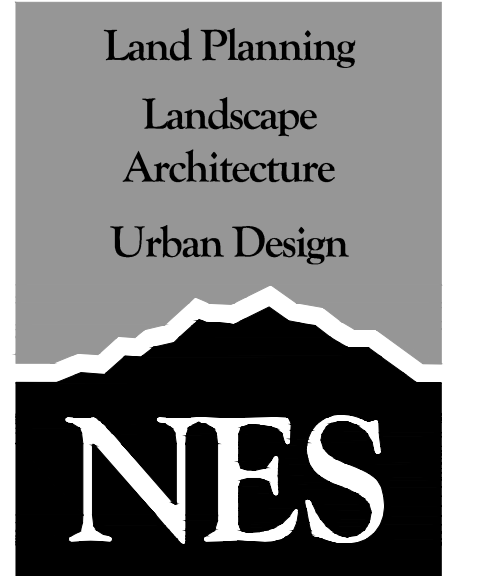


THE VILLAS AT CLAREMONT RANCH

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

EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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Previous comment not addressed: please provide a legend for line type and hatch type

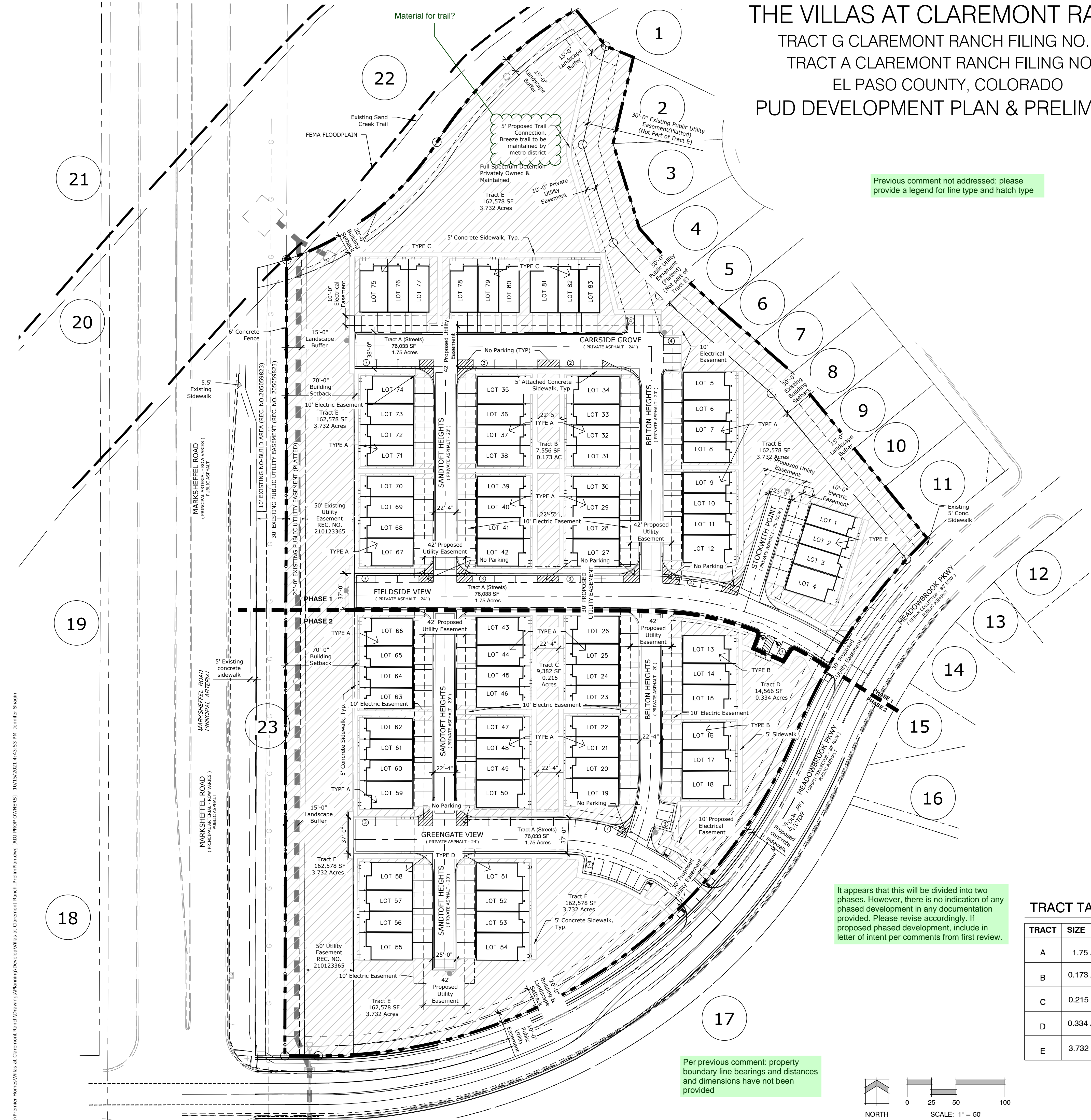
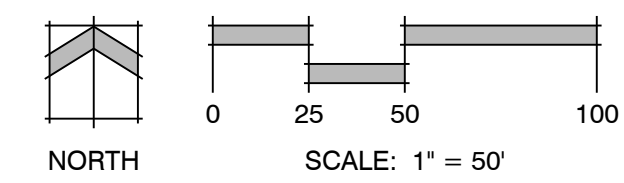
Name	Mailing Address	City, State, Zip
1	CHEROKEE METROPOLITAN DISTRICT	6250 PALMER PARK BLVD COLORADO SPRINGS CO, 80915
2	MARTWICK THOMAS L	1989 DEWHIRST DR COLORADO SPRINGS CO, 80951
3	STEVE & MICHELLE MADRID	1997 DEWHIRST DR COLORADO SPRINGS CO, 80951
4	NGO HUU VAN & HUYNH DUNG PHUONG	8157 MISTY MOON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

It appears that this will be divided into two phases. However, there is no indication of any phased development in any documentation provided. Please revise accordingly. If proposed phased development, include in letter of intent per comments from first review.

TRACT TABLE

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

Per previous comment: property boundary line bearings and distances and dimensions have not been provided



THE VILLAS AT CLAREMONT RANCH

PUD & PRELIMINARY PLAN

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

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

Tracts & Adjacent Property Owners Exhibit

P:\Premier Homes\ Villas at Claremont Ranch\Drawings\Planning\Develop\ Villas at Claremont Ranch_PrelimPlan.dwg 10/15/2021 4:43:53 PM Jennifer Shagin

THE VILLAS AT CLAREMONT RANCH

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

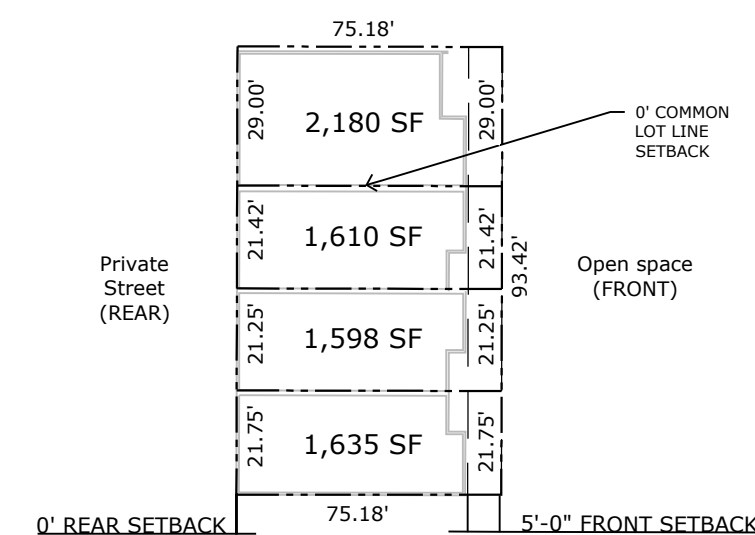
EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

LOT TYPICALS & DIMENSIONS

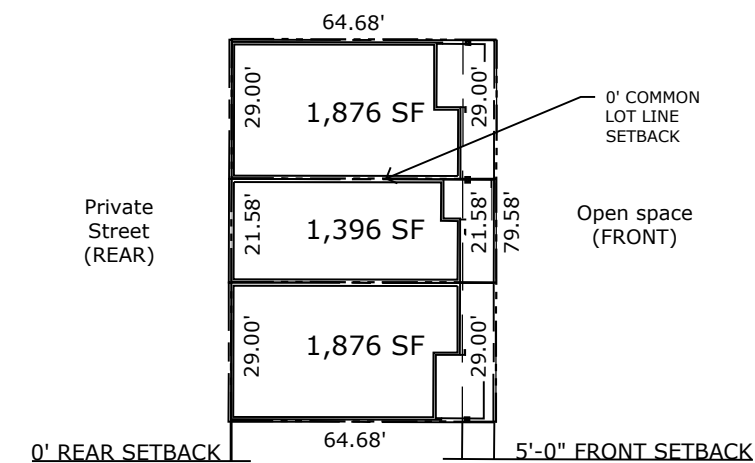
Typical Lot Layout Type A

4 lots per lot layout, 48 lots total



Typical Lot Layout Type B

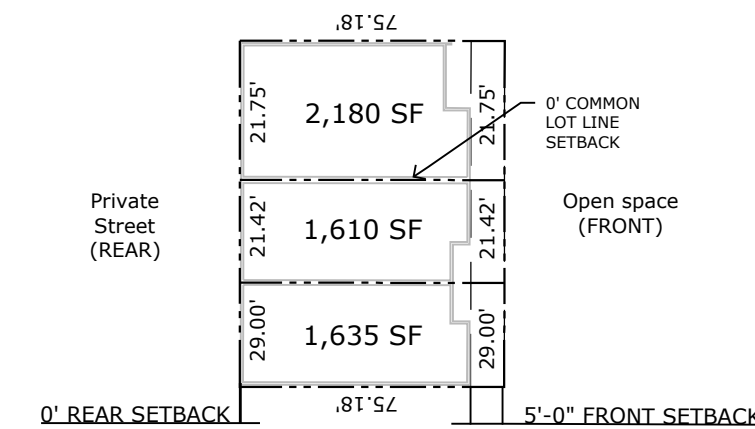
3 lots per layout, 6 lots total



Why is the line type different on Type B lots? Does this signify something?

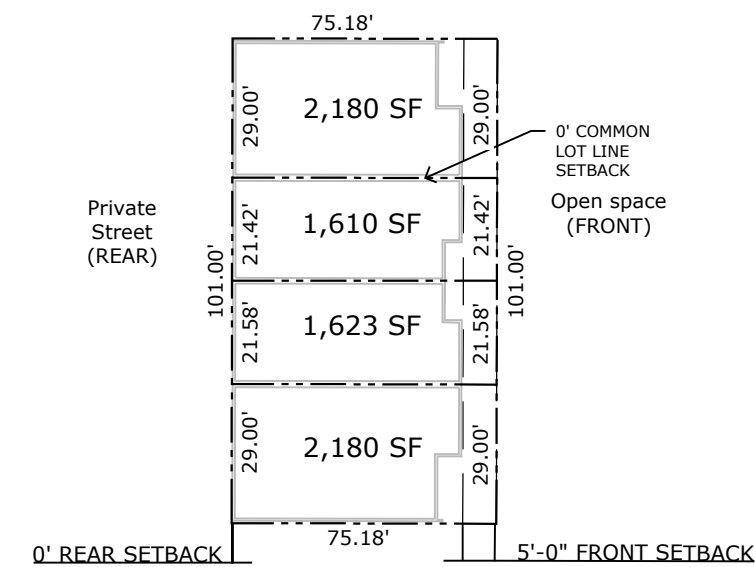
Typical Lot Layout Type C

3 lots per layout, 9 lots total



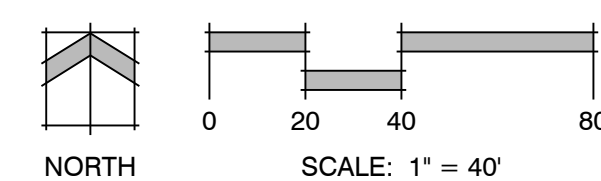
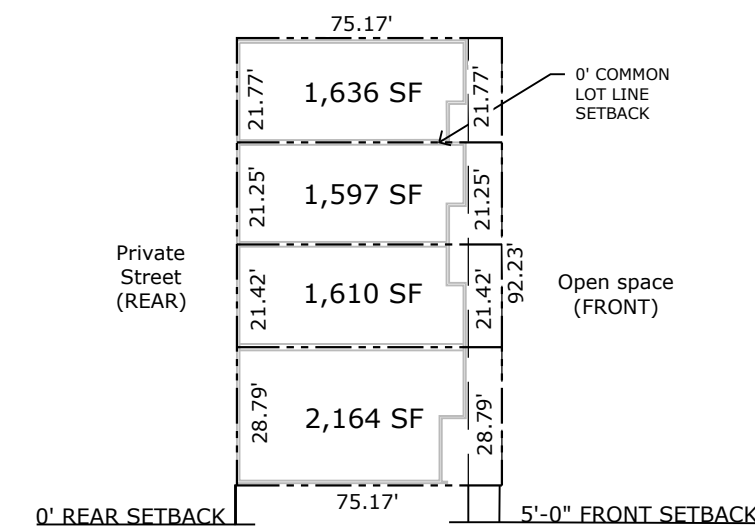
Typical Lot Layout Type D

