	Juniperus squamata "Blue Star" / Blue Star Juniper	1.5' 3' #3 CONT CONT
Pmt	8	Pinus mugo "Tannenbaum" / Tannenbaum Mugo Pine	10' 6' #5 CONT CONT
Pmm	53	Pinus mugo "Valley Cushion" / Valley Cushion Mugo Pine	2.5' 4' #5 CONT CONT
Phc	13	Pinus sylvestris "Hillside Creeper" / Hillside Creeper Scotch Pine	3' 8' #5 CONT CONT

THE VILLAS AT CLAREMONT RANCH

EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN

SCHEMATIC LANDSCAPE DIAGRAM CLAREMONT RANCH

Climate Zone

(Figure 4 of Landscape Policy Manual)

Foothills Foothills & Plains

Plant Communities

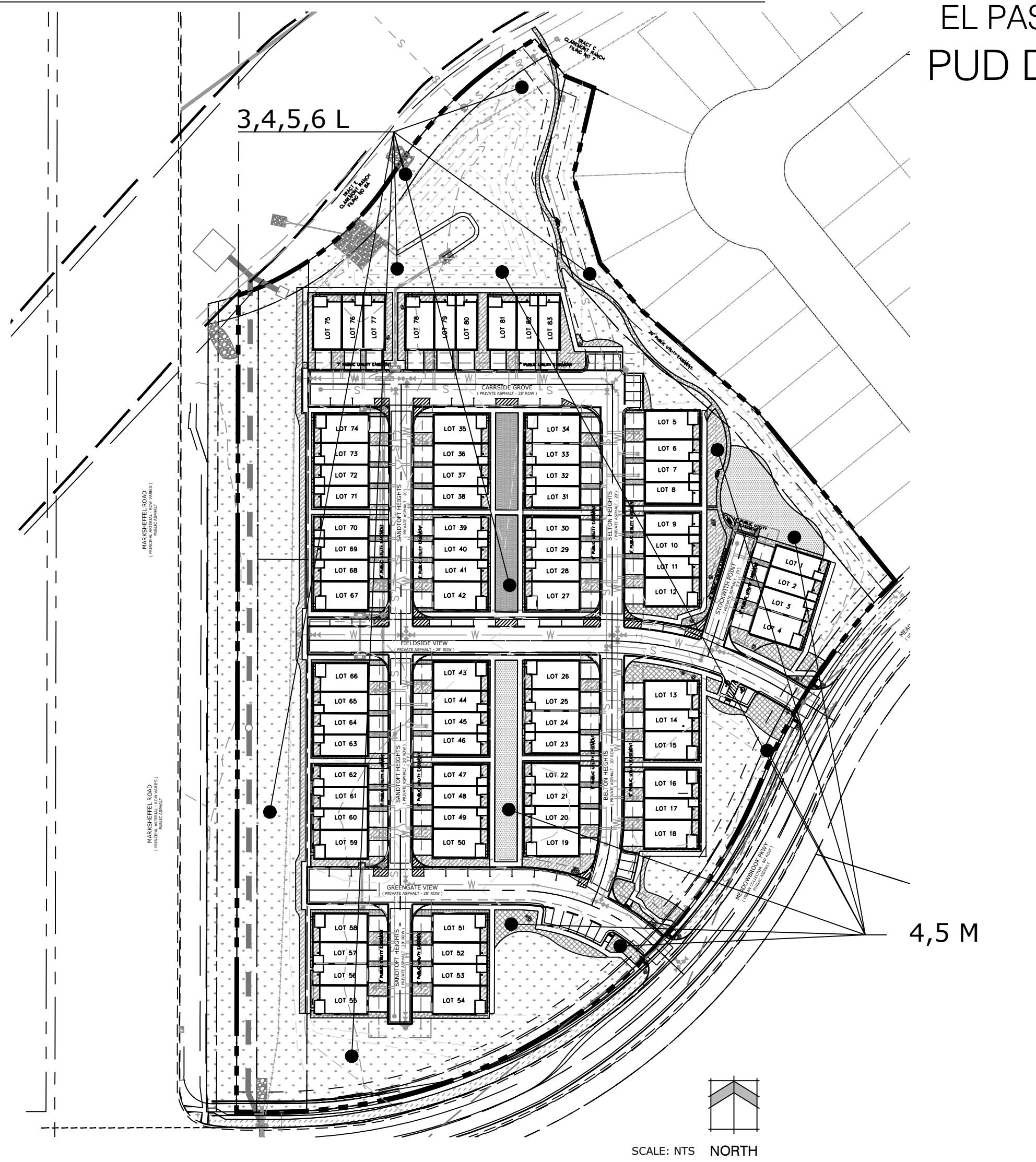
(Labeled by numbers on diagram)

1. Semiarid Shrublands
2. Pinon-Juniper Woodlands
3. Prairie
4. Lower Elevation Riparian
5. Foothill Shrublands
6. Ponderosa Pine Forest
7. Upper Elevation Riparian
8. Douglas-Fir Forest

Hydrozones

(Labeled by letters on diagram)

- V = Very Low (0" to 7" / year)
L = Low (7" to 15" / year)
M = Moderate (15" to 25" / year)
H = High (more than 25" / year)



LANDSCAPE NOTES

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

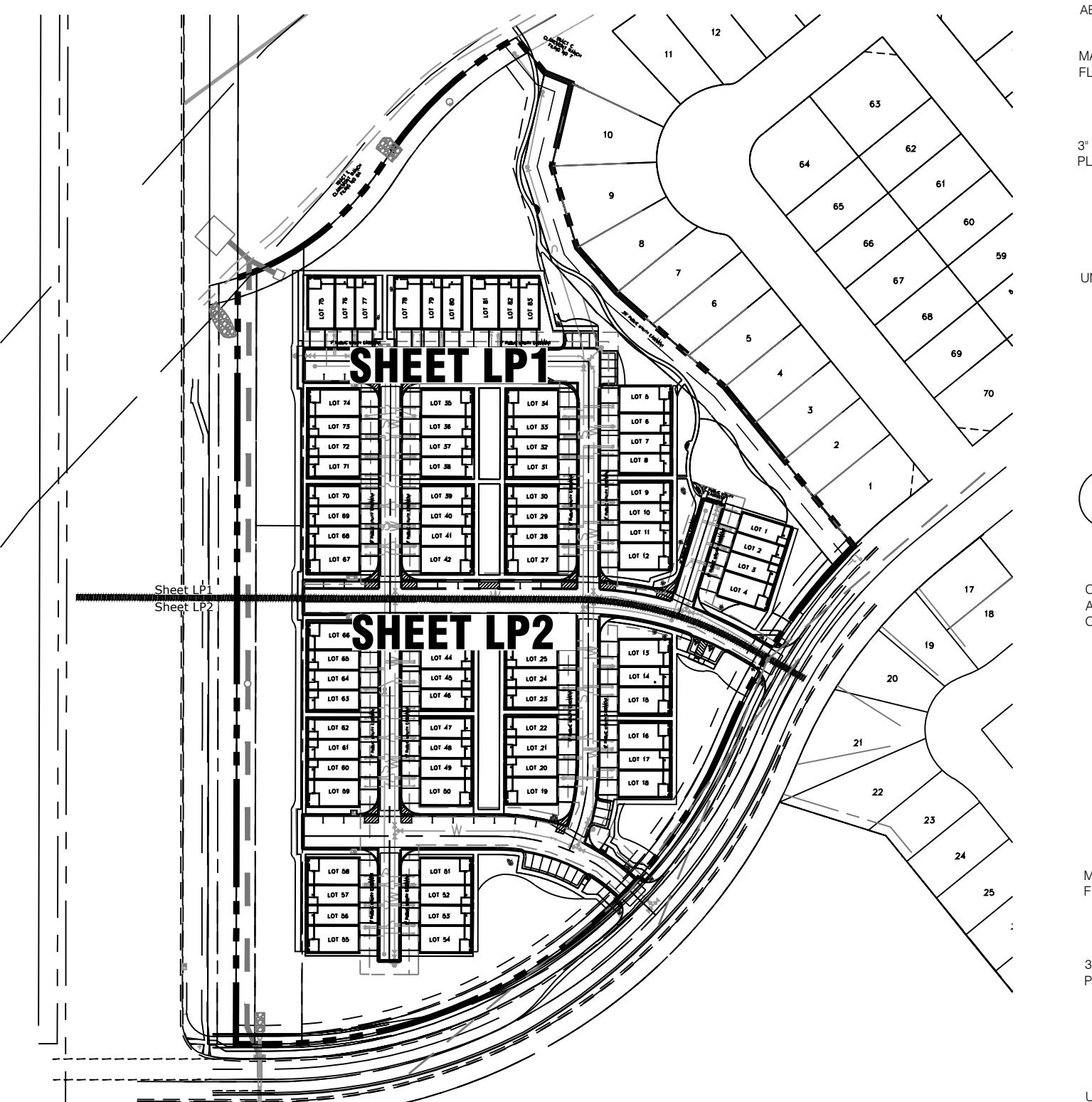
NITROGEN 0 LBS/1000SF
PHOSPHORUS (P205) 0 LBS/1000SF
POTASSIUM (K2O) 0 LBS/1000SF
SULFUR (SO4-S) 0 LBS/1000SF
LIME 0 LBS/1000SF

-OR-

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

3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
4. FOR ALL SEED AREAS REFER TO SEE MIXES SPECIFIED ON THIS SHEET.
5. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT Drip IRRIGATION SYSTEM.
6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
7. SOD TO BE KENTUCKY BLUEGRASS BLEND.
8. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
9. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
10. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
11. NO TREES OR NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. 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.
13. WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH AT 3-4" DEPTH.
14. ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. BOULDERS: 3' MINIMUM DIAMETER ROYAL GRANITE.
16. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOVED STRIP, WITHOUT STEEL EDGING.
17. SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
18. 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.
19. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
20. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DENIAL OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

