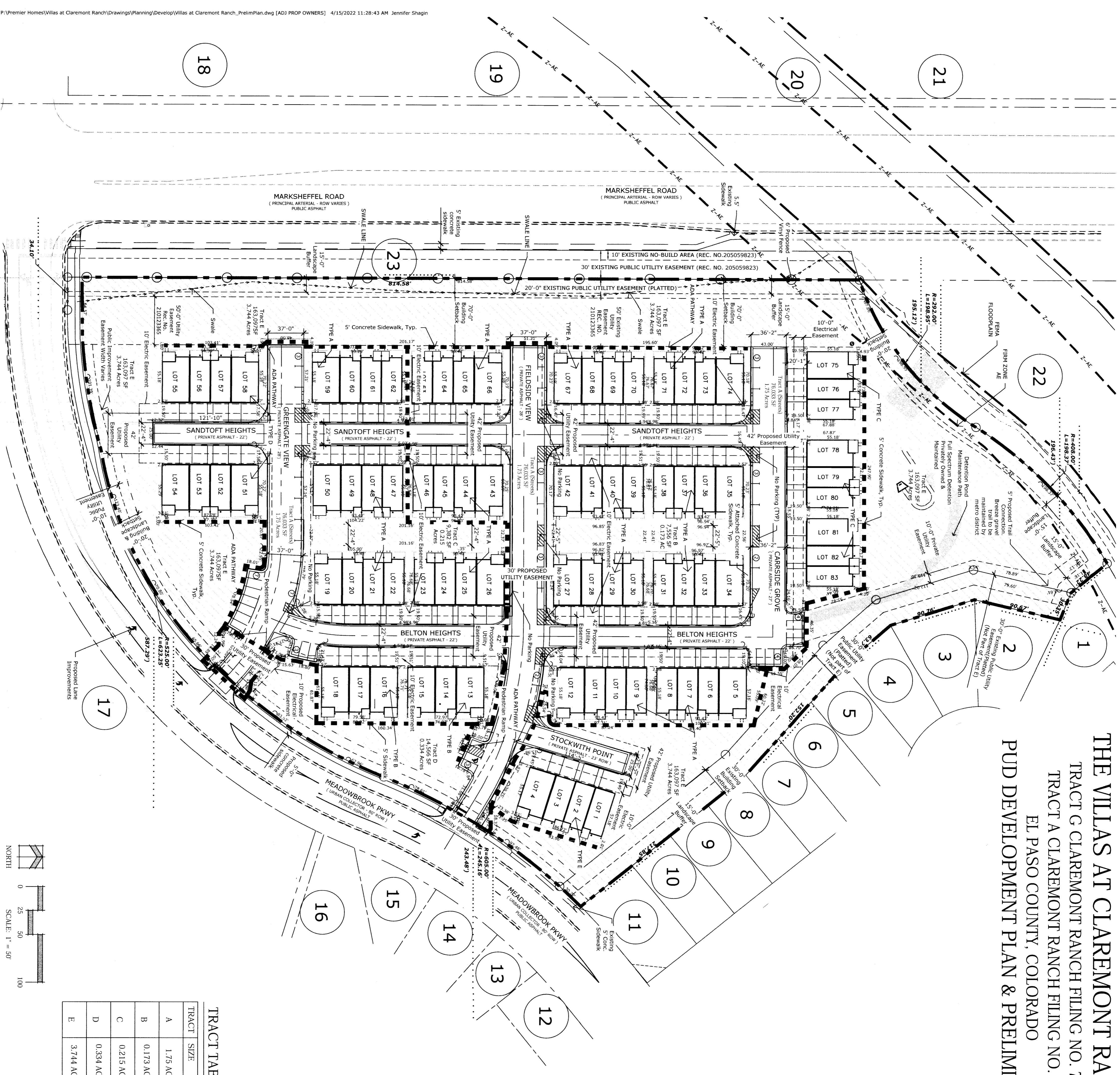




# THE VILLAS AT CLAREMONT RANCH

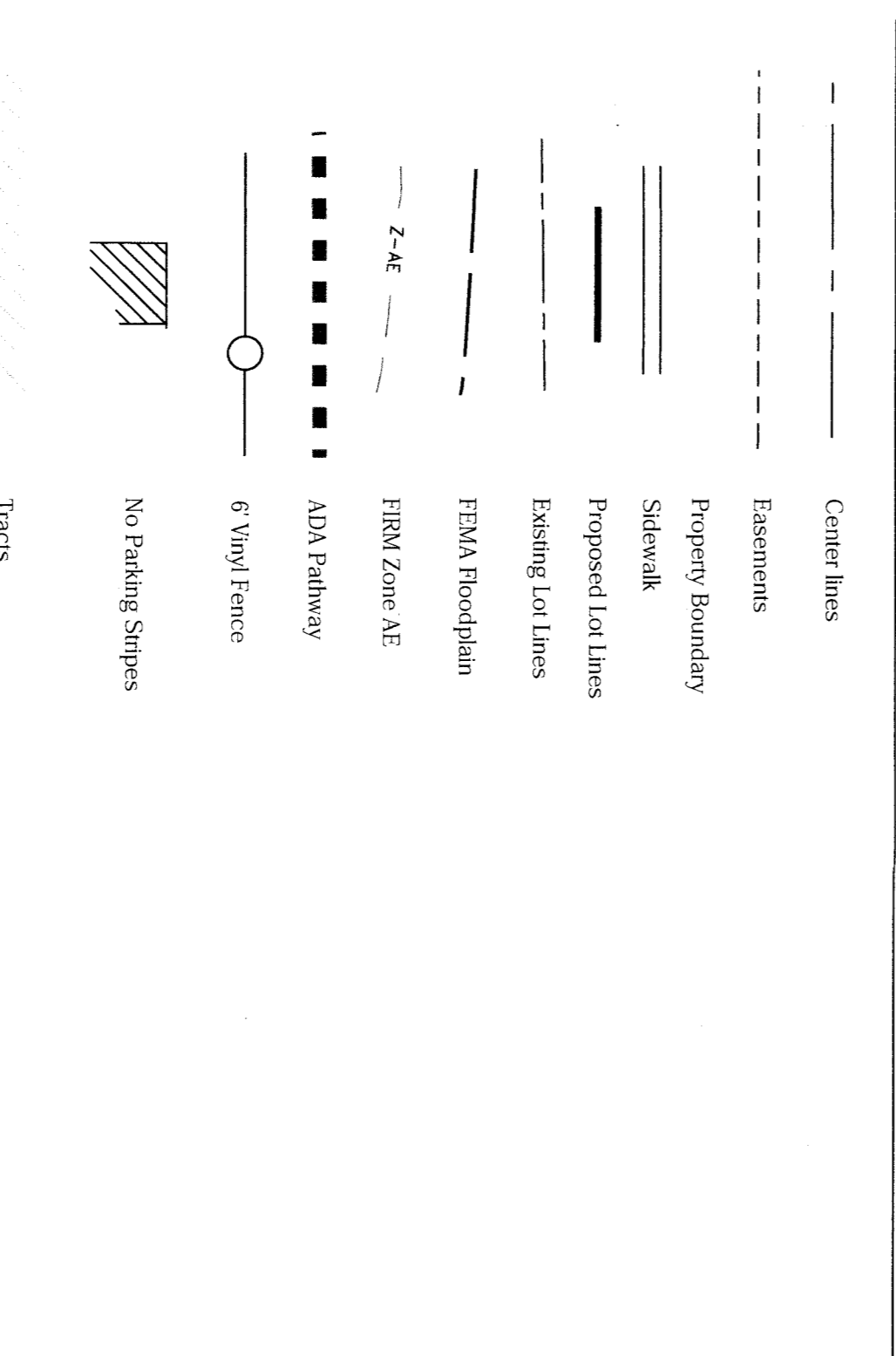
TRACT G CLAREMONT RANCH FILING NO. 7 &  
TRACT A CLAREMONT RANCH FILING NO. 7  
EL PASO COUNTY, COLORADO

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



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

### LINE TYPE LEGEND



### TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	1.75 AC	PRIVATE STREETS, PARKING, PUBLIC UTILITY & DRAINAGE EASEMENTS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
B	0.173 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
C	0.215 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
D	0.334 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
E	3.744 AC	OPEN SPACE, DETENTION & EASEMENTS AS SHOWN.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association

PLAN FILE #

SHEET NUMBER

SHEET TITLE

ISSUE / REVISION

ISSUE INFO

DATE

BY

DESCRIPTION

9/17/21 JS County Comments

3/7/22 JS County Comments

4/14/22 JS County Comments

PROJECT INFO

DATE

PROJECT MGR:

PREPARED BY:

12.23.2020

A. BIRN

J. SHIGIN

IN ASSOCIATION WITH

THE VILLAS AT CLAREMONT RANCH PUD & PRELIMINARY PLAN

PLANNER / LANDSCAPE ARCHITECT

N.E.S., Inc.