4 lots per layout, 8 lots total

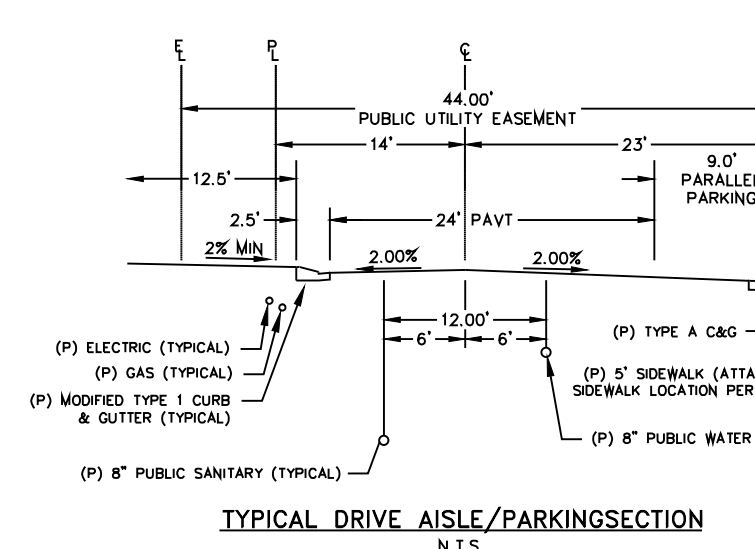
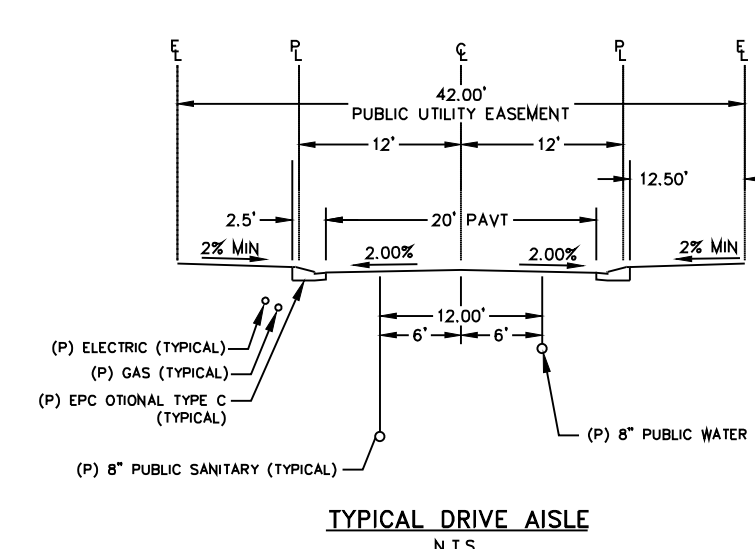


Typical Lot Layout Type E

4 lots per layout, 4 lots total

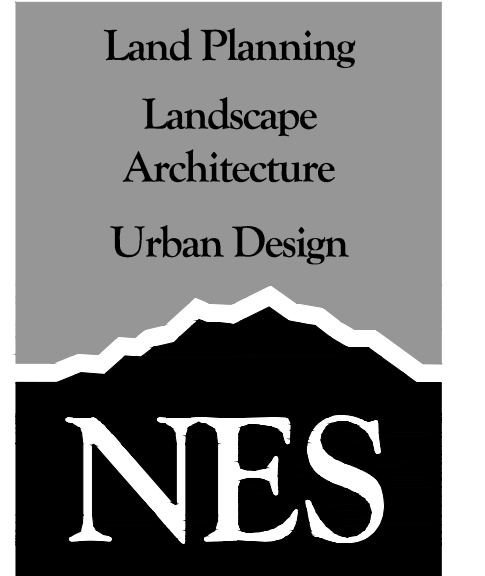
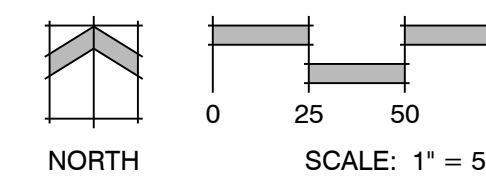


ROAD CROSS SECTIONS - PER DEVIATION REQUEST



Show ADA path through site

Provide all checklist items including previous redlines on Sheet 3



THE VILLAS AT CLAREMONT RANCH

PUD & PRELIMINARY PLAN

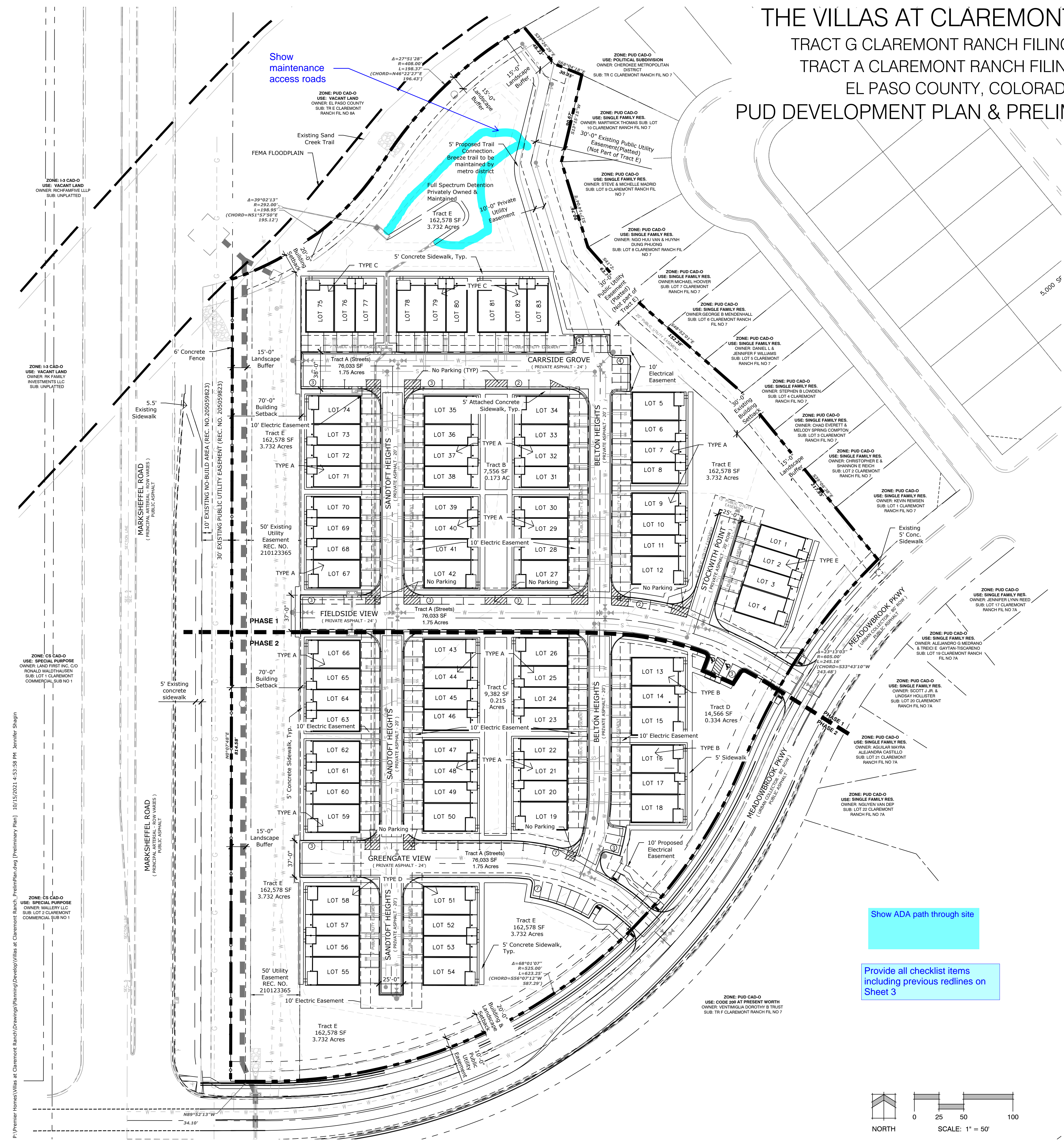
DATE: 12.23.2020
PROJECT MGR: A. Barlow
PREPARED BY: J. SHAGIN

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

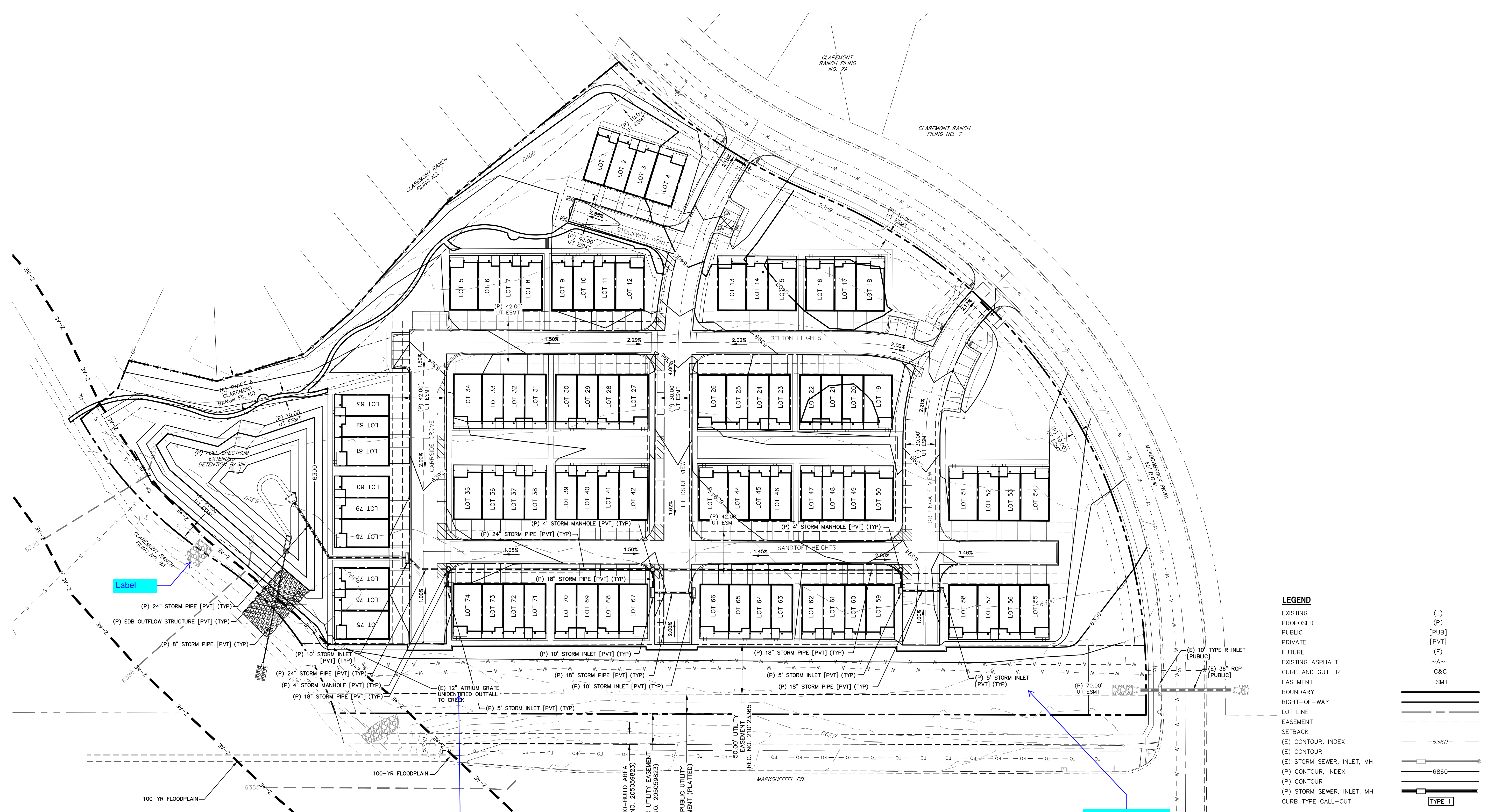
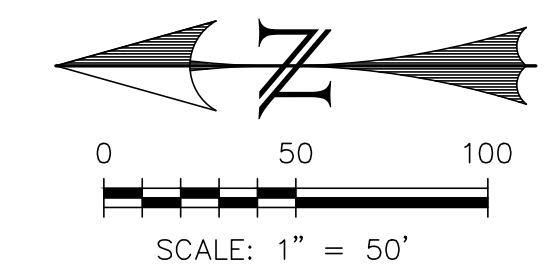
Preliminary Plan

3
OF 13

N.T.S.



P:\Premier Homes\ Villas at Claremont Ranch\Drawings\Planning\Developing\ Villas at Claremont Ranch_PrelimPlan.dwg (Preliminary Plan) 10/15/2021 4:51:58 PM Jennifer Shagin



Label

Show and label ditch

Will sidewalk construction on this grate meet ADA requirements?

LEGEND

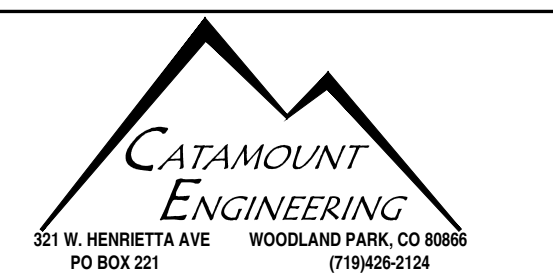
- EXISTING (E)
- PROPOSED (P)
- PUBLIC [PUB]
- PRIVATE [PVT]
- FUTURE (F)
- EXISTING ASPHALT ~A~
- CURB AND GUTTER C&G
- EASEMENT [E]
- BOUNDARY [BND]
- RIGHT-OF-WAY [ROW]
- LOT LINE [LTL]
- EASEMENT [E]
- SETBACK [S]
- (E) CONTOUR, INDEX [E-CON-IND]
- (E) CONTOUR [E-CON]
- (E) STORM SEWER, INLET, MH [E-SSW-INL-MH]
- (P) CONTOUR, INDEX [P-CON-IND]
- (P) CONTOUR [P-CON]
- (P) STORM SEWER, INLET, MH [P-SSW-INL-MH]
- CURB TYPE CALL-OUT [CTC]
- ESMT