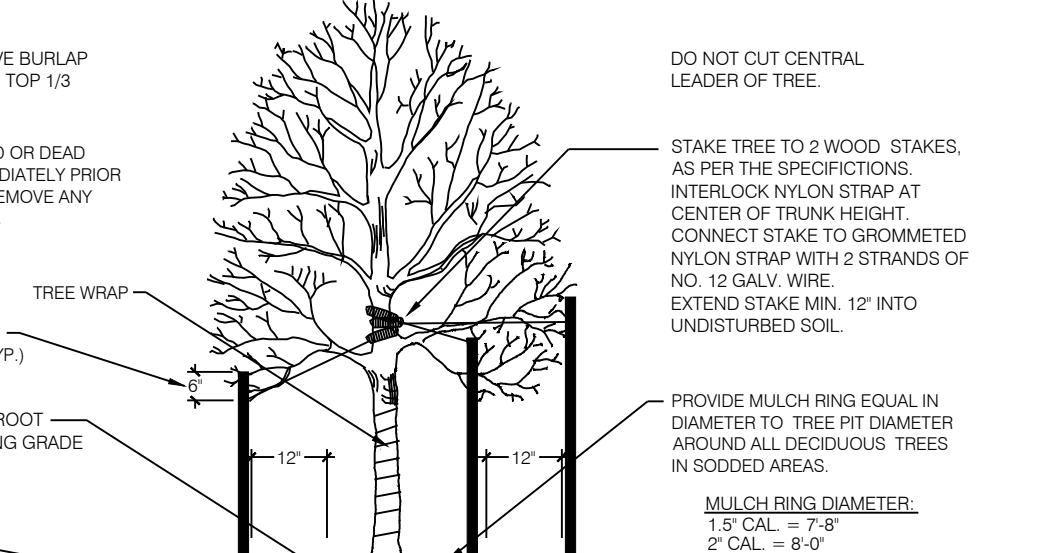
KEY MAP



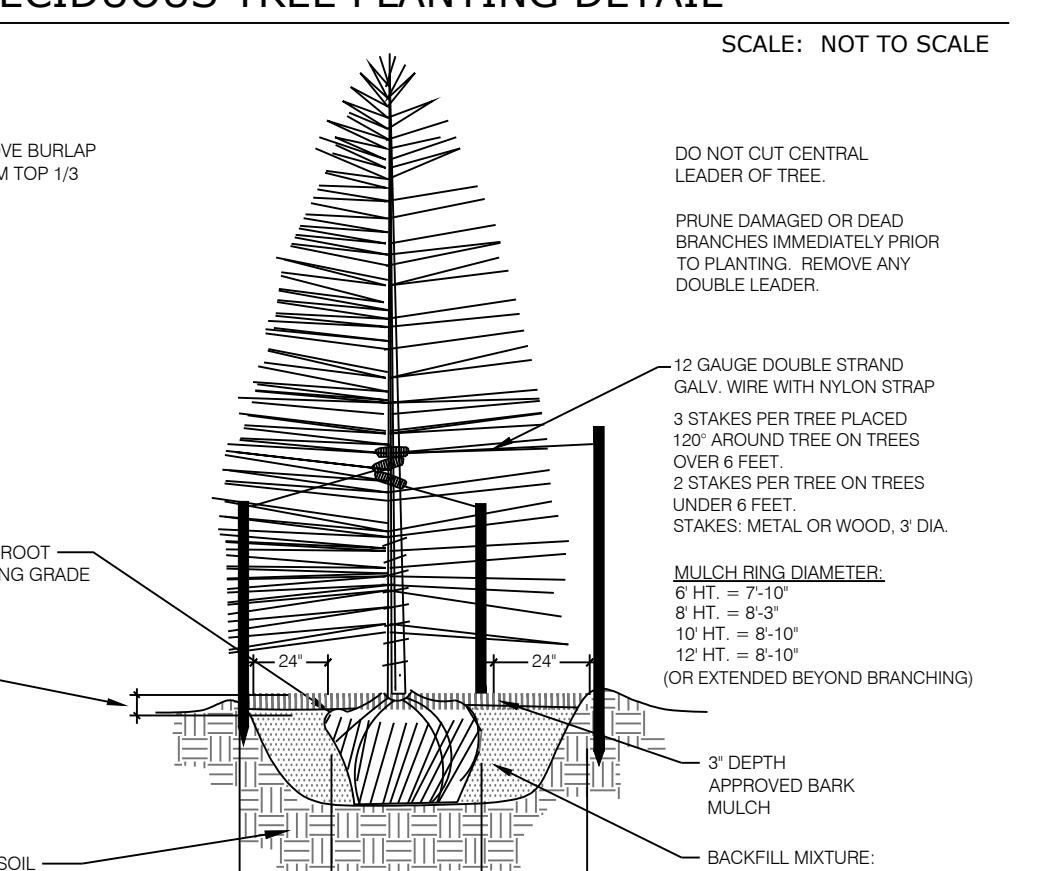
LANDSCAPE CODE REQUIREMENTS

Landscape Setbacks per section 6.2.2 (B)					
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Fest Required	No. of Trees Req. / Provided
Marksheffel Rd	Principal Art.	25'/25'	815'	1 / 20'	41/25 *
Meadowbrook Pkwy	Minor Art.	20'/20'	902'	1 / 25'	36/36
Shrub Substitutes Required/Provided	Grass Sub. Required/Provided		Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	
160/160	--/--	(MK)		75%/100%	
--/--	--/--	(MB)		75%/100%	
Internal Landscaping per section 6.2.2 (E)					
Gross Site Area (SF)					
422,943 S.F.					
Net Site Area (SF) (Excluding Tract A)		Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided	
194,016 S.F.		15% (res)	29,129 SF / 236,576 SF	58/68	
Shrub Substitutes Required/Provided	Grass / Perennial Sub. Required/Provided		Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	
--/--	--/--	(I)		75%/100%	
Landscape Buffers and Screens per section 6.2.2 (D)					
Street Name or Property Line (Elev.)	Min. Width (in Ft.) Req. / Provided	Linear Footage	Buffer Trees (1/25')	Evergreen Trees Req.(33%) / Provided	
East Boundary (EB)	15'/30'	693'	28/28	9/18	
Shrub Substitutes Required/Provided	Length of 6' Opaque Structure Req./Prov.				
--/--	--/--				
Motor Vehicle Lots per section 6.2.2 (B)					
No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)	
15 (Non Contiguous)	1 / 1 (MV)	202' (Non Contiguous)	135' (Non Contiguous)	(Non Contiguous)	
Min. 3 Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided		Percent Ground Plane Veg. Req. / Prov.	
45 / 53	23 / 30	--		75% / 75%	

Alternative Landscape Plan is requested per setback requirements on Marksheffel Road (LDC Section 6.2.2) due to utility easement constraints

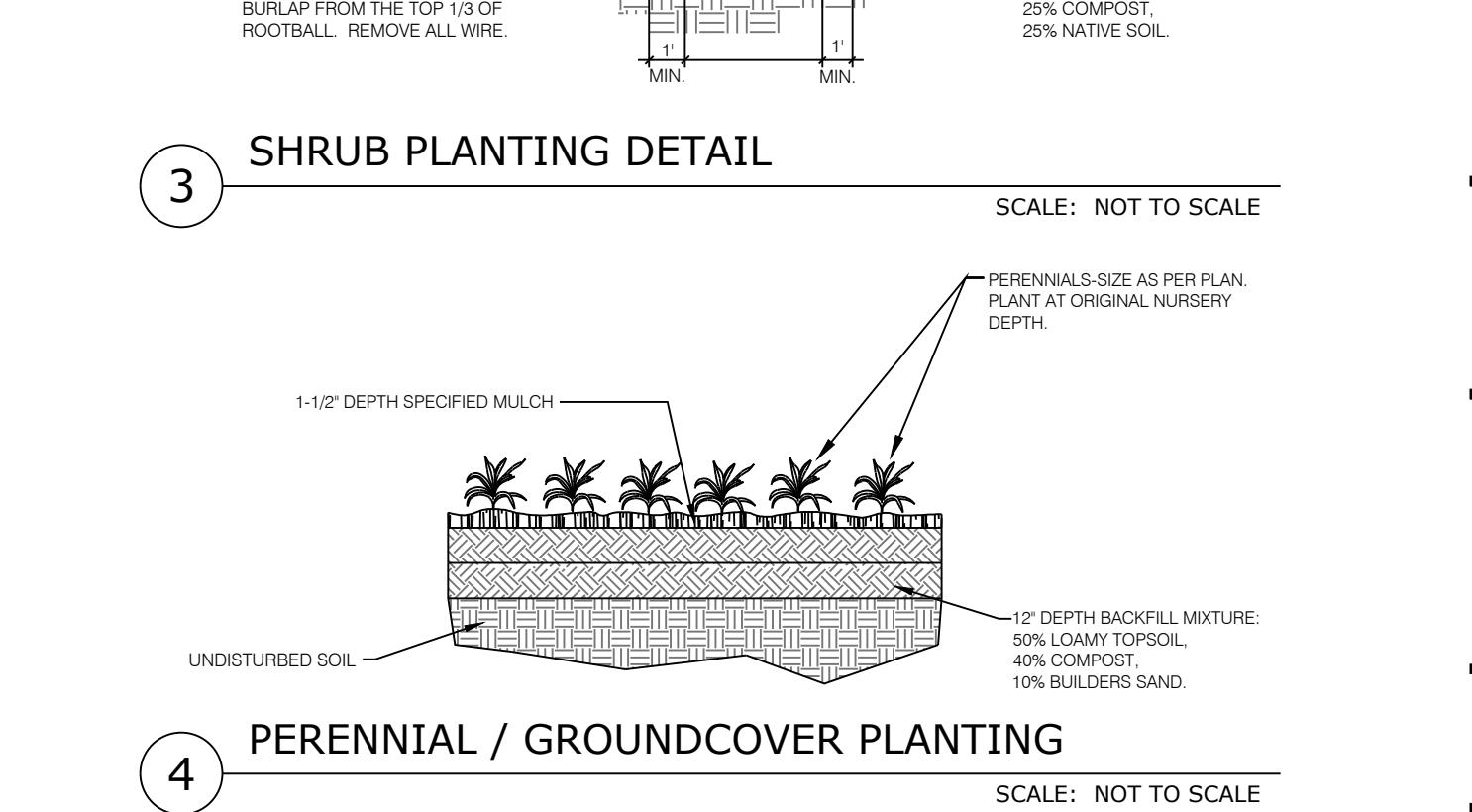
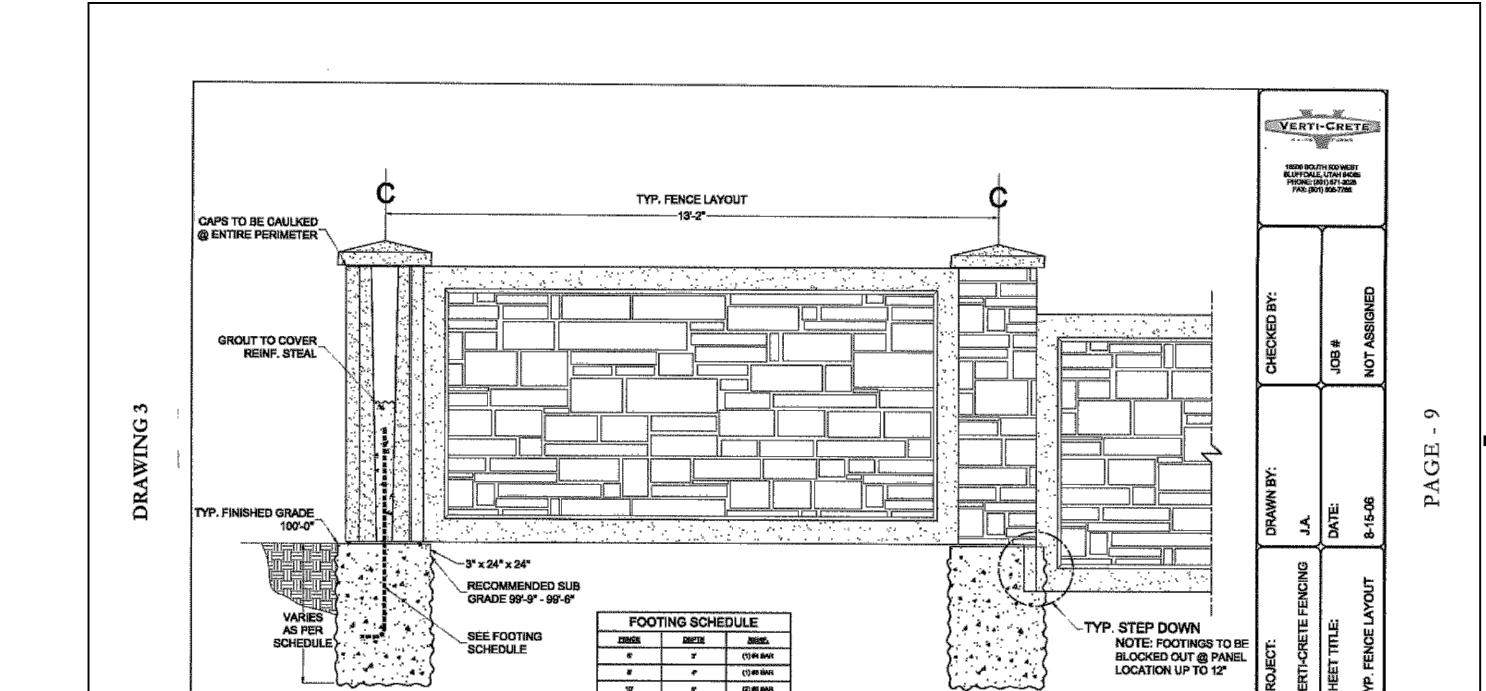


DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



THE VILLAS AT CLAREMONT RANCH

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

PAGE - 9

DATE: 9/17/21 BY: J.S. County Comments

ISSUE INFO

Landscape Notes & Details

Sheet Number

Plan File #

Sheet Number

IN ASSOCIATION WITH

THE VILLAS AT CLAREMONT RANCH

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

SEAL

ISSUE INFO

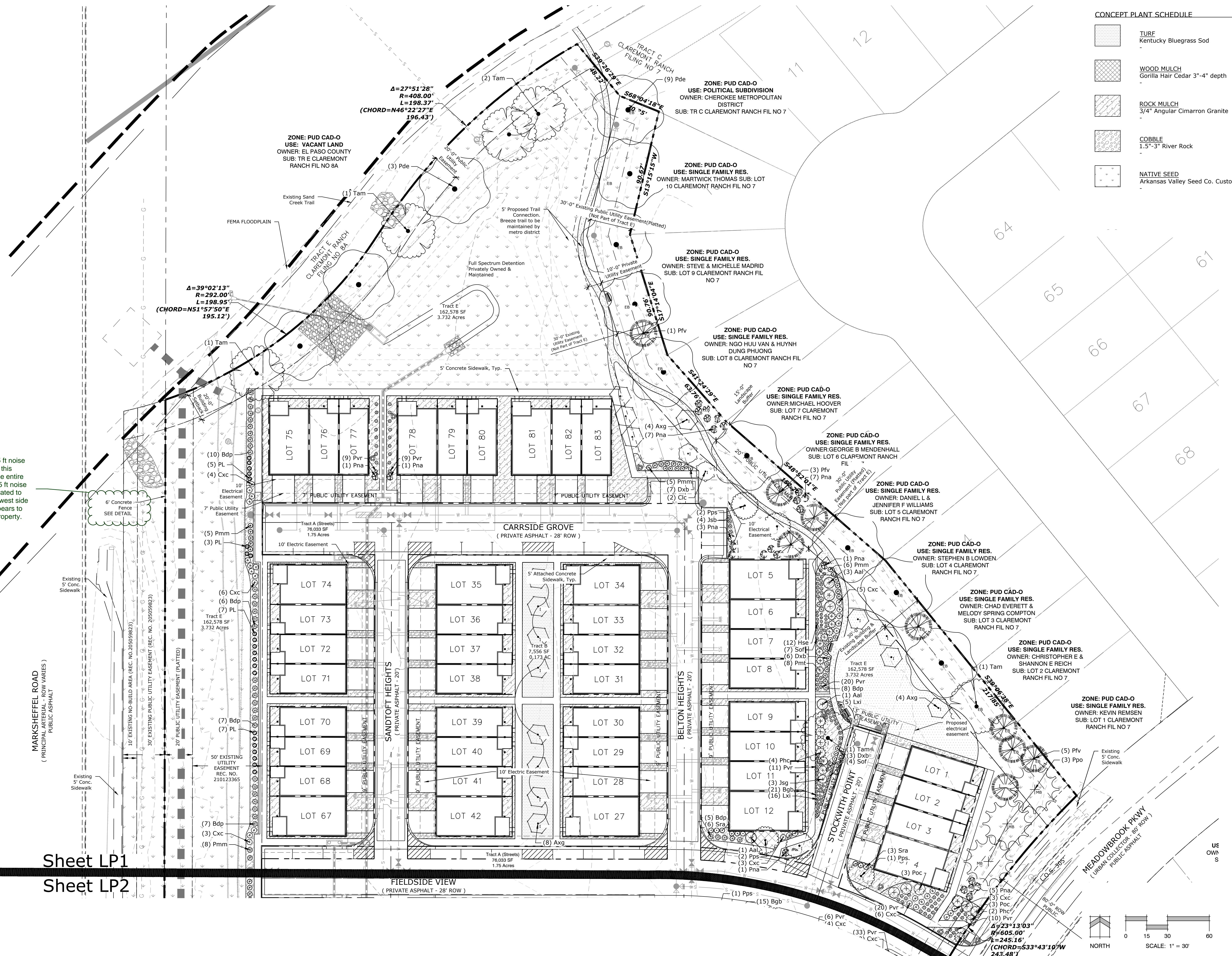
DATE: 9/17/21
BY: JS
DESCRIPTION: County Comments

ISSUE NUMBER

Final Landscape Plan

SHEET NUMBER

7 OF 13



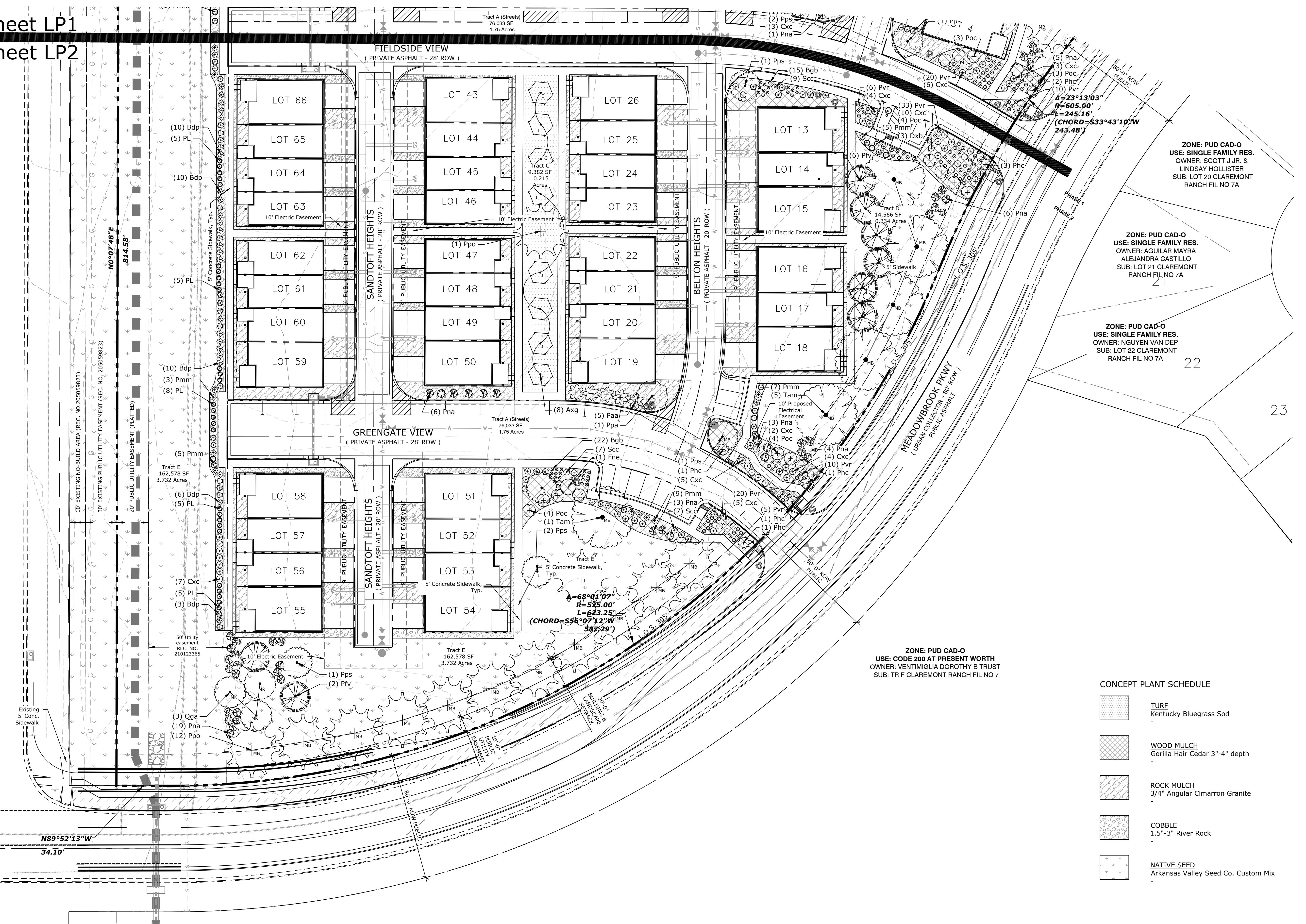
Is this the 5 ft noise wall? Does this surround the entire property? 5 ft noise wall is indicated to only be on west side but this appears to surround property.

Sheet LP1

Sheet LP2

No reference to
fencing or noise
wall on this page.
Duplicate labels if
necessary.

MARKSHEFFEL ROAD
(PRINCIPAL ARTERIAL - ROW VARIES)
PUBLIC ASPHALT



THE VILLAS AT CLAREMONT RANCH

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

SEAL

ISSUE INFO

DATE: 9/17/21
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ISSUE NUMBER

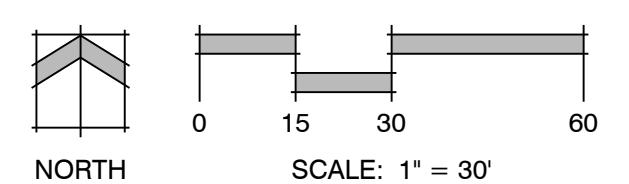
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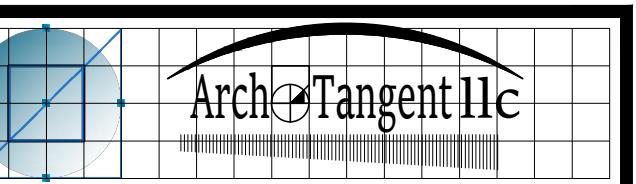
SHEET NUMBER