TYPE 1

REV.	DESCRIPTION	DATE

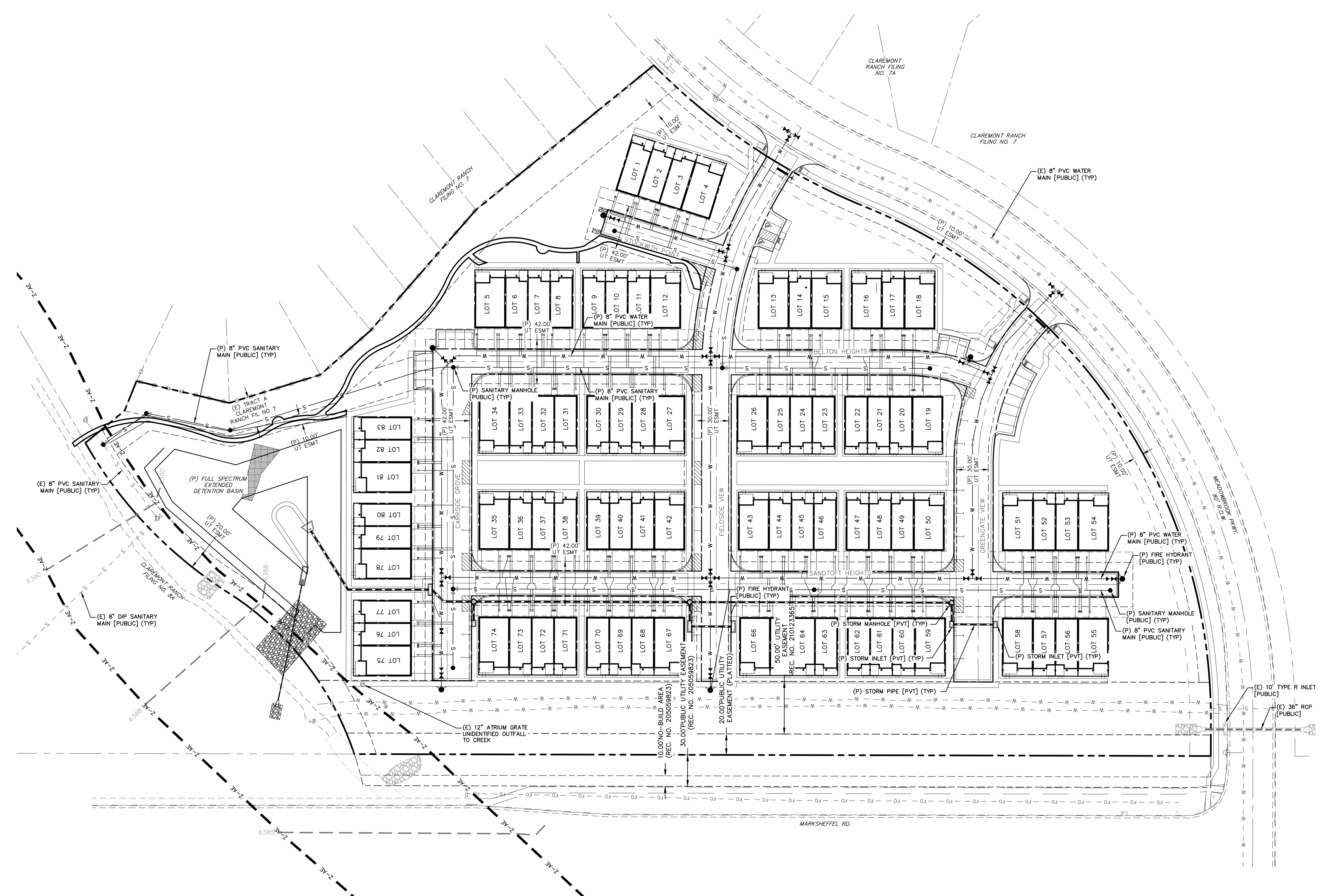
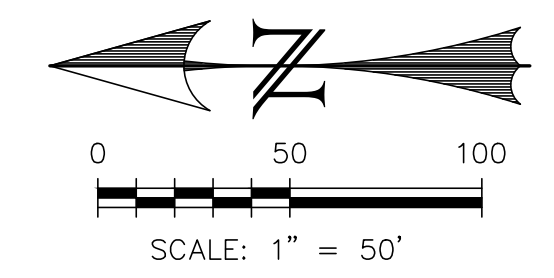


PREPARED FOR:
 JIM MORLEY
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903



THE VILLAS AT CLAREMONT RANCH	
DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: N/A	DATE: 11/17/20
JOB NUMBER: 16-102	SHEET: 4 OF 13
PRELIMINARY GRADING PLAN	

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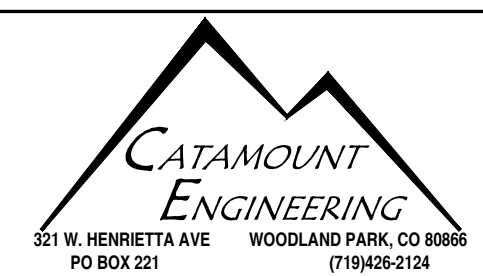
LEGEND

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



THE VILLAS AT CLAREMONT RANCH

DESIGNED BY: DLM DRAWN BY: DBM

SCALE: N/A DATE: 11/17/20

PRELIMINARY UTILITY PLAN

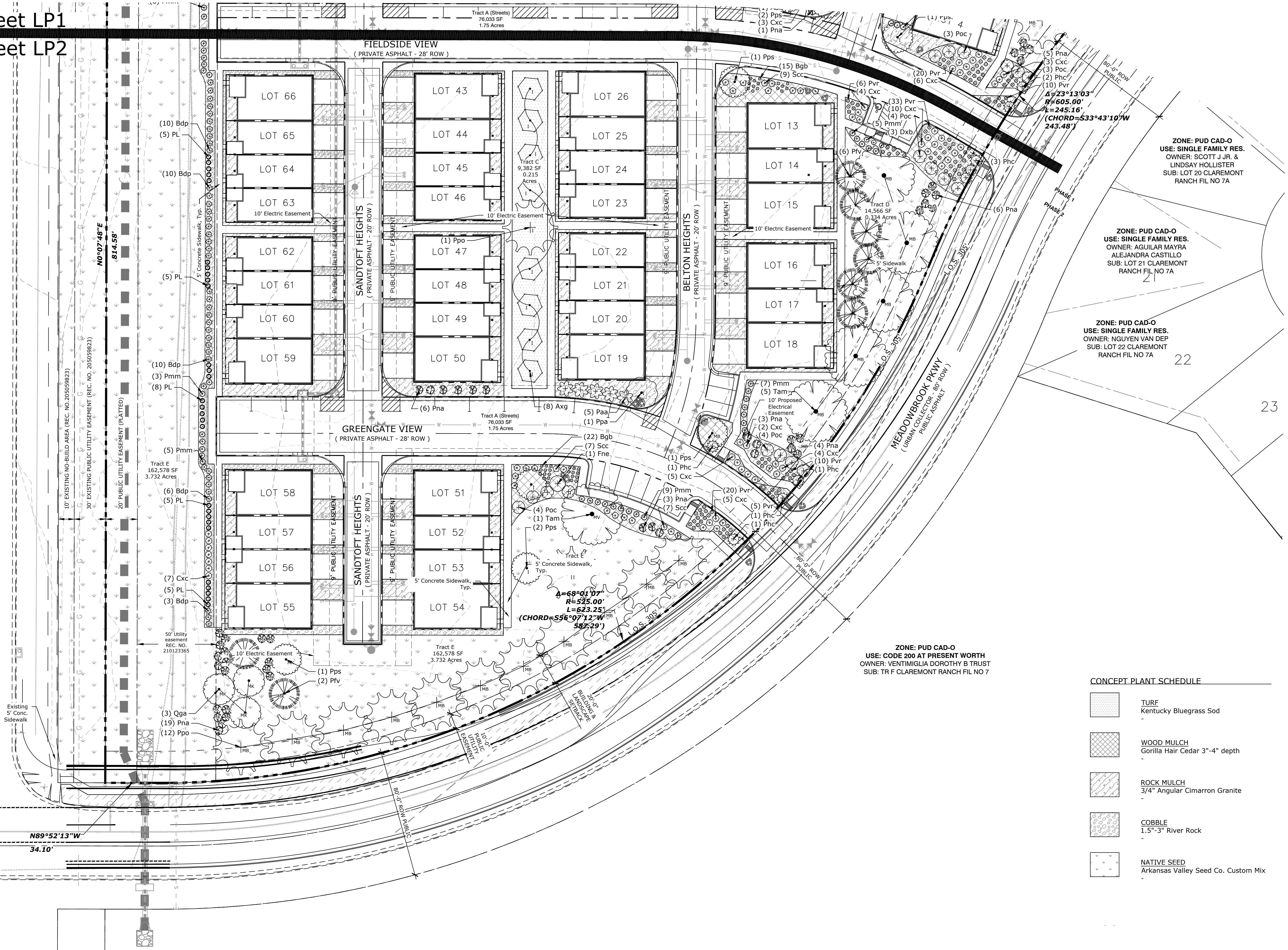
JOB NUMBER: 16-102 SHEET: 5 OF 13

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W:\Information Systems\Projects\16-102 Claremont Ranch\16-102 0003.dwg - Claremont - 11/17/20 10:50:38 AM - 1/17/20

Sheet LP1
Sheet LP2

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



ZONE: PUD CAD-O
USE: SINGLE FAMILY RES.
OWNER: SCOTT J JR. &
LINDSAY HOLLISTER
SUB: LOT 20 CLAREMONT
RANCH FIL NO 7A

ZONE: PUD CAD-O
USE: SINGLE FAMILY RES.
OWNER: AGUILAR MAYRA
ALEJANDRA CASTILLO
SUB: LOT 21 CLAREMONT
RANCH FIL NO 7A

ZONE: PUD CAD-O
USE: SINGLE FAMILY RES.
OWNER: NGUYEN VAN DEP
SUB: LOT 22 CLAREMONT
RANCH FIL NO 7A

ZONE: PUD CAD-O
USE: CODE 200 AT PRESENT WORTH
OWNER: VENTIMIGLIA DOROTHY B TRUST
SUB: TR F CLAREMONT RANCH FIL NO 7

CONCEPT PLANT SCHEDULE

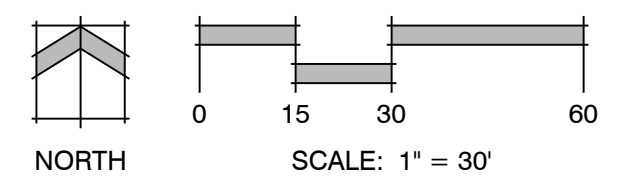
-  **TURF**
Kentucky Bluegrass Sod
-  **WOOD MULCH**
Gorilla Hair Cedar 3"-4" depth
-  **ROCK MULCH**
3/4" Angular Cimarron Granite
-  **COBBLE**
1.5"-3" River Rock
-  **NATIVE SEED**
Arkansas Valley Seed Co. Custom Mix

**THE VILLAS
AT
CLAREMONT
RANCH**

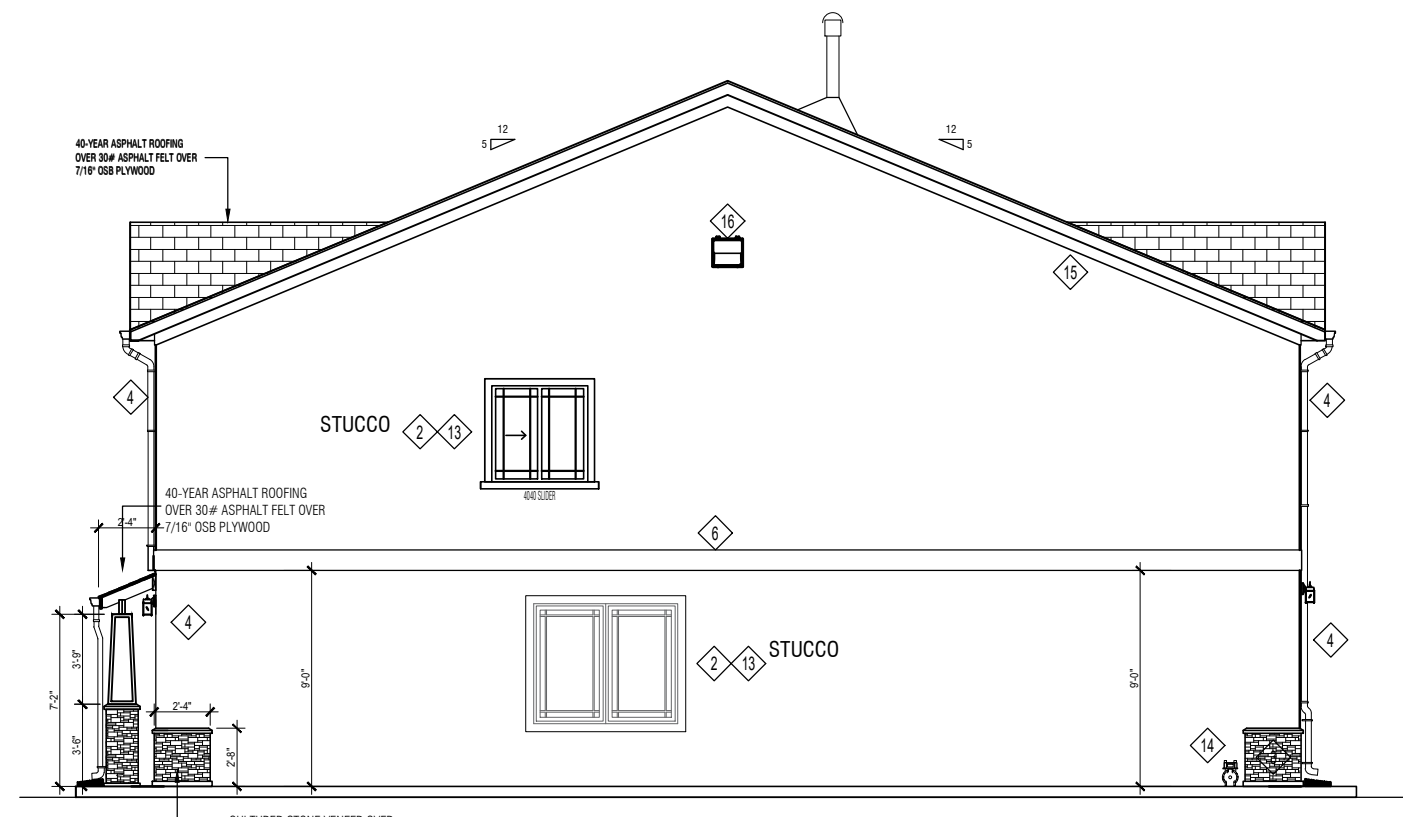
DATE: 12.23.20
PROJECT MGR: A. Barlow
PREPARED BY: J. Shagin