PLAN FILE #

8 OF 13

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

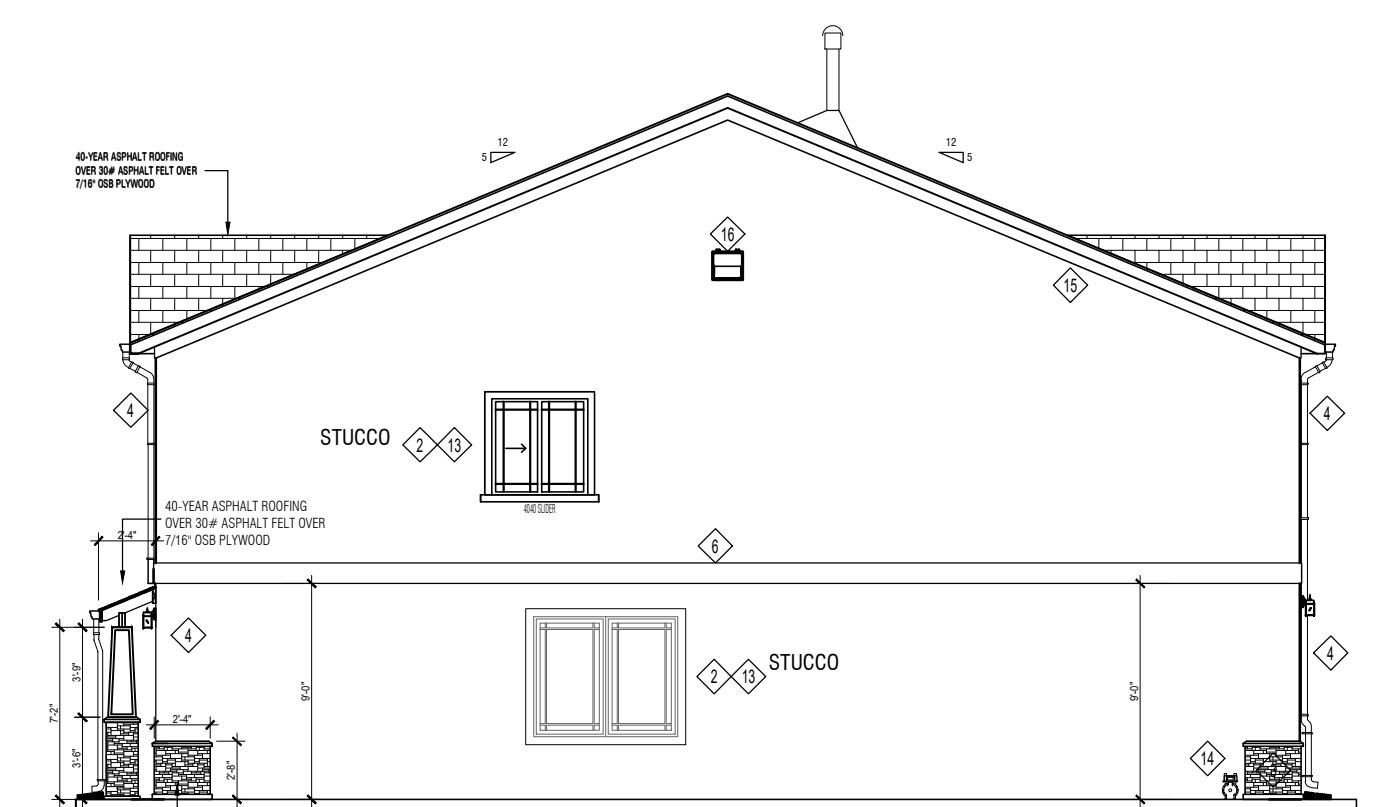




PETER LAZZARA - ARCHITECT
re-arch@comcast.net
CENTENNIAL, CO 80015
303-324-6244
ARCHITECTURE • LANNING • INTERIOR DESIGN

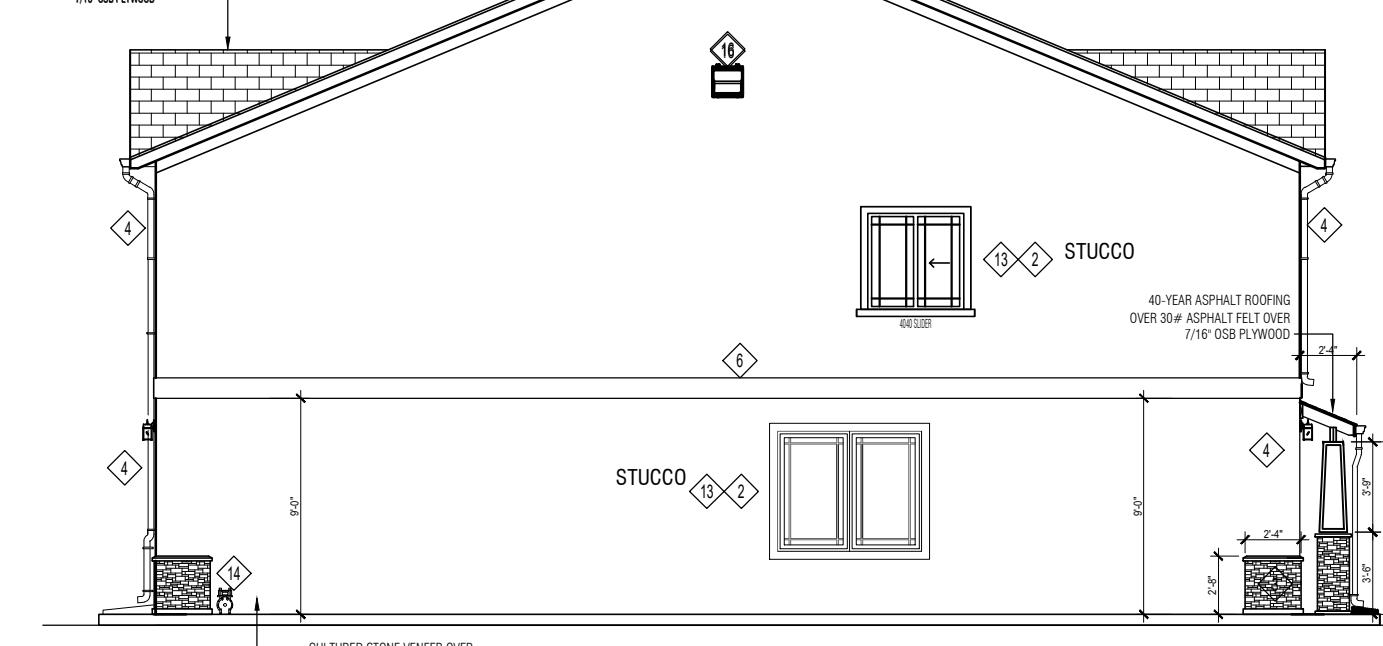
LEGEND

- 1 ASPHALT COMPOSITE SHINGLES
- 2 EIFS (STUCCO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GUTTER & DOWNSPOUT W/ SPLASHBLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
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- 16 FLOOD LIGHT



1 ELEVATION TYPE B

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



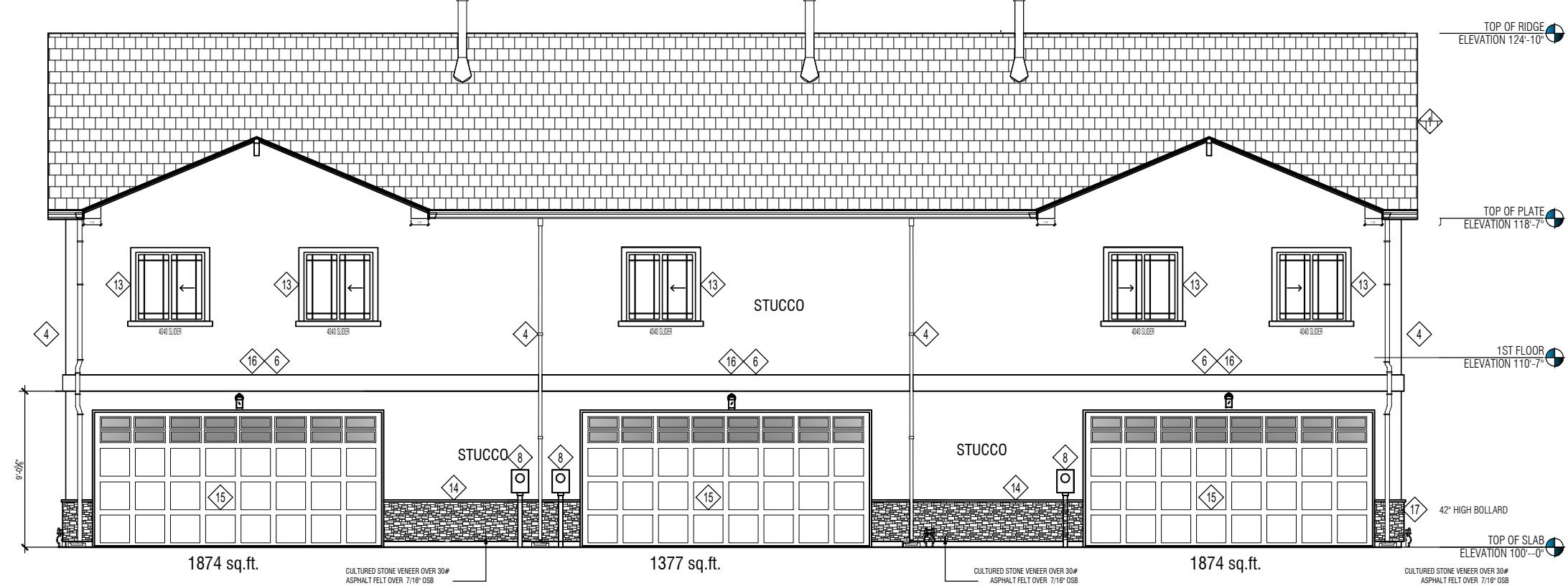
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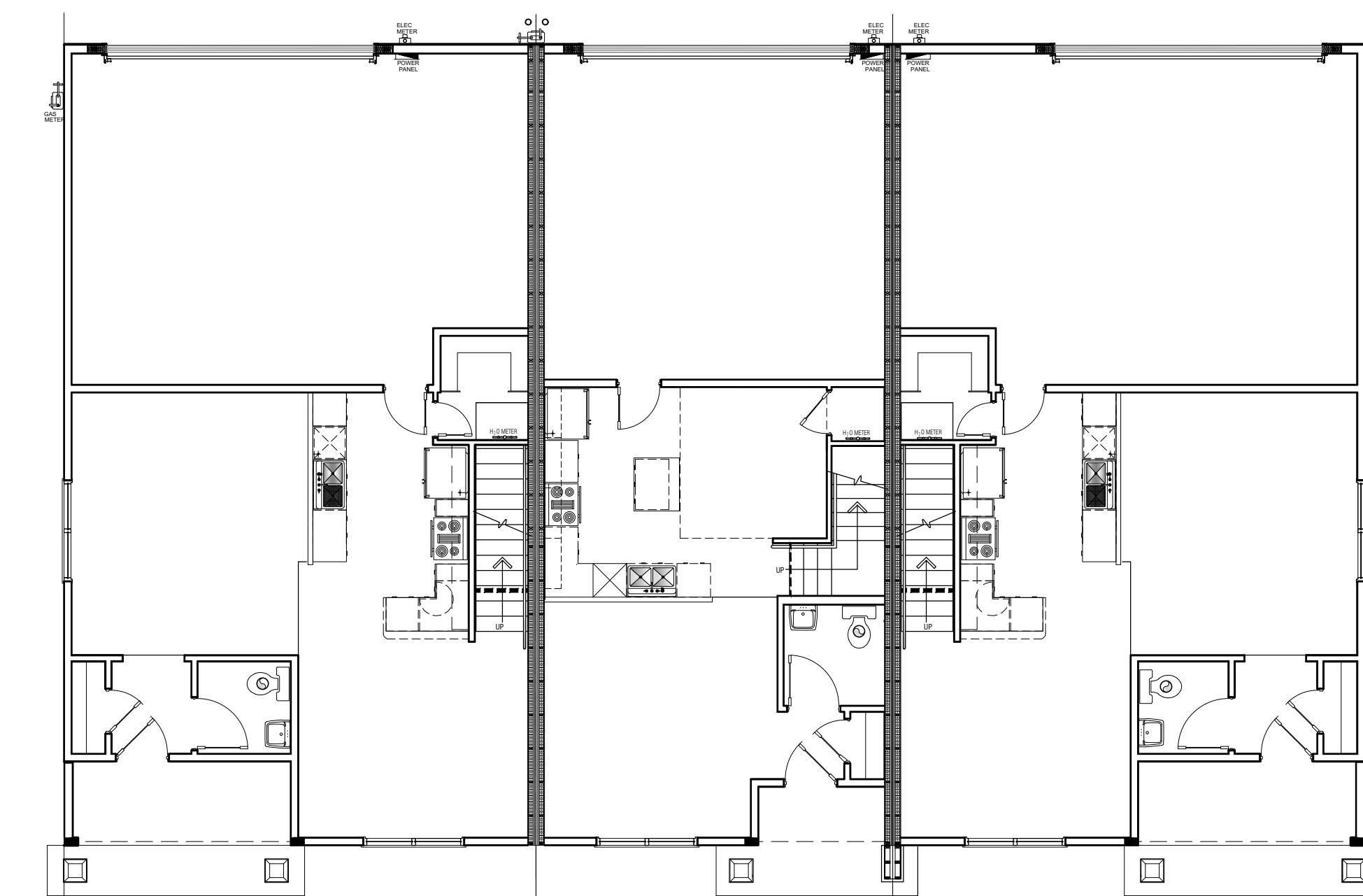
2 ELEVATION TYPE B

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



3 ELEVATION TYPE B

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



1ST FLOOR PLAN 2-1-2

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

PLAN REVIEW COMMENTS

XX-XX-XXXX

REVISIONS

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

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

12/30/2020

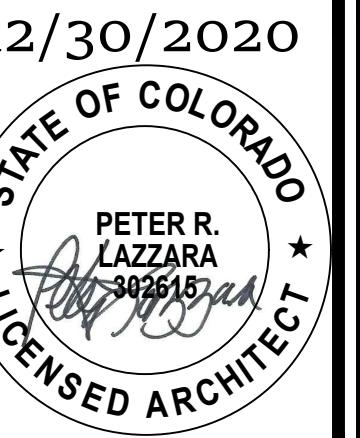
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SHEET NUMBER