Final Landscape Plan

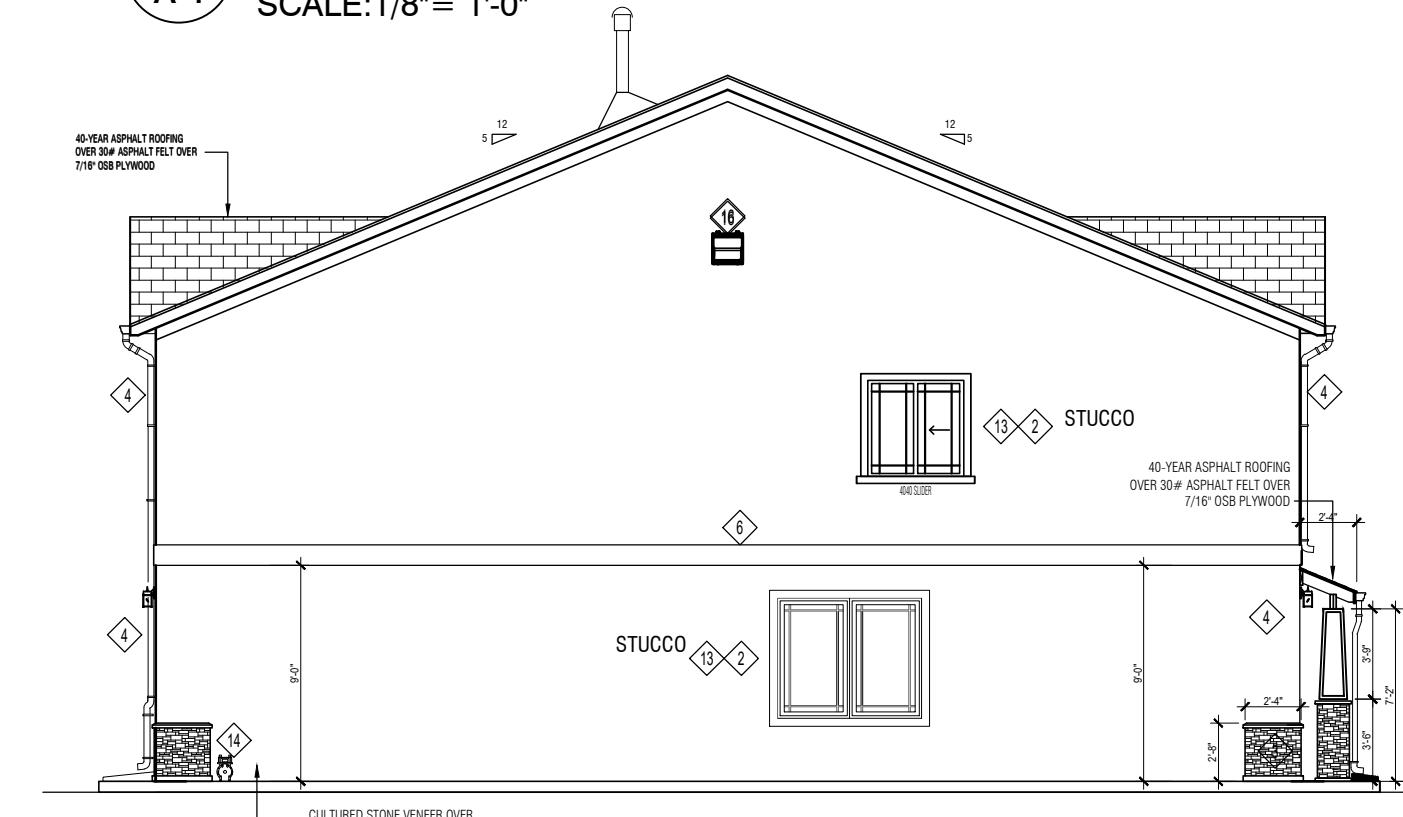
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8 OF 13



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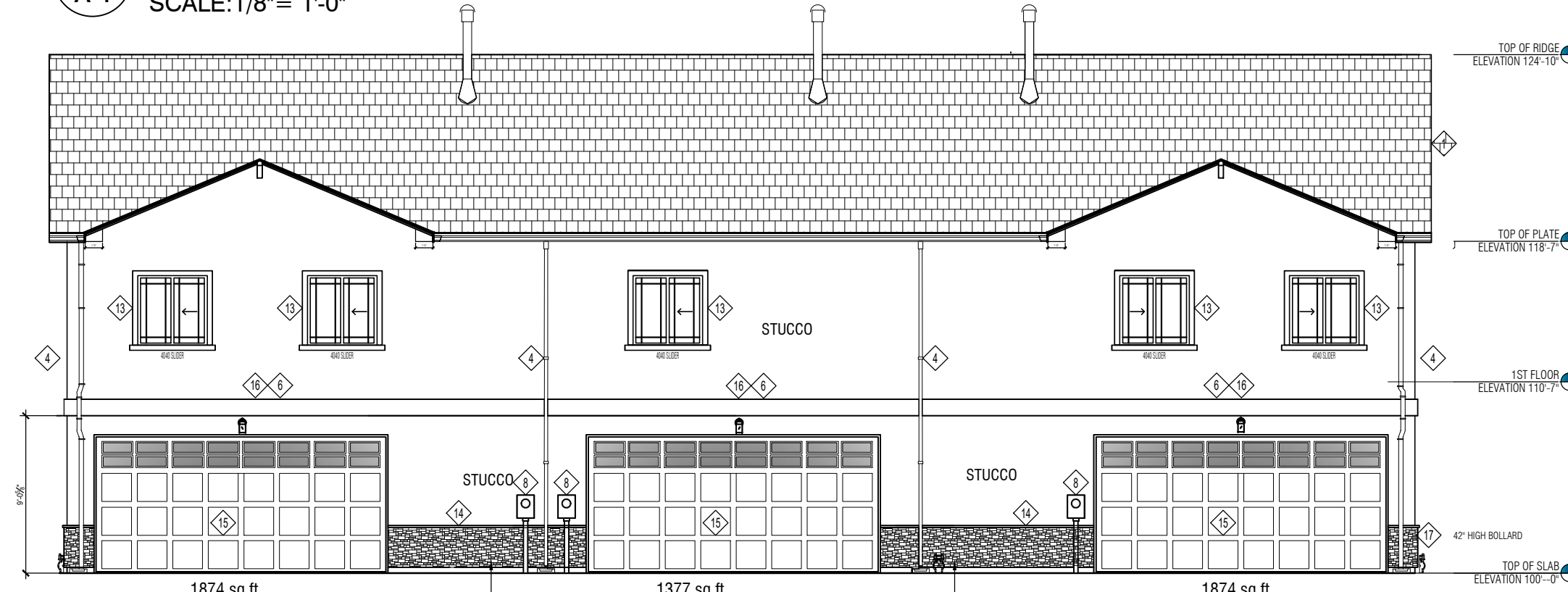
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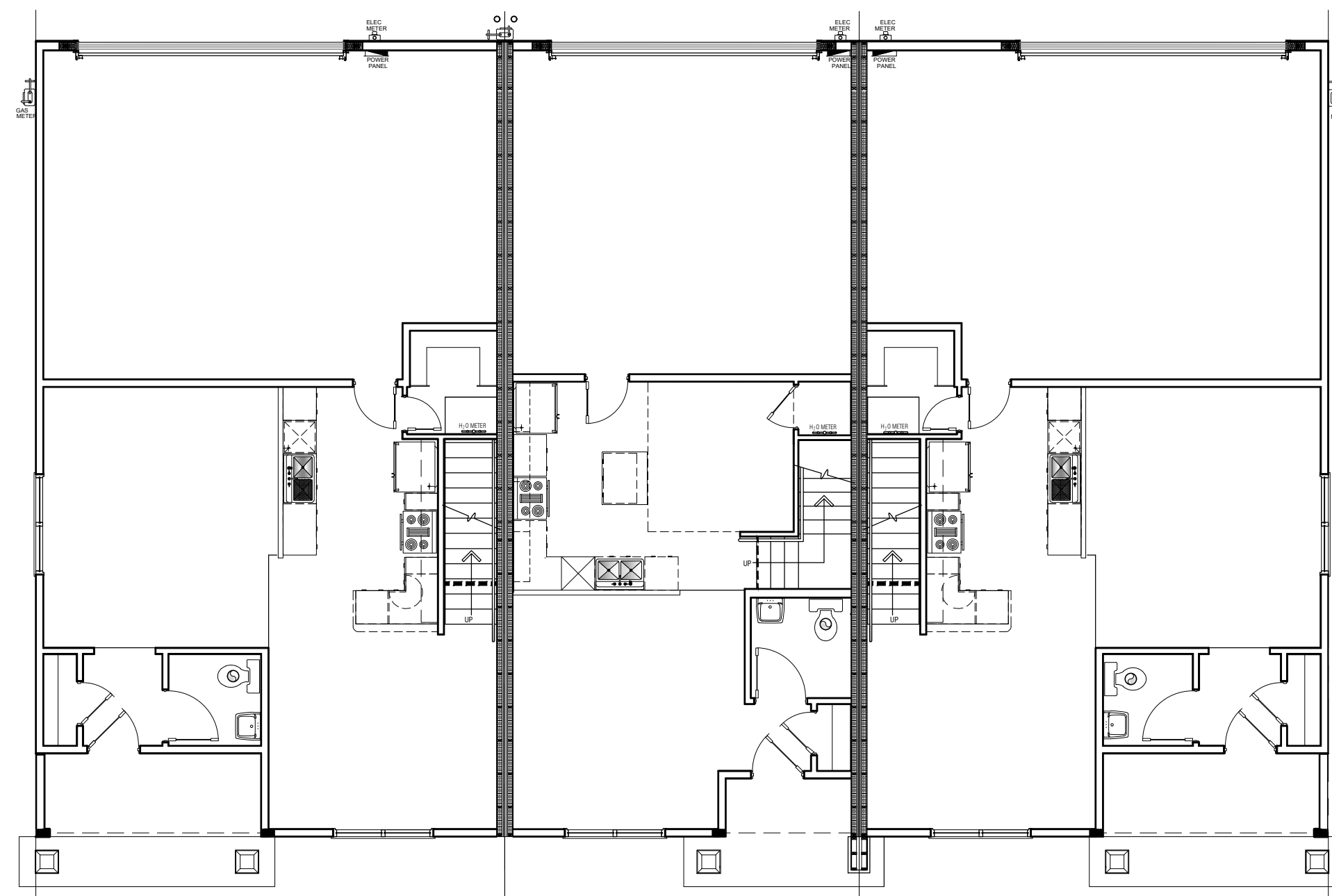
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2 ELEVATION TYPE B
 A-1 SCALE: 1/8" = 1'-0"



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



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

LEGEND

- 1 ASPHALT COMPOSITE SHINGLES
- 2 EIFS (STUCCO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GUTTER & DOWNSPOUT W/ SPLASHBLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
- 6 RAISED EIFS (STUCCO) FINISH ACCENT BAND
- 7 AIR CONDITIONER UNIT
- 8 ELECTRICAL SERVICE ENTRY/METER(S)
- 9 WATER METER
- 10 ENTRY CANOPY
- 11 WEATHERPROOF / GFCI RECEPTACLE
- 12 EXPOSED CANOPY SUPPORT BEAM
- 13 RAISED EIFS TRIM AROUND WINDOW OPENINGS
- 14 GAS METER
NOTE: ALL COLORS AND FINISHES PER OWNER'S REQUIREMENTS.
- 15 1x12 NOMINAL EXTERIOR DECORATIVE WOOD TRIM
- 16 FLOOD LIGHT

PLAN REVIEW COMMENTS

△	XX-XX-XXXX
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REVISIONS

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

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

12/30/2020

12/25/2020

DRAWN BY: PRL

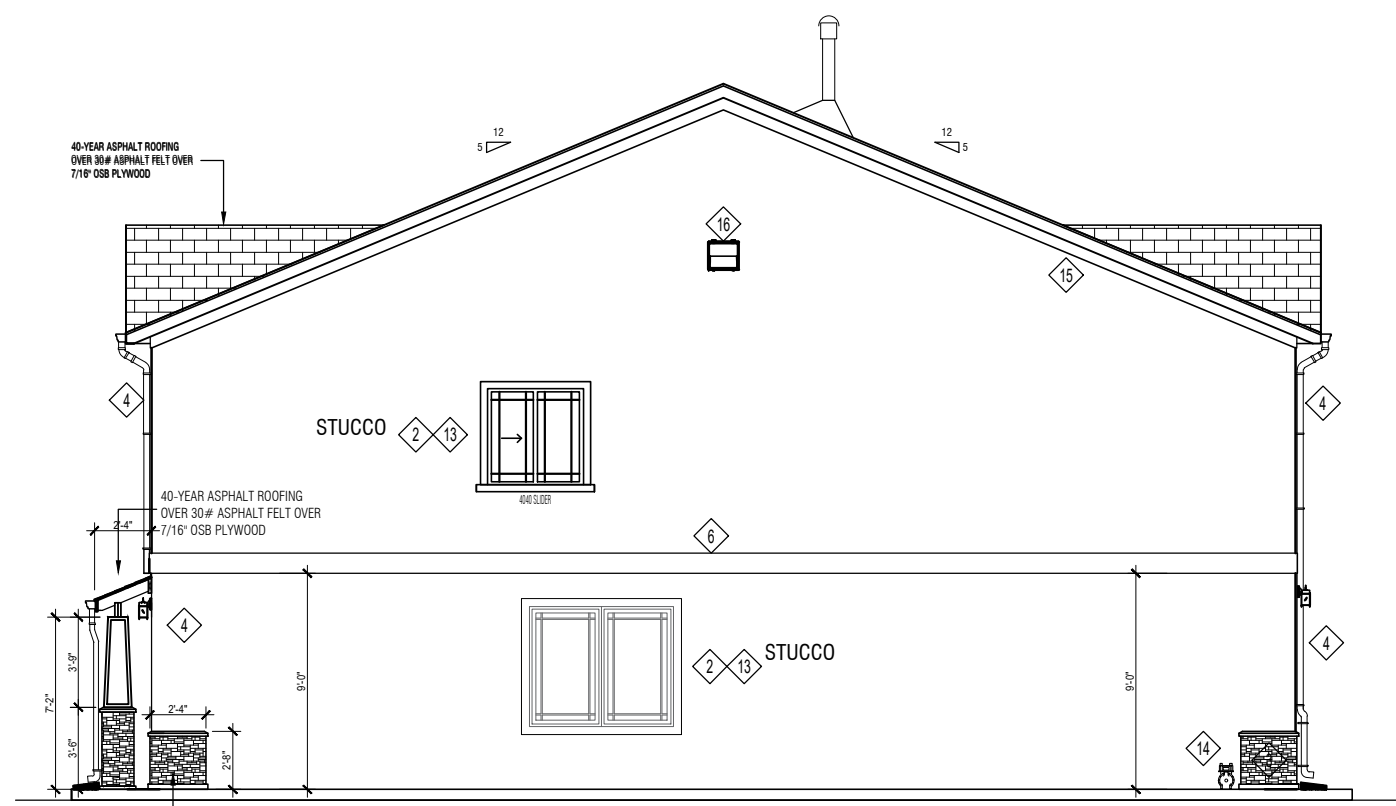
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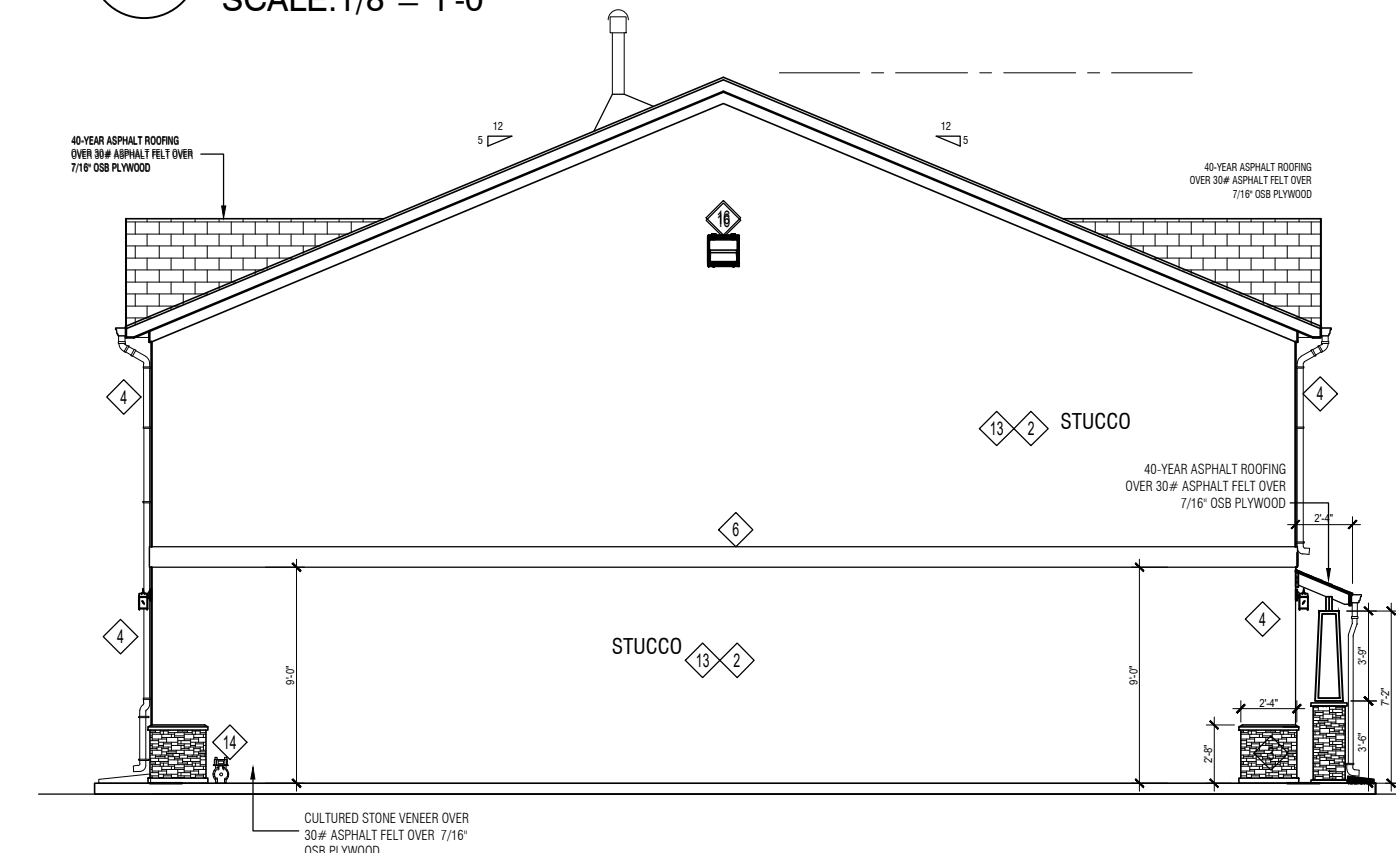
BUILDING ELEVATIONS

A-1

STATE OF COLORADO
 PETER R. LAZZARA
 LICENSED ARCHITECT



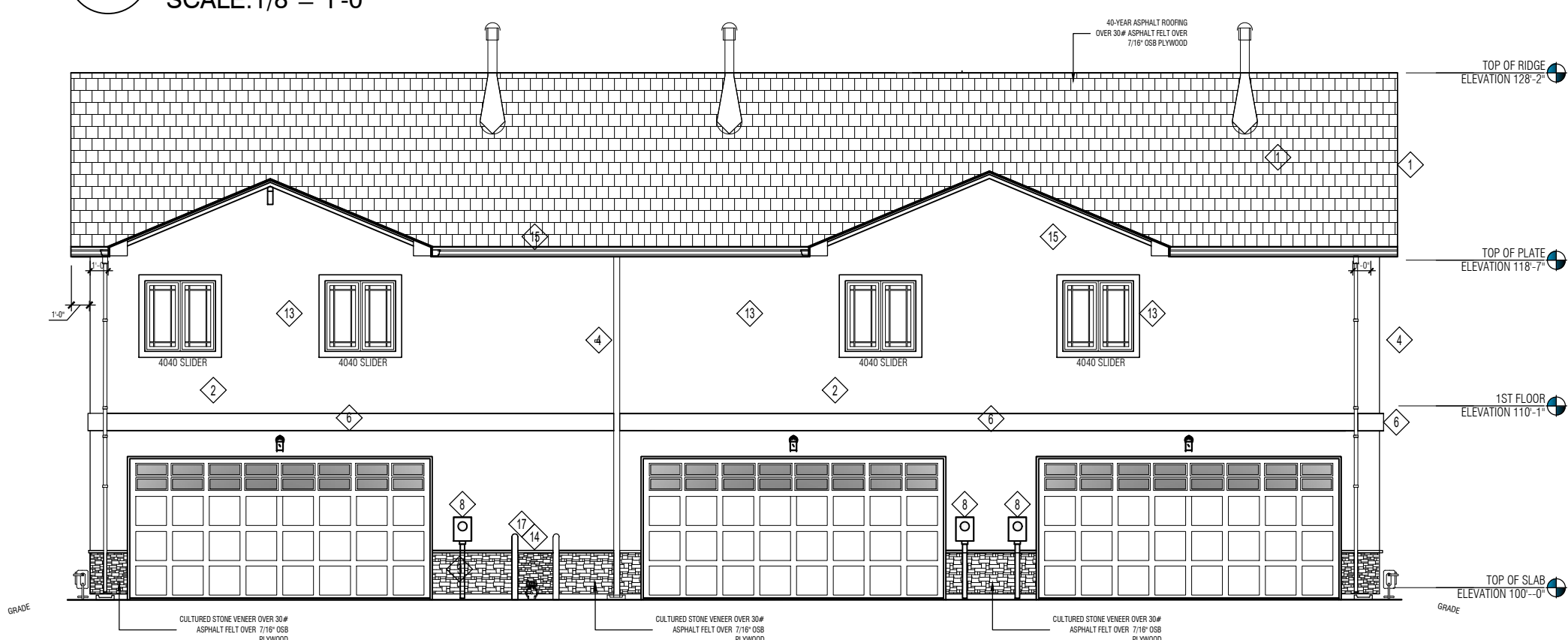
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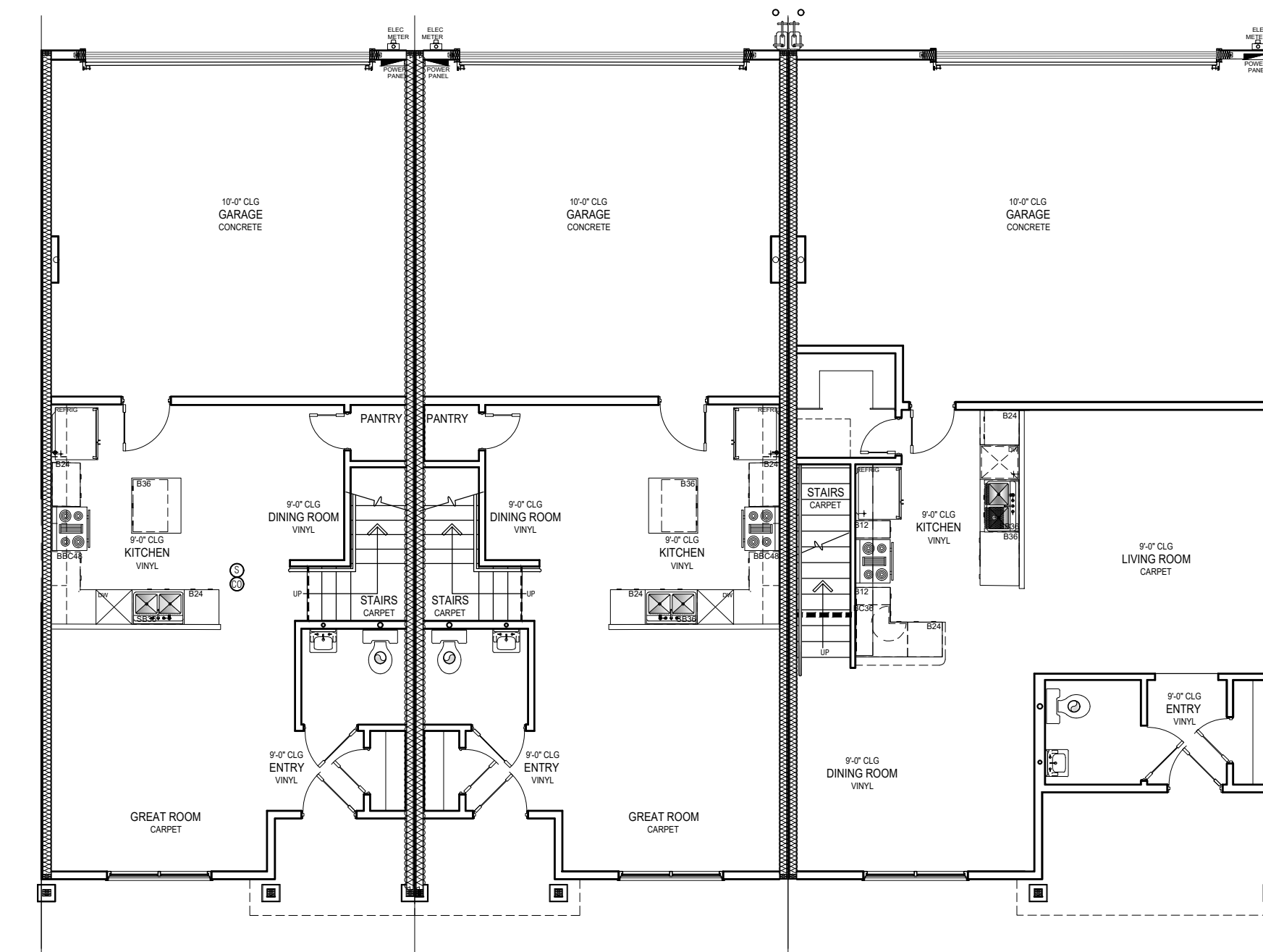
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2 ELEVATION TYPE C
 A-2 SCALE: 1/8" = 1'-0"



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



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

LEGEND

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- 14 GAS METER
 NOTE: ALL COLORS AND FINISHES PER OWNER'S REQUIREMENTS.
- 15 1x12 NOMINAL EXTERIOR DECORATIVE WOOD TRIM
- 16 FLOOD LIGHT

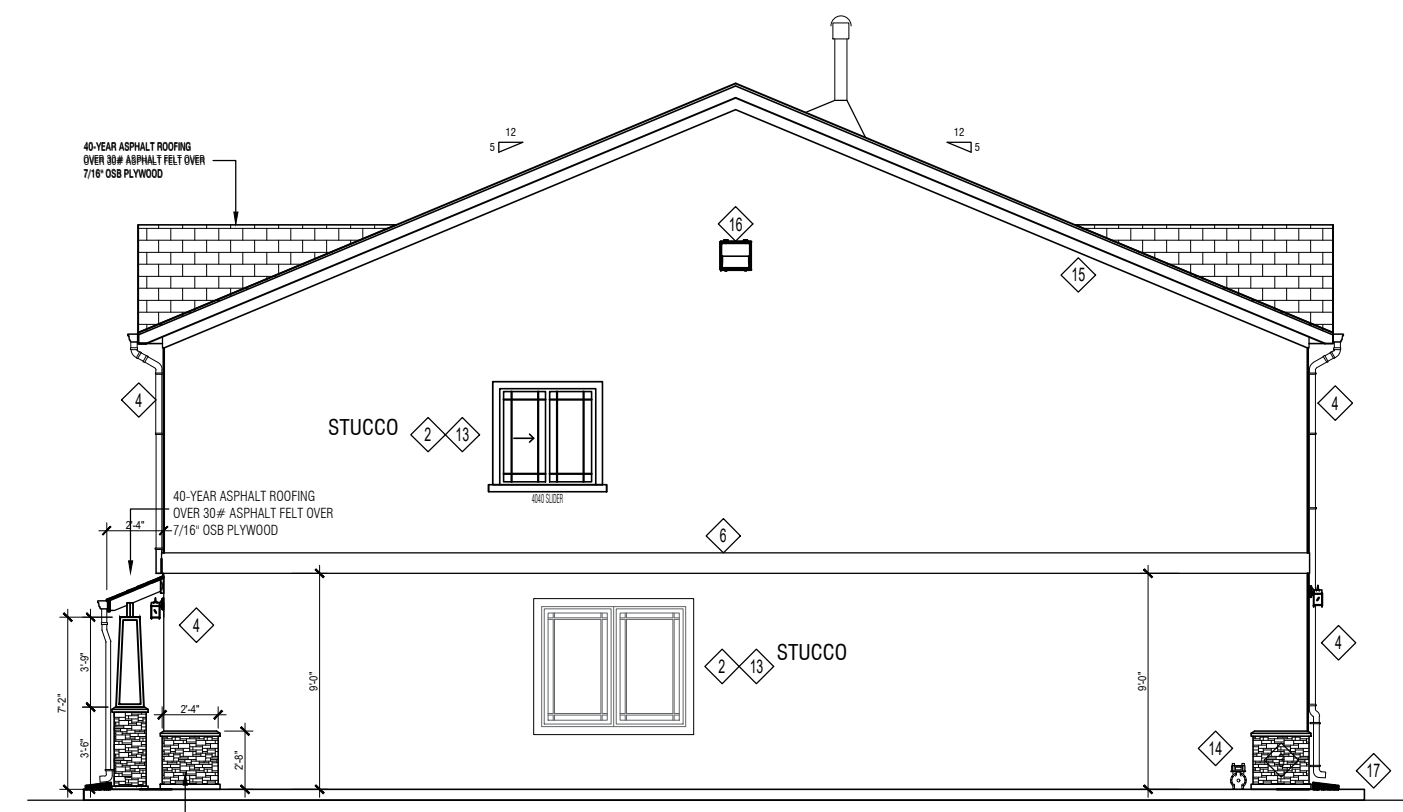
PLAN REVIEW COMMENTS	
△	XX-XX-XXXX
REVISIONS	