BUILDING ELEVATIONS

A-1



12/25/2020

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SHEET NUMBER

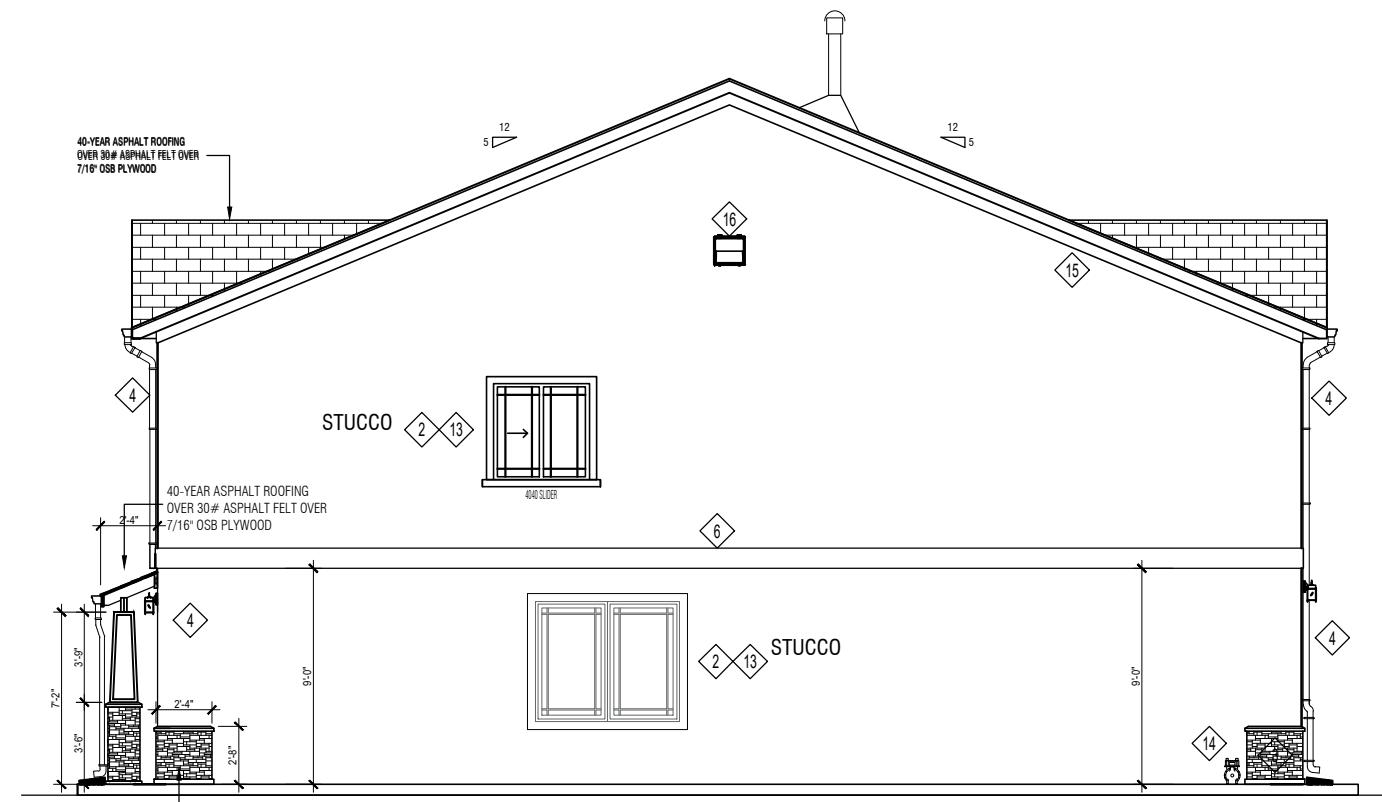
BUILDING ELEVATIONS

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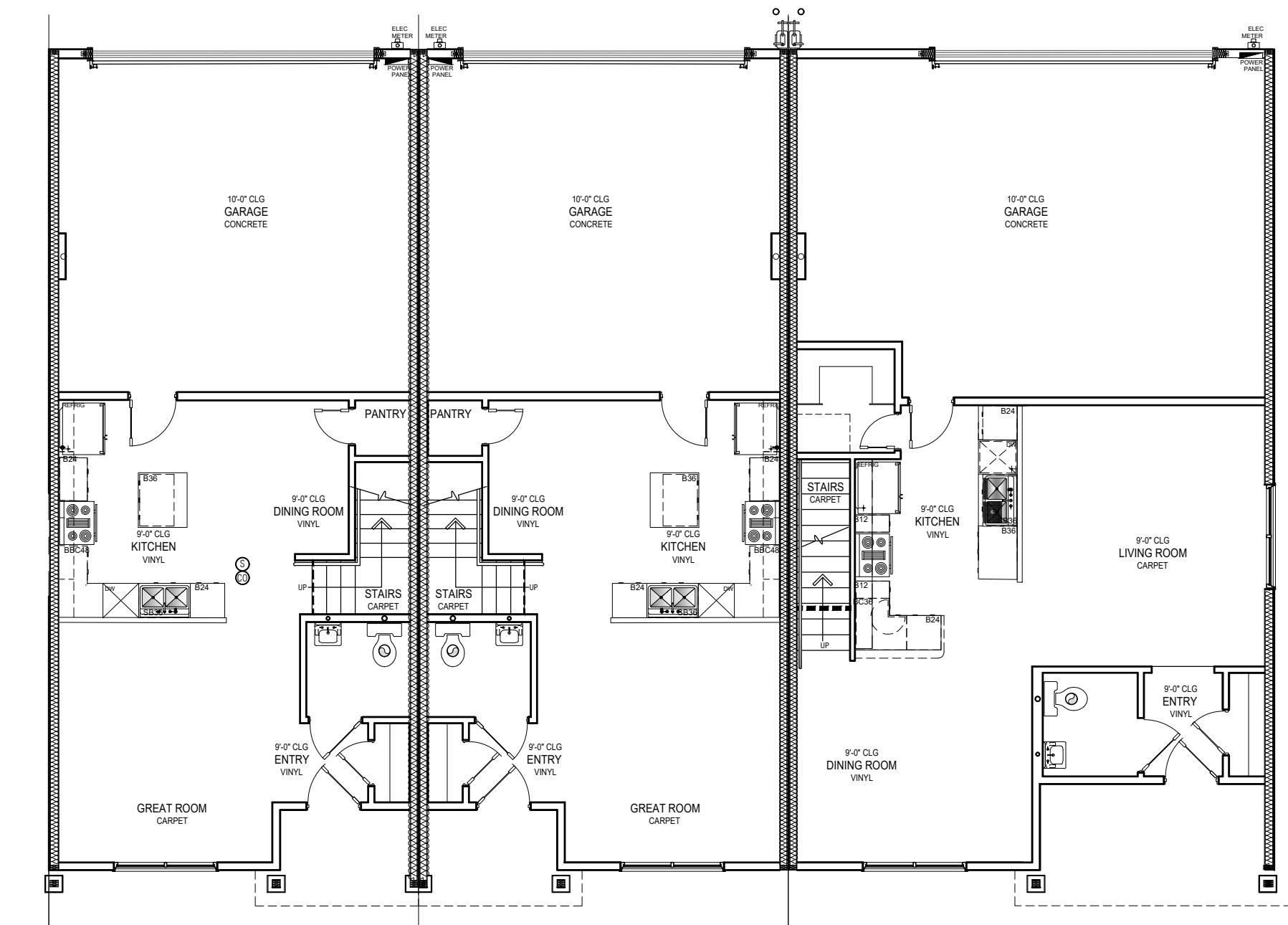
ELEVATION TYPE C
A-2
SCALE: 1/8" = 1'-0"



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



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



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

PLAN REVIEW COMMENTS	
	XX-XX-XXXX

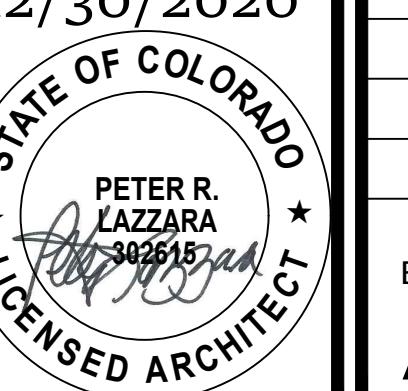
REVISIONS

PRELIMINARY ELEVATIONS

THE VILLAS AT CLAREMONT RANCH TOWN HOMES COLORADO SPRINGS, CO


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 SHEET NUMBER
 BUILDING ELEVATIONS
A-2



LEGEND

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PLAN REVIEW COMMENTS

 XX-XX-XXXX

REVISIONS

PRELIMINARY ELEVATIONS

THE VILLAS AT
CLAREMONT RANCH
TOWN HOMES
COLORADO SPRINGS, CO



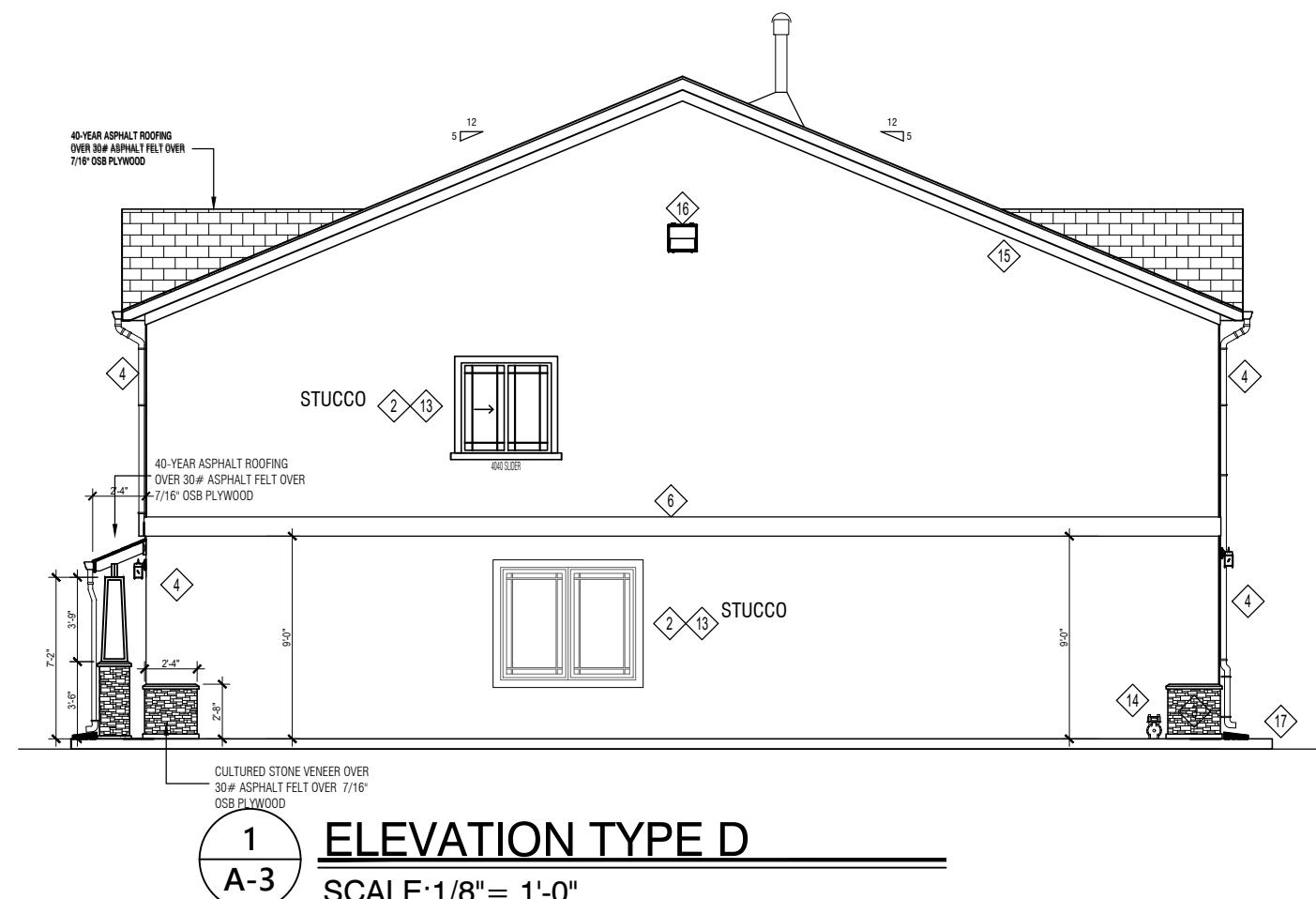
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12/30/2020