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

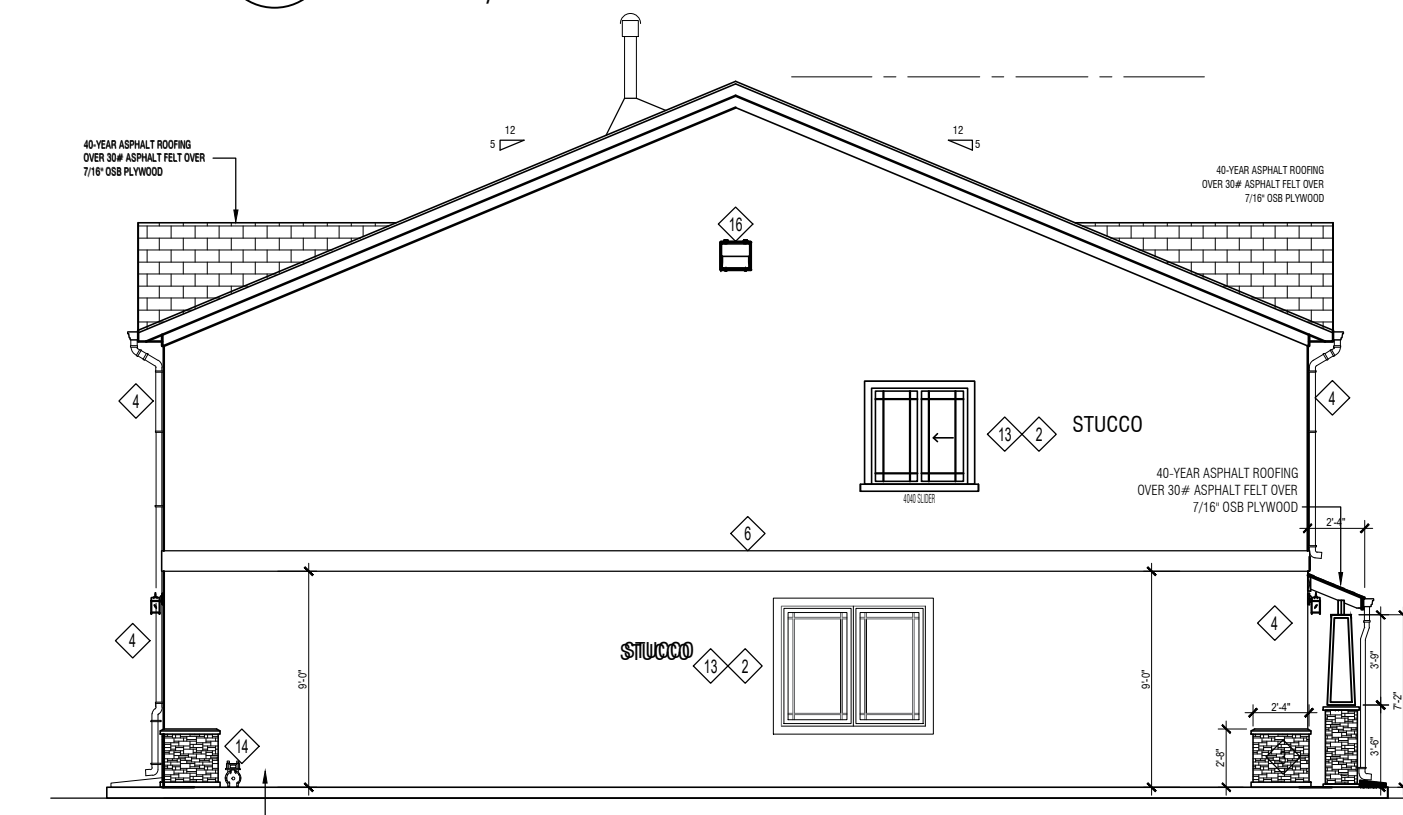
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12/30/2020
 STATE OF COLORADO
 PETER R. LAZZARA
 LICENSED ARCHITECT

12/25/2020
 DRAWN BY: PRL
 CHECKED BY: PRL
 SHEET NUMBER
 BUILDING ELEVATIONS
A-2



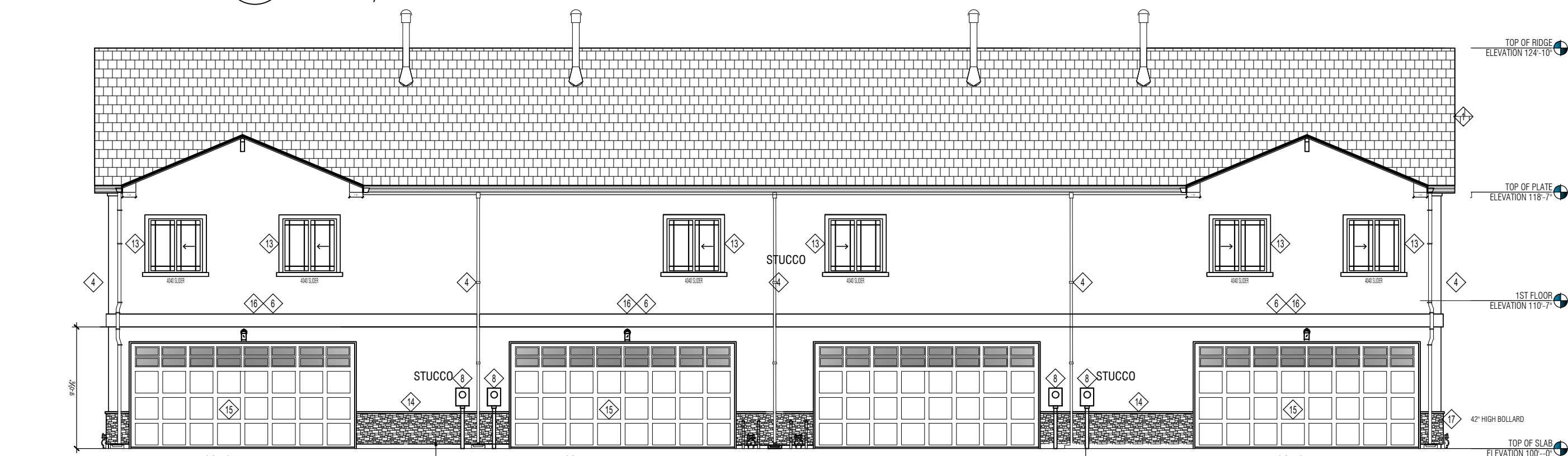
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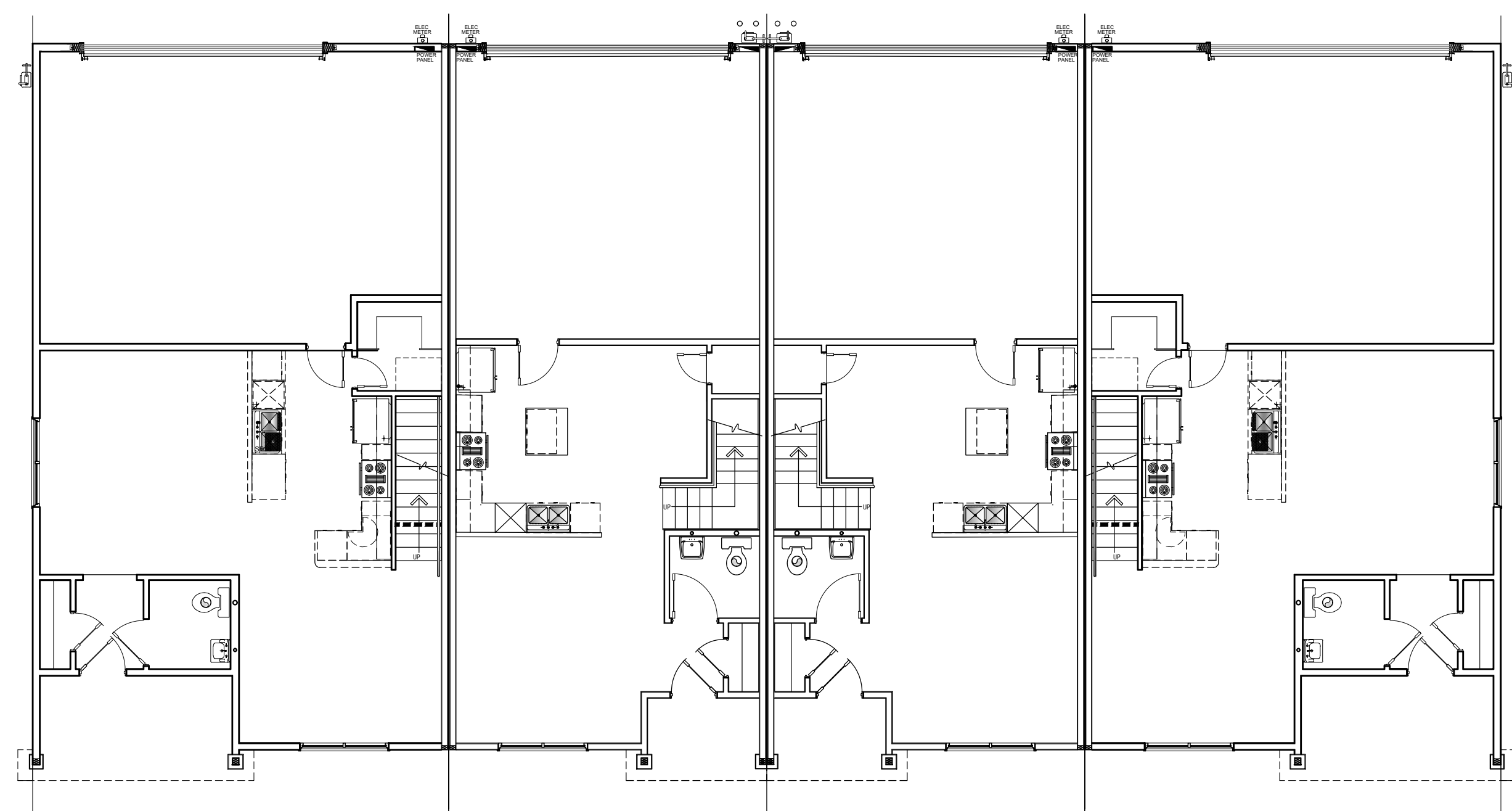
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2 ELEVATION TYPE D
 A-3 SCALE: 1/8" = 1'-0"



4 ELEVATION TYPE D
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1ST FLOOR PLAN 2-1-1-2
 SCALE: 1/8" = 1'-0"

LEGEND

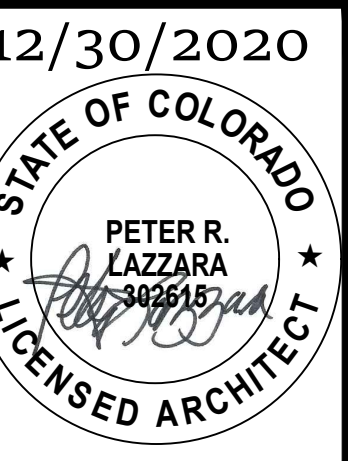
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- 2 EIFS (STUCCO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GUTTER & DOWNSPOUT W/ SPLASHBLOCK
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NOTE: ALL COLORS AND FINISHES PER OWNER'S REQUIREMENTS.
- 15 1x12 NOMINAL EXTERIOR DECORATIVE WOOD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

PLAN REVIEW COMMENTS

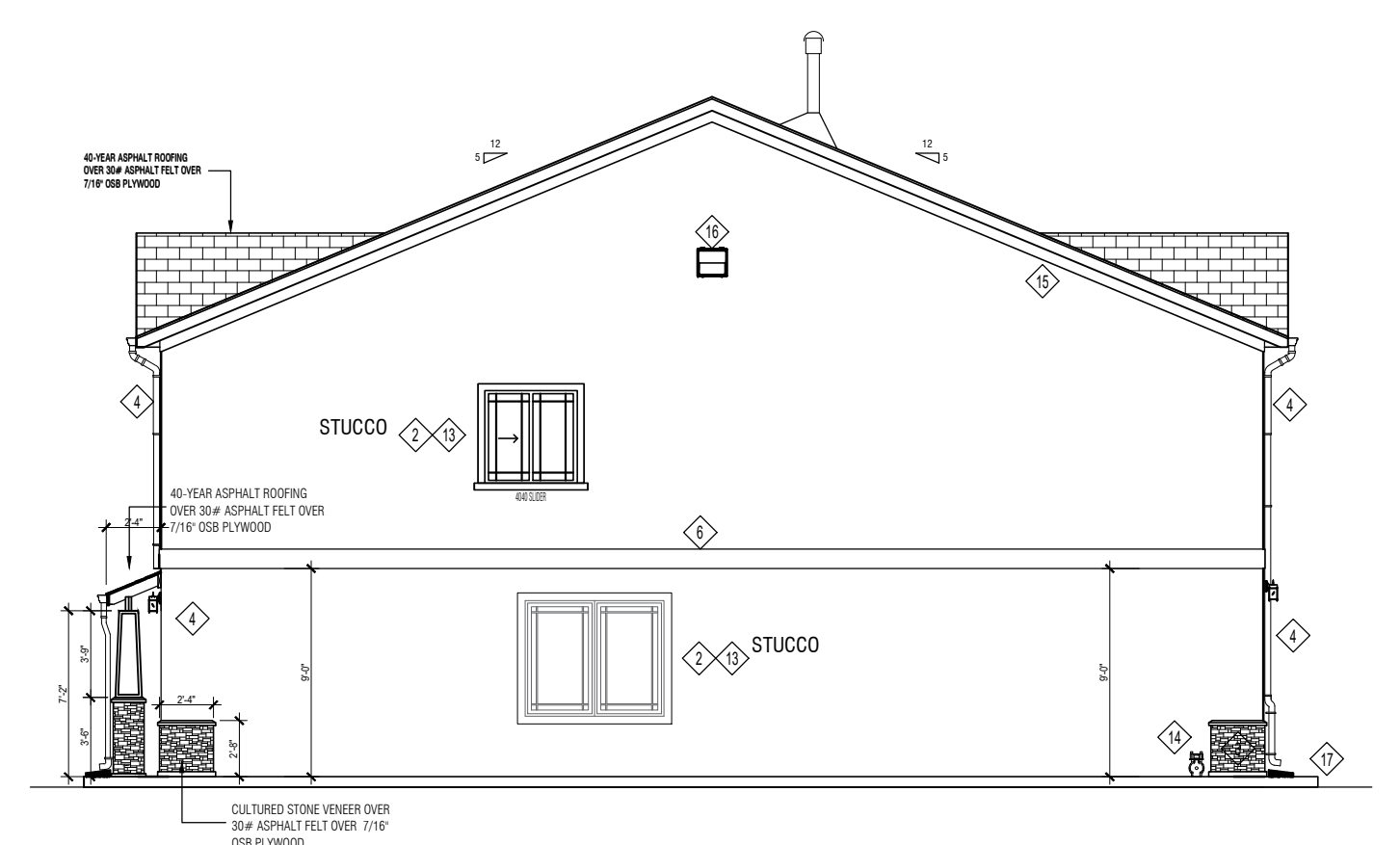
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REVISIONS

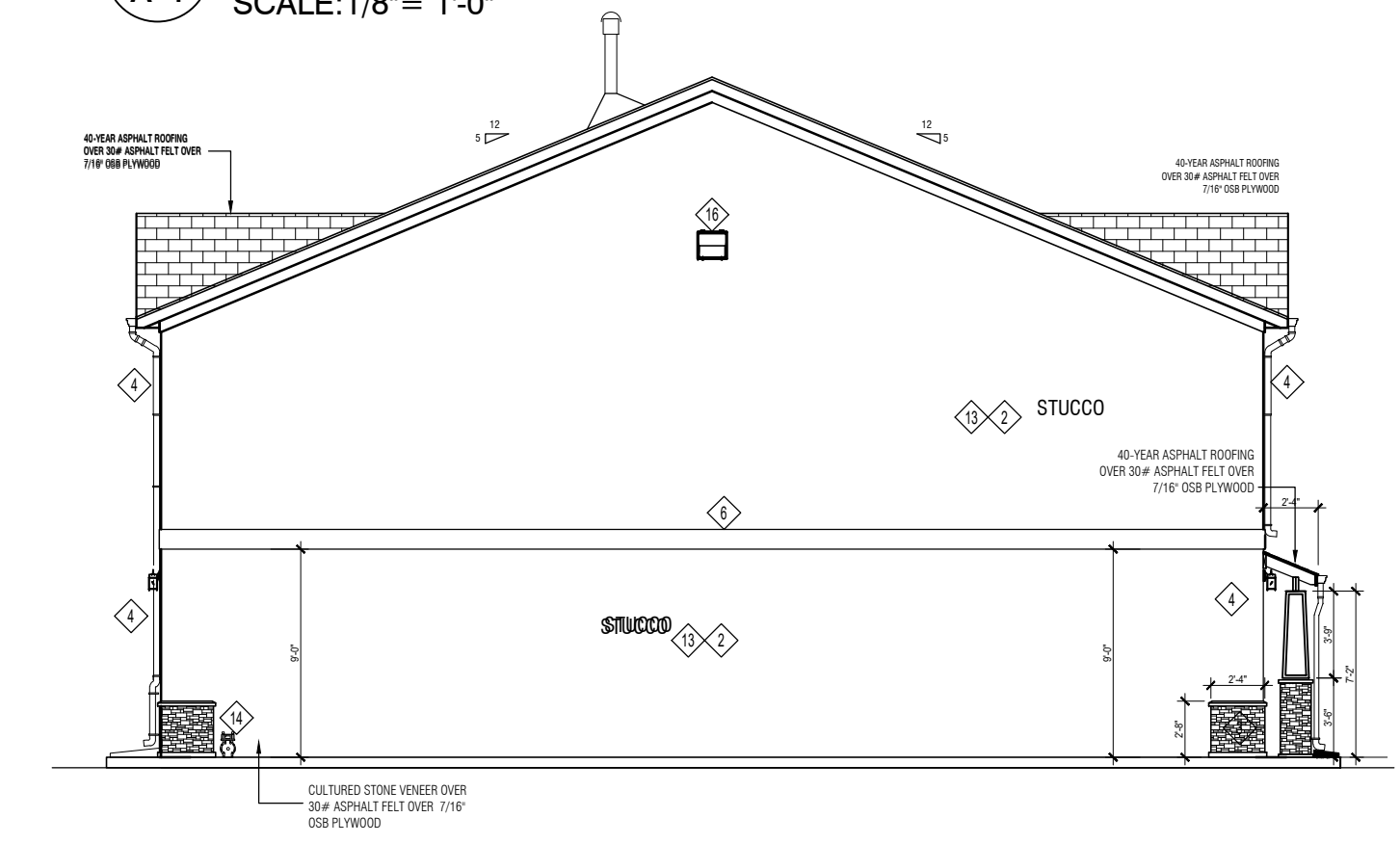
PRELIMINARY ELEVATIONS
 THE VILLAS AT CLAREMONT RANCH
 TOWN HOMES
 COLORADO SPRINGS, CO



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



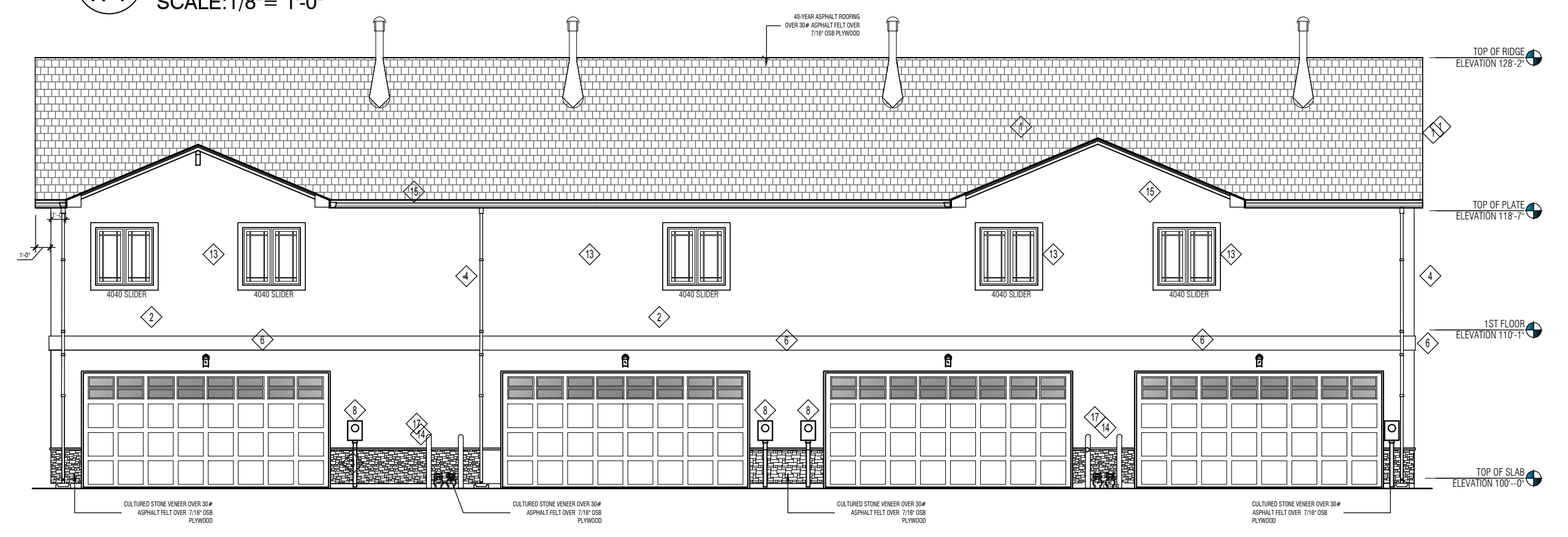
1 ELEVATION TYPE A
 A-4 SCALE: 1/8" = 1'-0"



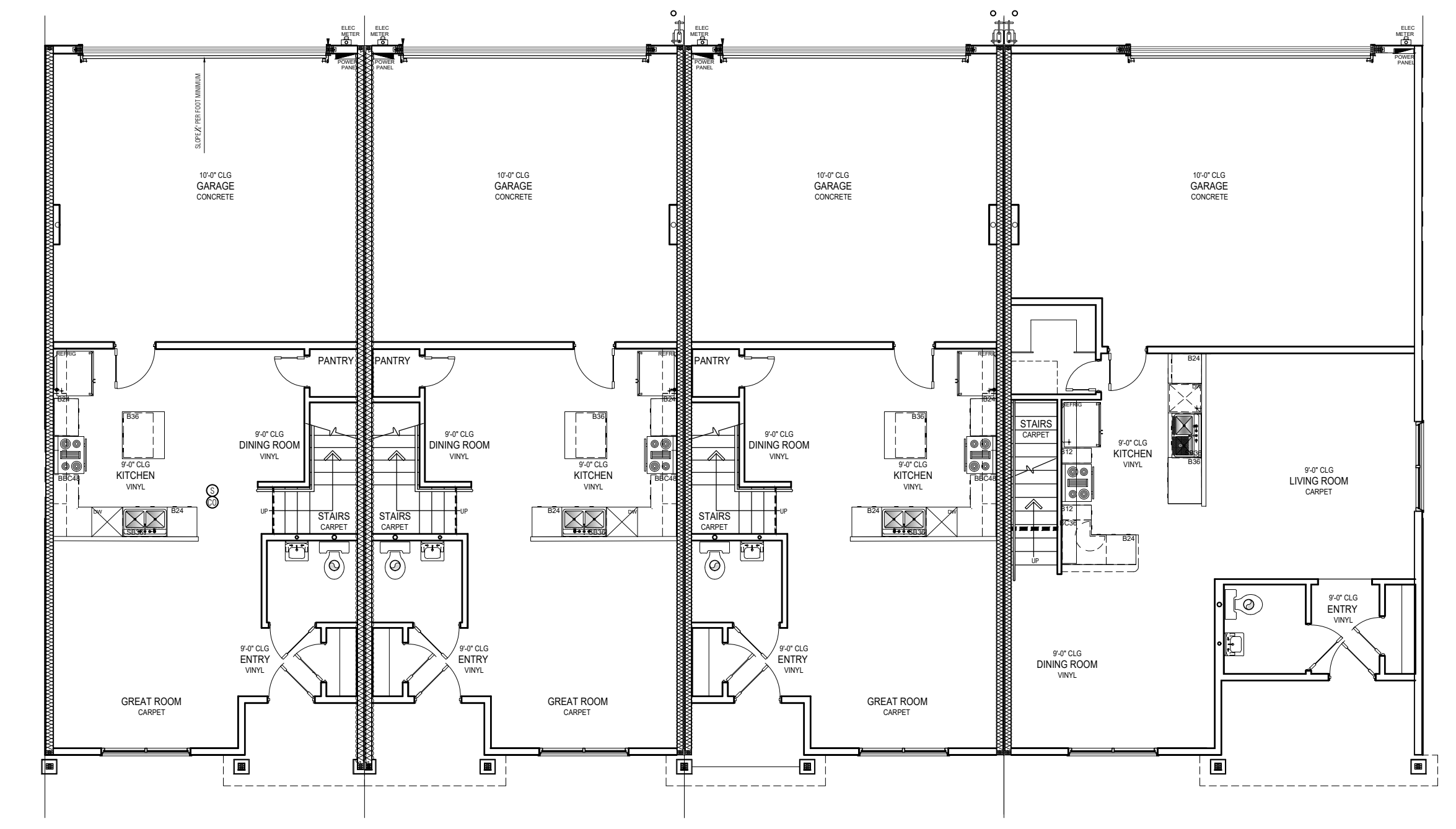
3 ELEVATION TYPE A
 A-4 SCALE: 1/8" = 1'-0"



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



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



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

LEGEND

- 1 ASPHALT COMPOSITE SHINGLES
- 2 EIFS (STUCCO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GUTTER & DOWNSPOUT W/ SPLASHBLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
- 6 RAISED EIFS (STUCCO) FINISH ACCENT BAND
- 7 AIR CONDITIONER UNIT
- 8 ELECTRICAL SERVICE ENTRY/METER(S)
- 9 WATER METER
- 10 ENTRY CANOPY
- 11 WEATHERPROOF / GFCI RECEPTACLE
- 12 EXPOSED CANOPY SUPPORT BEAM
- 13 RAISED EIFS TRIM AROUND WINDOW OPENINGS
- 14 GAS METER
NOTE: ALL COLORS AND FINISHES PER OWNER'S REQUIREMENTS.
- 15 1x12 NOMINAL EXTERIOR DECORATIVE WOOD TRIM
- 16 FLOOD LIGHT