12/25/2020

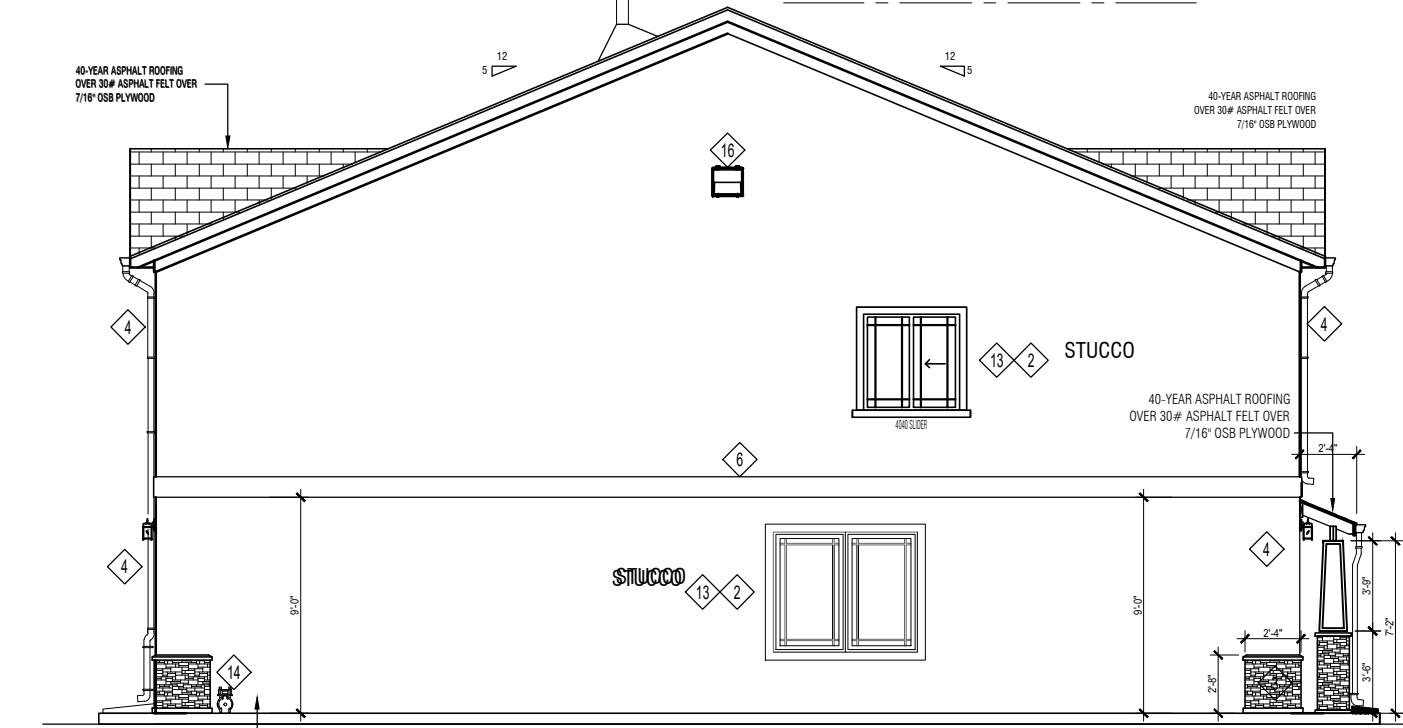


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SHEET NUMBER
BUILDING ELEVATIONS
A-3



ELEVATION TYPE D

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



ELEVATION TYPE D

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



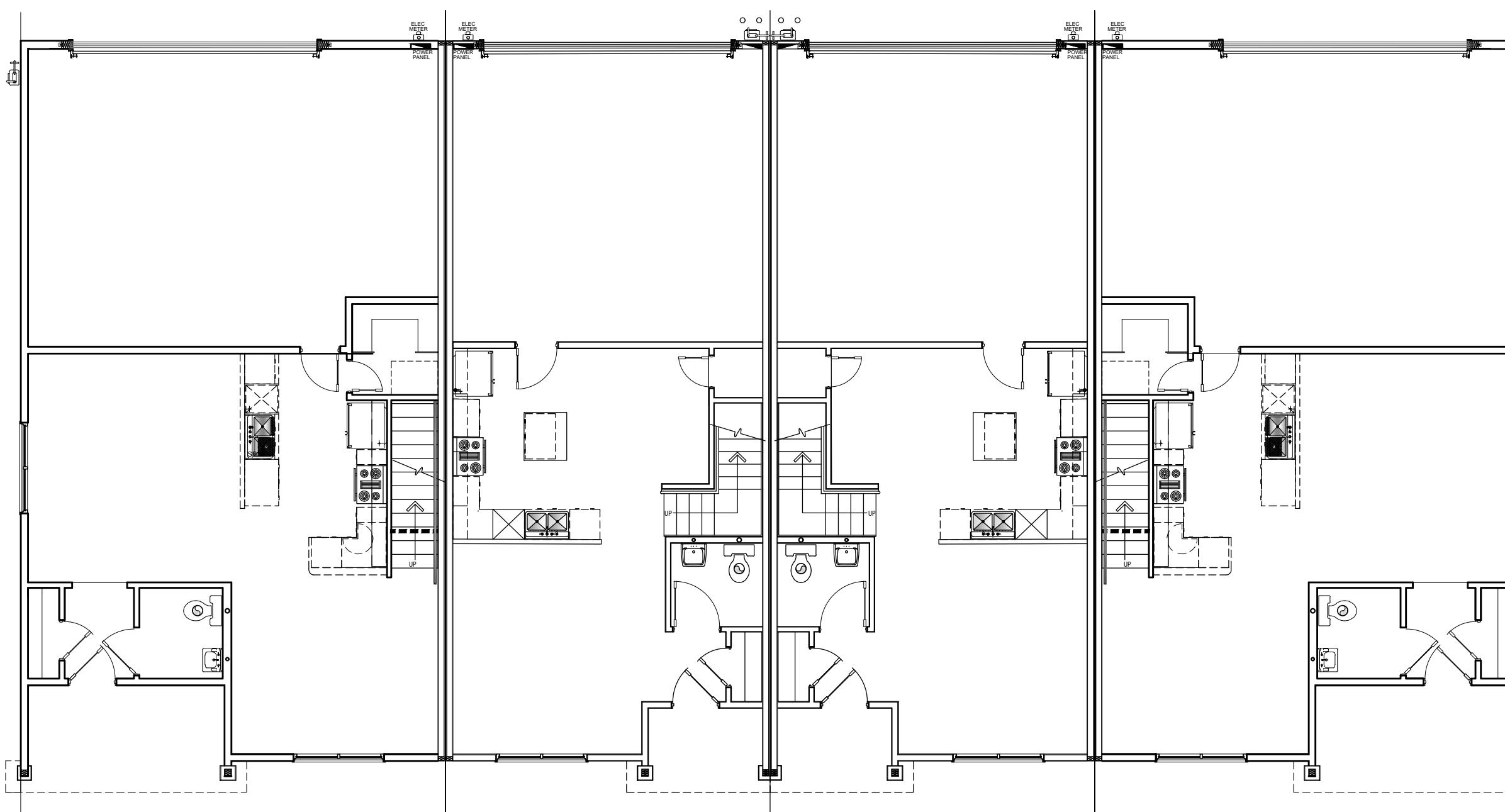
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ELEVATION TYPE D