PLAN REVIEW COMMENTS	
XX-XX-XXXX	
REVISIONS	

PRELIMINARY ELEVATIONS

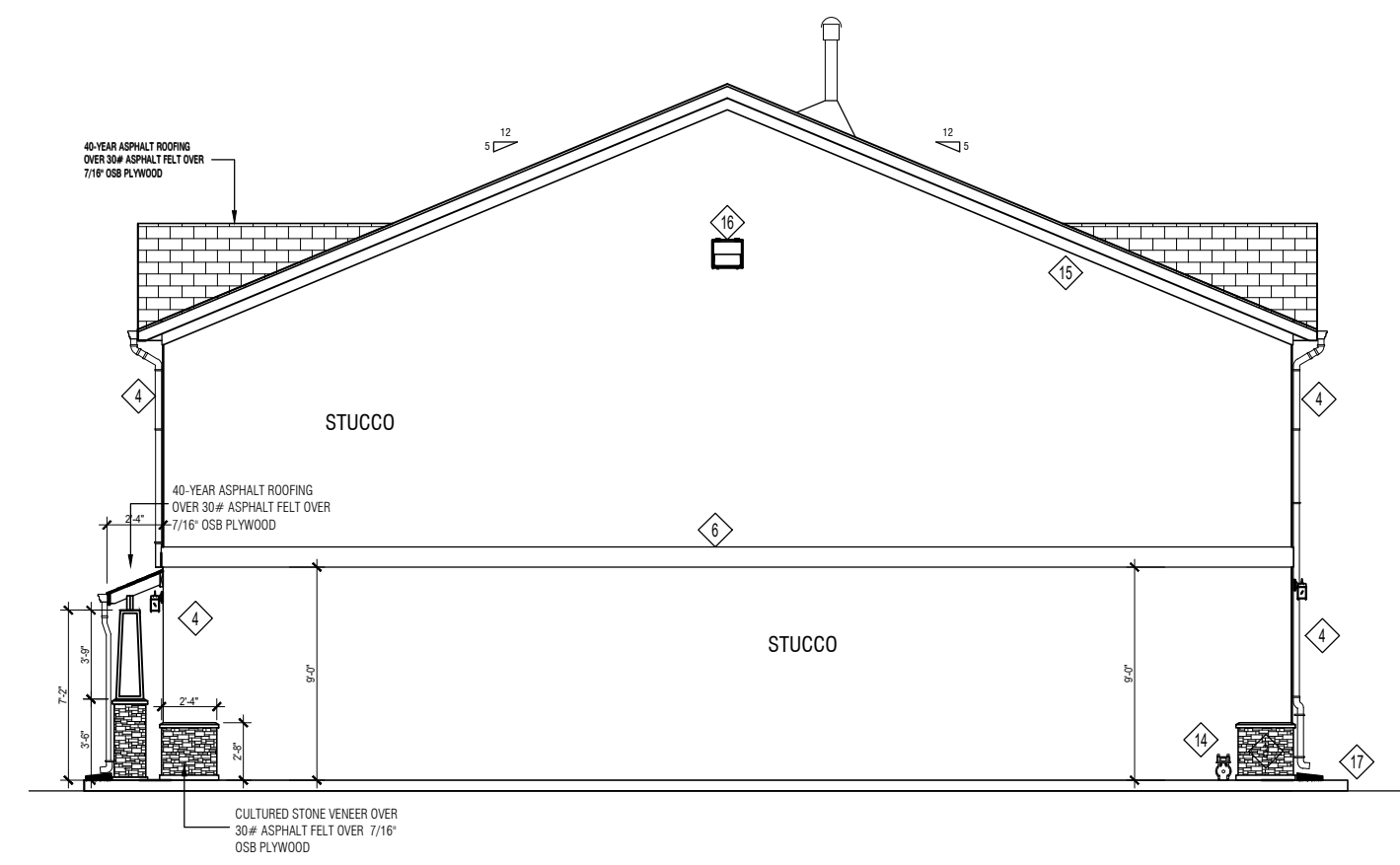
THE VILLAS AT
 CLAREMONT RANCH
 TOWN HOMES
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 200 W. 1st St. Ste 200 Pueblo, CO 81004 (719) 584-2800

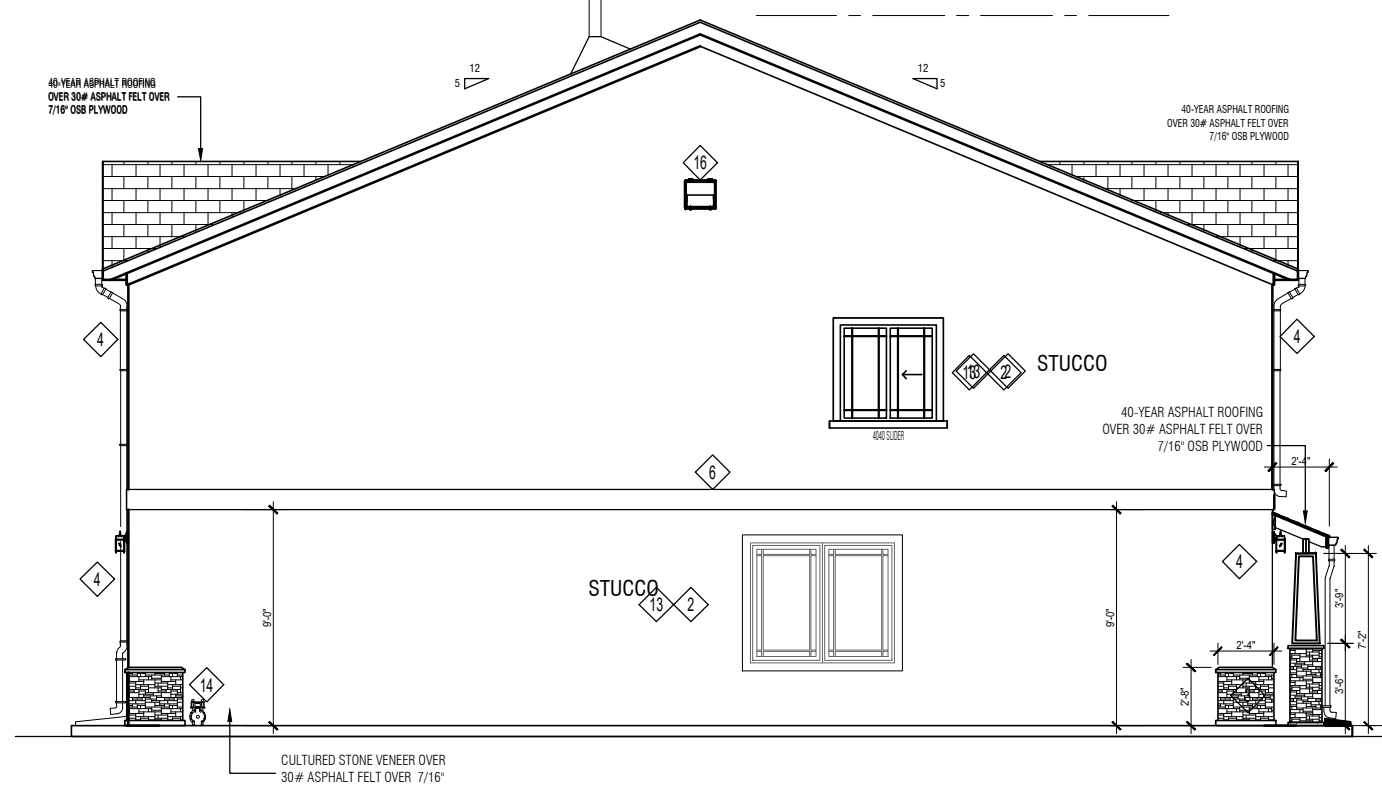
12/30/2020

STATE OF COLORADO
 LICENSED ARCHITECT
 PETER R. LAZZARA
 342615

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



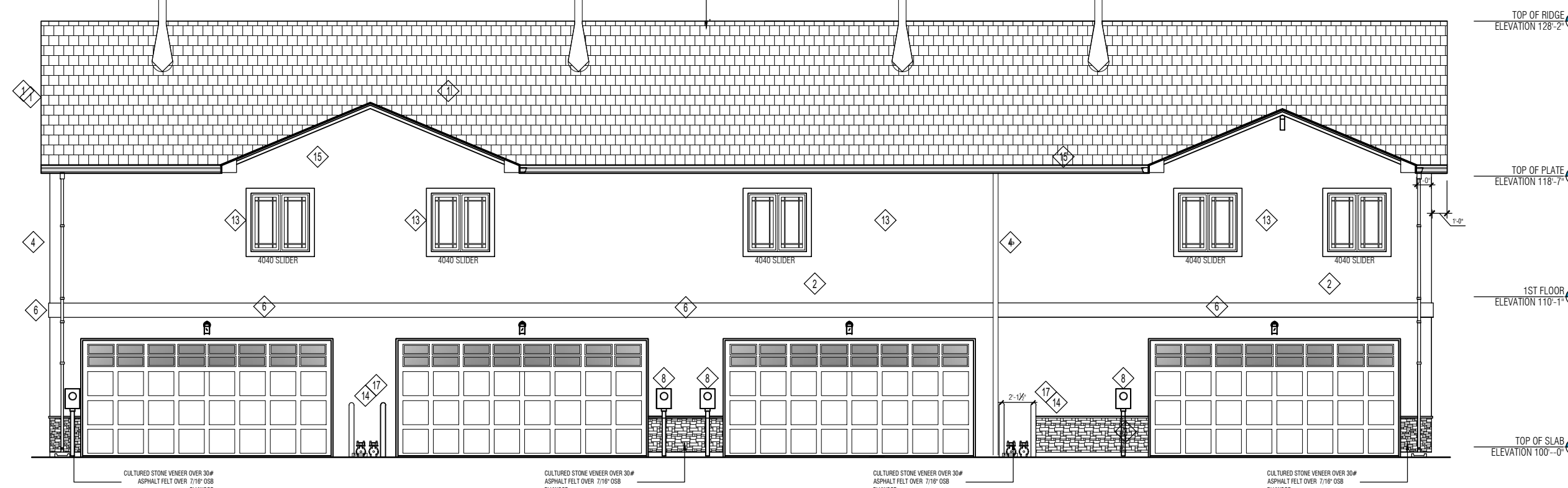
1 ELEVATION TYPE E
 A-5 SCALE: 1/8" = 1'-0"



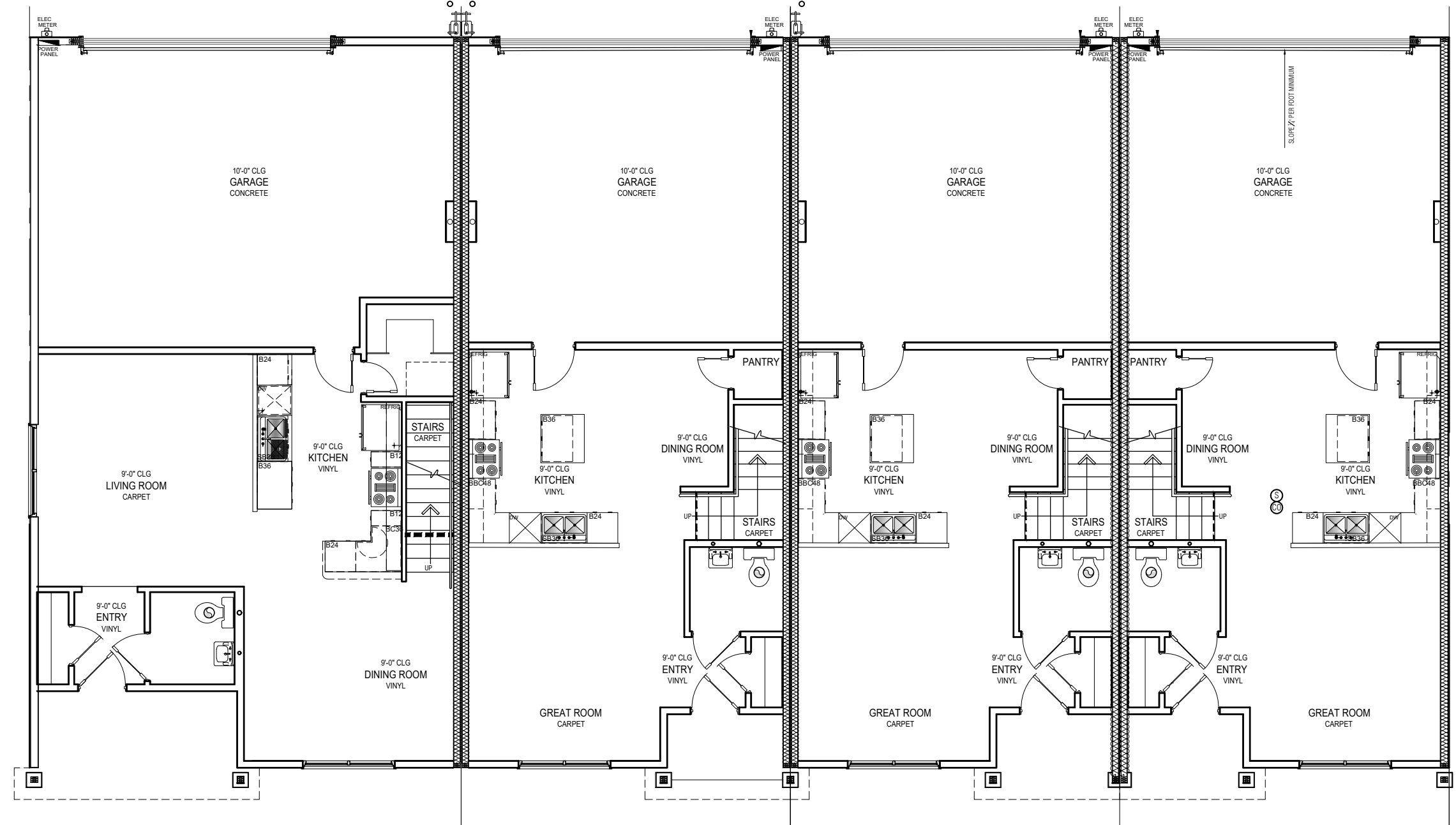
3 ELEVATION TYPE E
 A-5 SCALE: 1/8" = 1'-0"



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



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



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

LEGEND

- 1 ASPHALT COMPOSITE SHINGLES
- 2 EIFS (STUCCO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GLITTER & DOWNSPOUT W/ SPLASHBLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
- 6 RAISED EIFS (STUCCO) FINISH ACCENT BAND
- 7 AIR CONDITIONER UNIT
- 8 ELECTRICAL SERVICE ENTRY/METER(S)
- 9 WATER METER
- 10 ENTRY CANOPY
- 11 WEATHERPROOF / GFCI RECEPTACLE
- 12 EXPOSED CANOPY SUPPORT BEAM
- 13 RAISED EIFS TRIM AROUND WINDOW OPENINGS
- 14 GAS METER
NOTE: ALL COLORS AND FINISHES PER OWNER'S REQUIREMENTS.
- 15 1x12 NOMINAL EXTERIOR DECORATIVE WOOD TRIM
- 16 FLOOD LIGHT

PLAN REVIEW COMMENTS

△	XX-XX-XXXX
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REVISIONS

PRELIMINARY ELEVATIONS
 THE VILLAS AT CLAREMONT RANCH
 TOWN HOMES
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12/30/2020
 STATE OF COLORADO
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 LICENSED ARCHITECT

12/25/2020
 DRAWN BY: PRL
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 SHEET NUMBER
 BUILDING ELEVATIONS
A-5