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

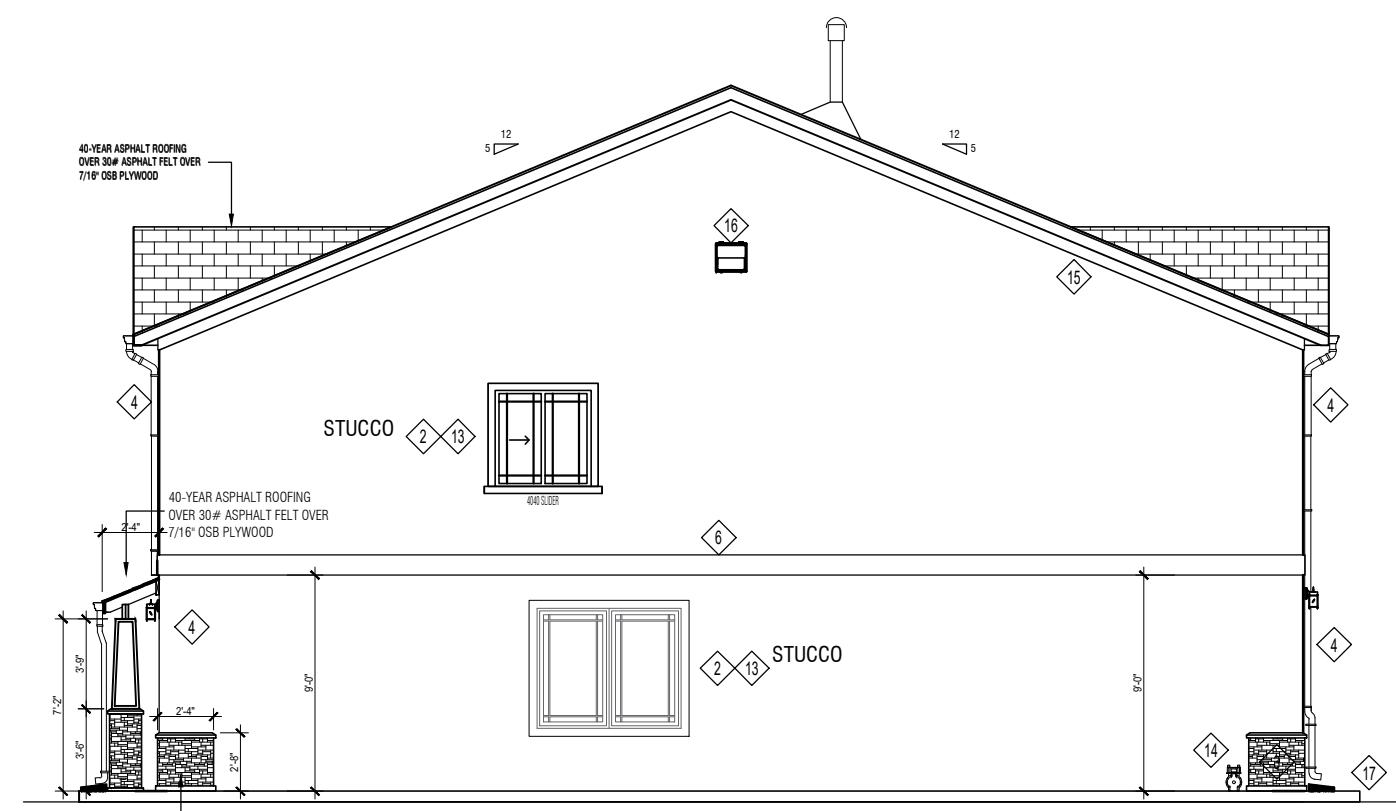


1ST FLOOR PLAN 2-1-1-2

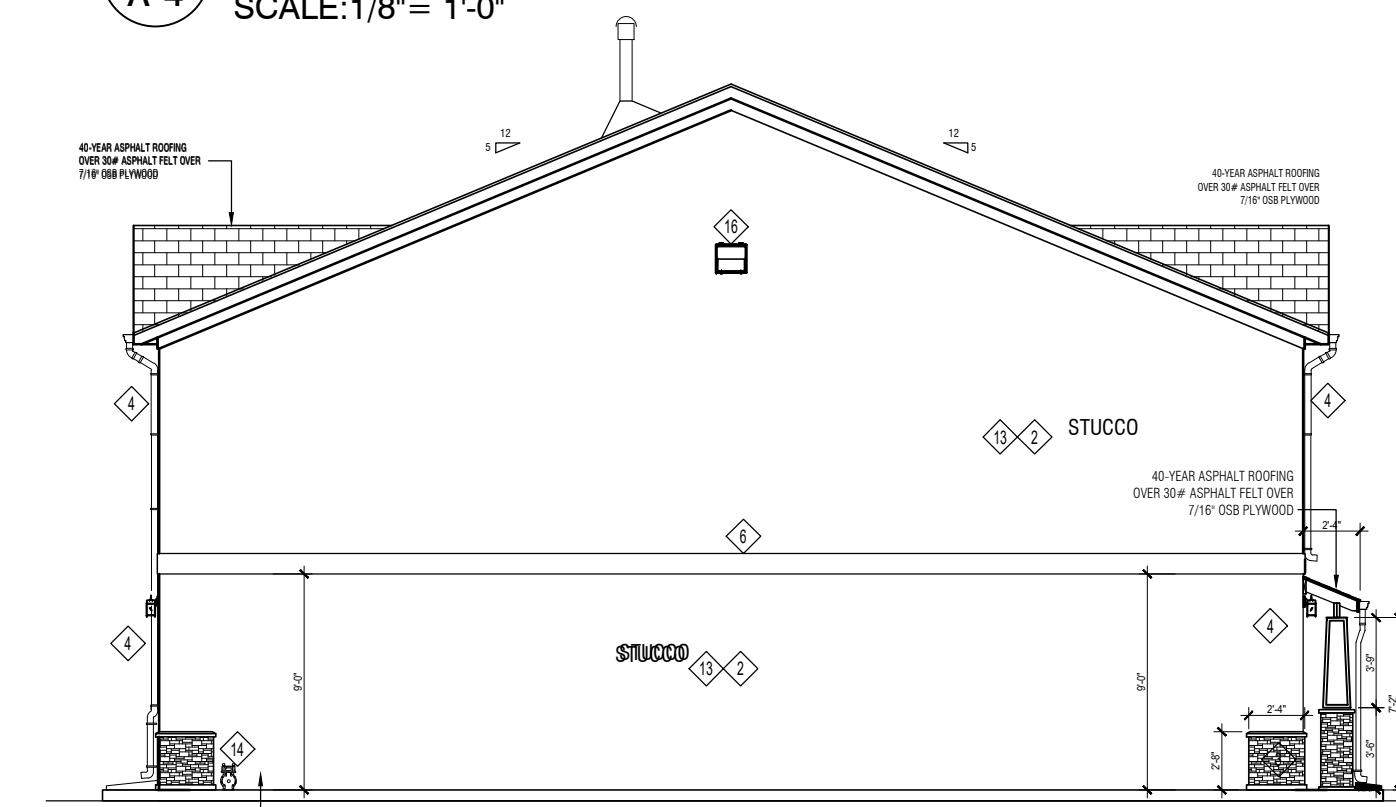
SCALE: 1/8" = 1'-0"
0 4 8 12

LEGEND

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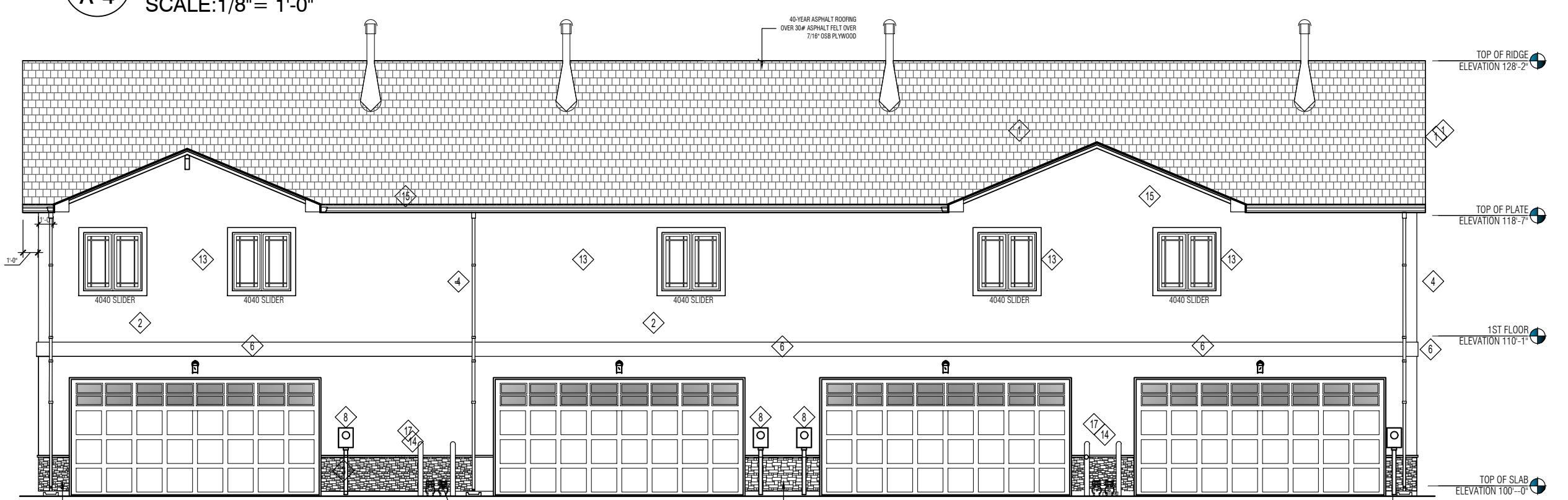
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A-4 SCALE: 1/8" = 1'-0"



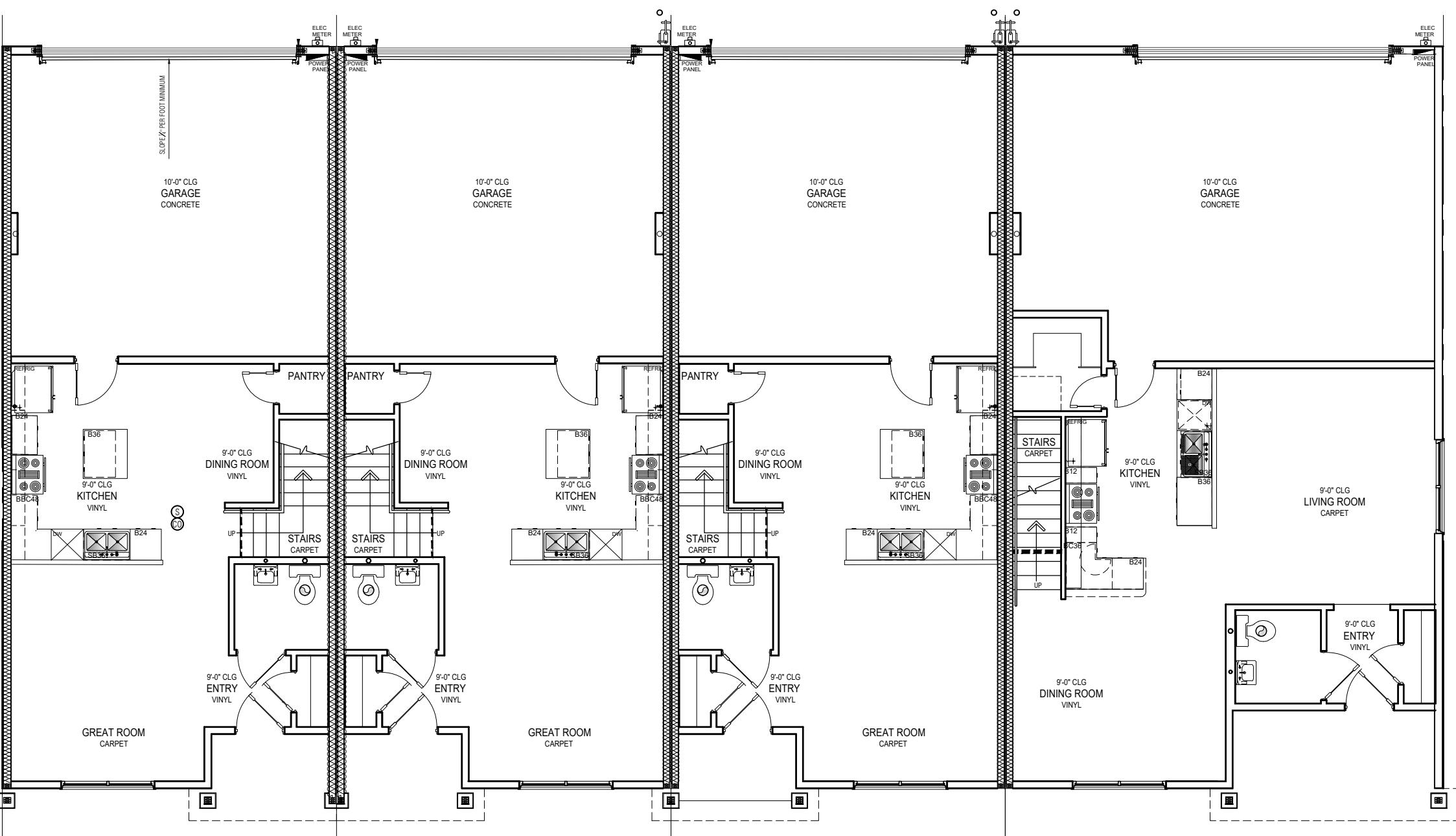
ELEVATION TYPE A
A-4 SCALE: 1/8" = 1'-0"



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



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



1ST FLOOR PLAN 1-1-1-2

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

0 4 8 12

REVISIONS

PRELIMINARY ELEVATIONS

THE VILLAS AT CLAREMONT RANCH TOWN HOMES COLORADO SPRINGS, CO



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

12/30/2020

STATE OF COLORADO	PETER R. LAZZARA 302618
LICENSED ARCHITECT	A-4
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CHECKED BY: PRL	SHEET NUMBER
12/25/2020	

12/25/2020

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CHECKED BY: PRL

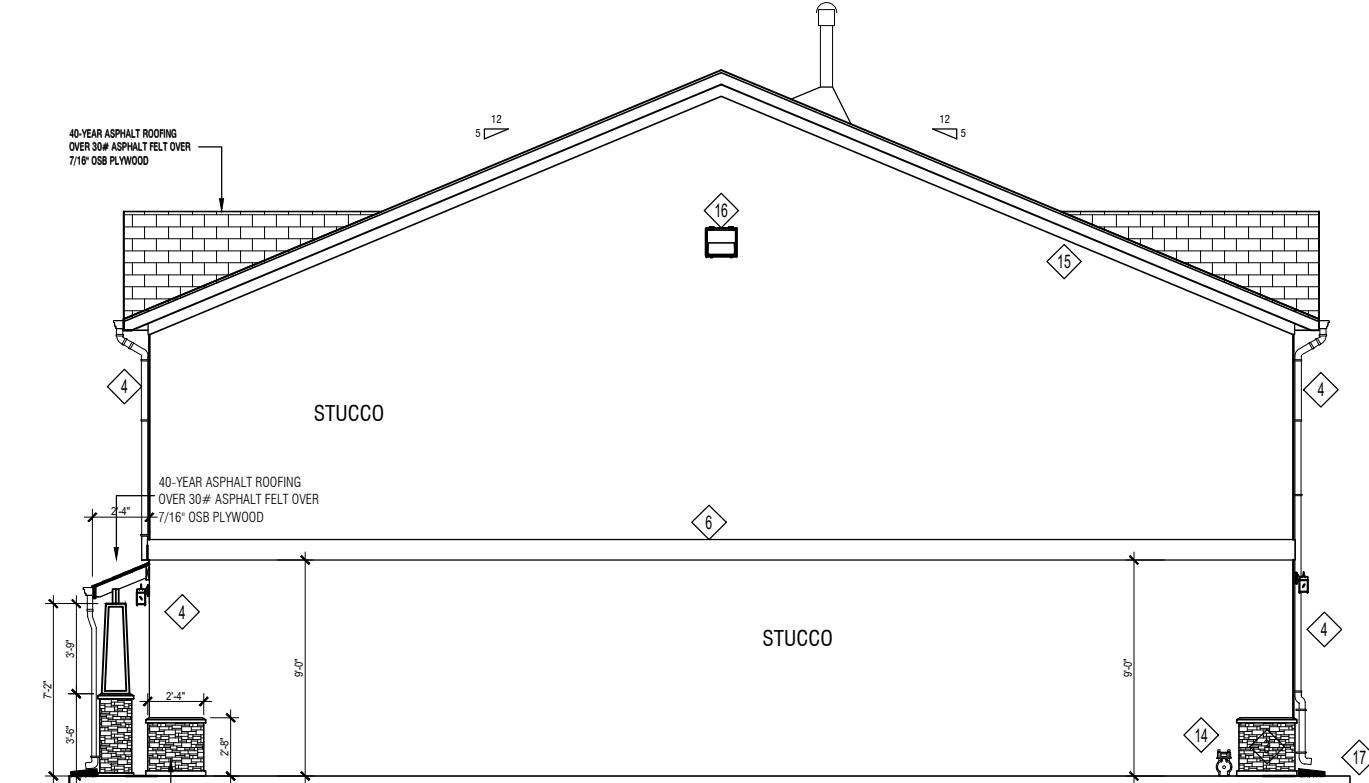
SHEET NUMBER

BUILDING ELEVATIONS

A-4

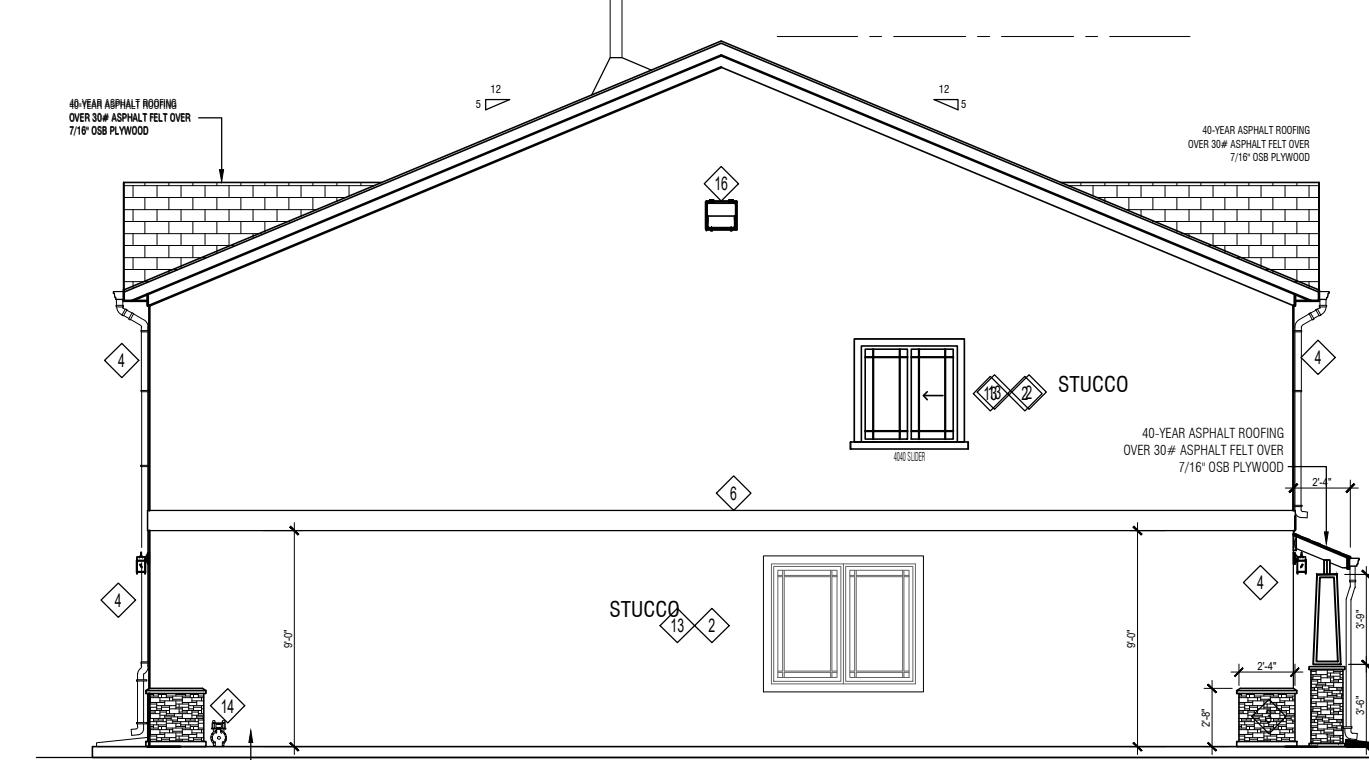
LEGEND

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ELEVATION TYPE E

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



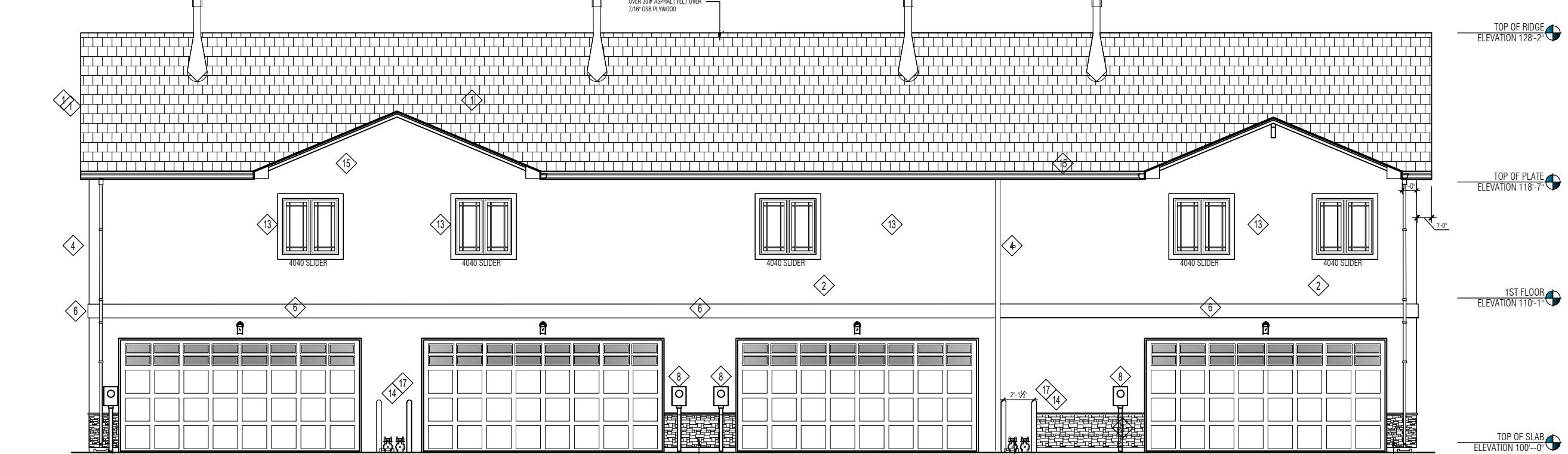
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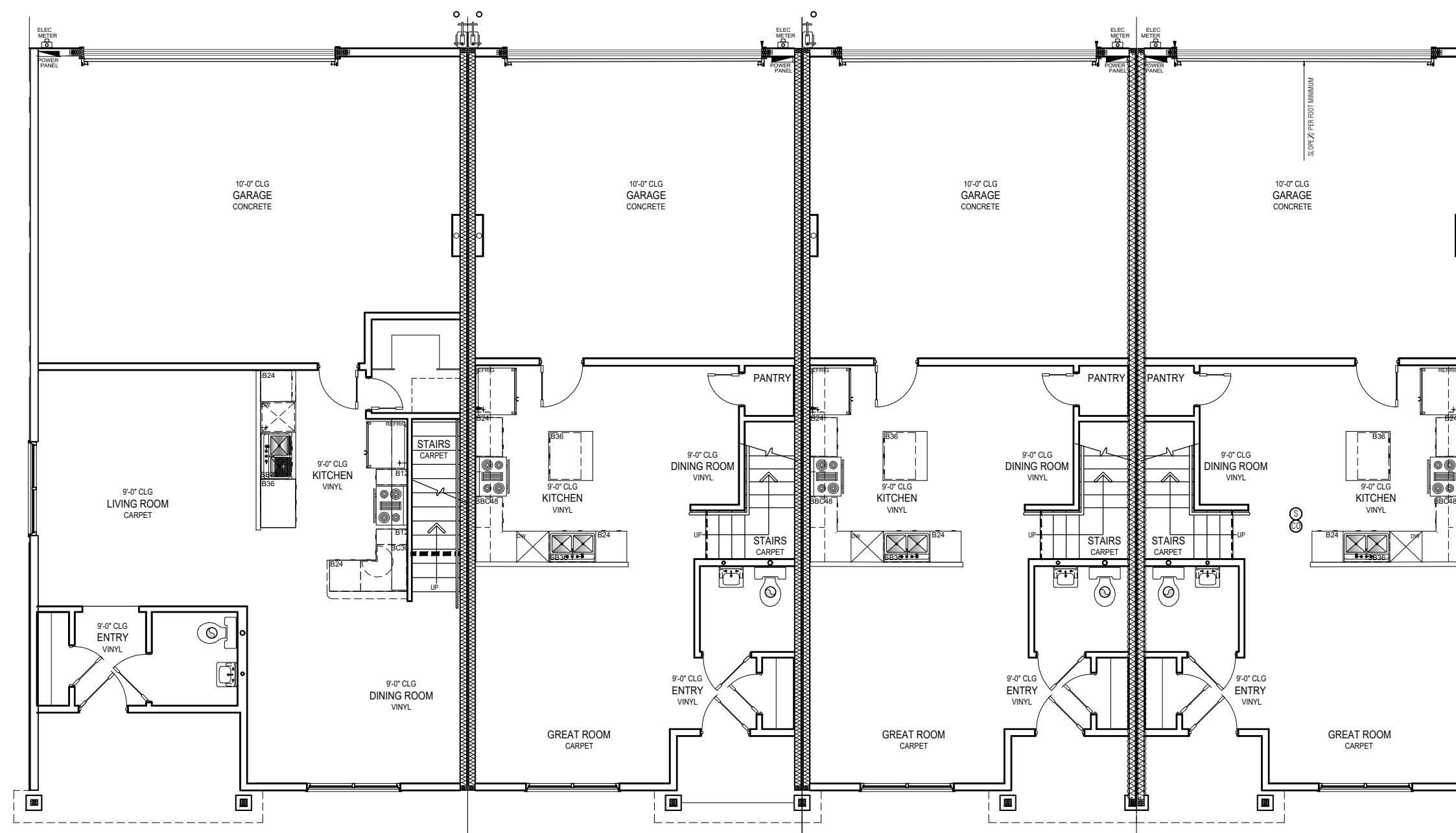
ELEVATION TYPE E

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



ELEVATION TYPE E

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



1ST FLOOR PLAN 2-1-1-1

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

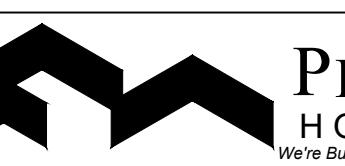
PLAN REVIEW COMMENTS

XX-XX-XXXX

REVISIONS

PRELIMINARY ELEVATIONS

THE VILLAS AT CLAREMONT RANCH TOWN HOMES COLORADO SPRINGS, CO


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12/30/2020

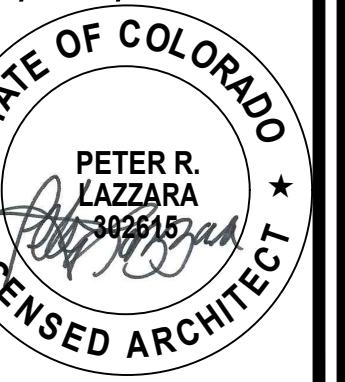
12/25/2020

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CHECKED BY: PRL

SHEET NUMBER

BUILDING ELEVATIONS


PETER R. LAZZARA
 * 302615 *

A-5