619 N. Cascade Avenue, Suite 200

Colorado Springs, CO 80903

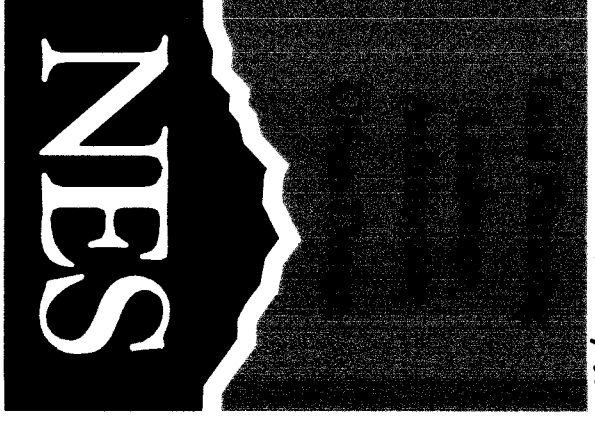
Tel: 719.471.0073

Fax: 719.471.0267

www.nescolorado.com

2 OF 13

PUDSP211



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

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE VILLAS  
 AT  
 CLAREMONT  
 RANCH  
 PUD & PRELIMINARY PLAN

PROJECT INFO  
 DATE: 12.23.2020  
 PROJECT MGR: A. BISHOP  
 PREPARED BY: J. SHAGIN

ISSUE INFO

DATE	BY	DESCRIPTION
9/17/21	JS	County Comments
3/7/22	JS	County Comments
4/14/22	JS	County Comments

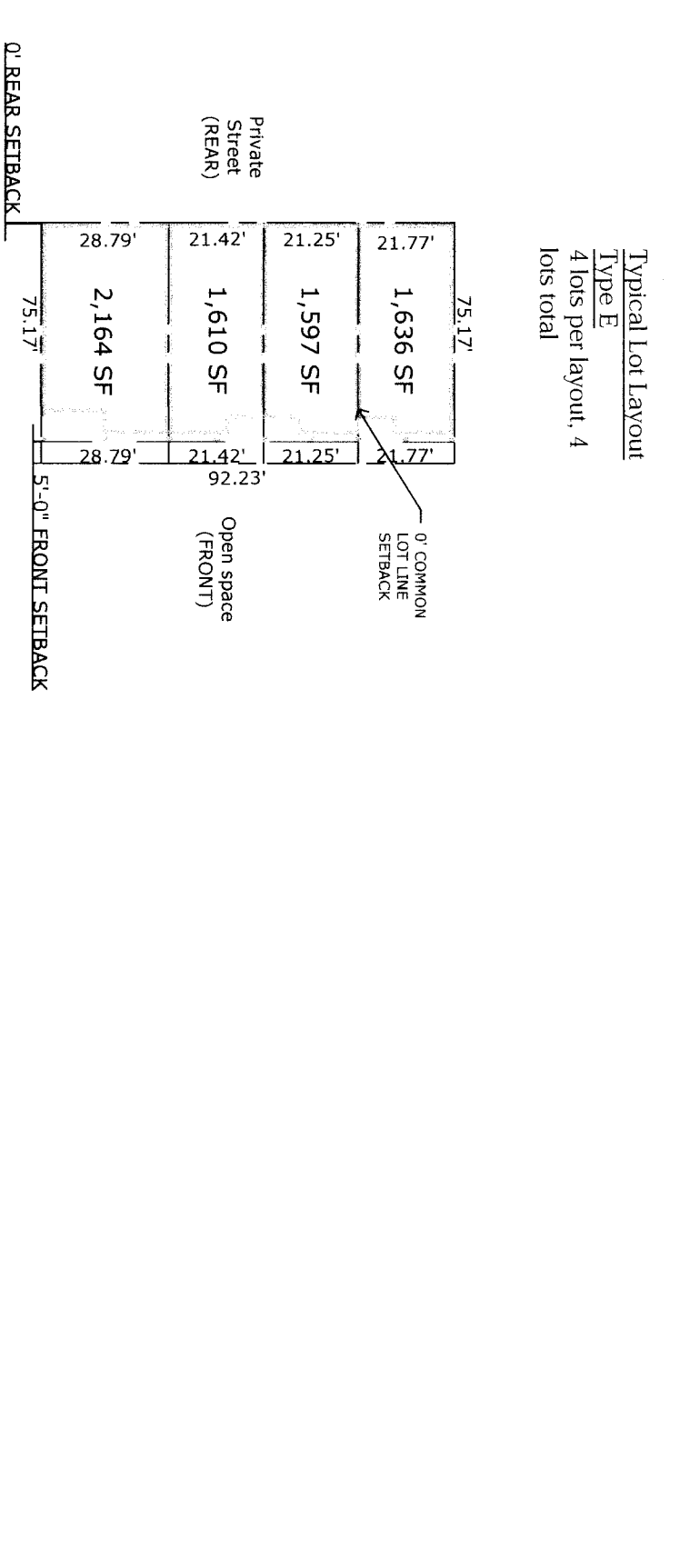
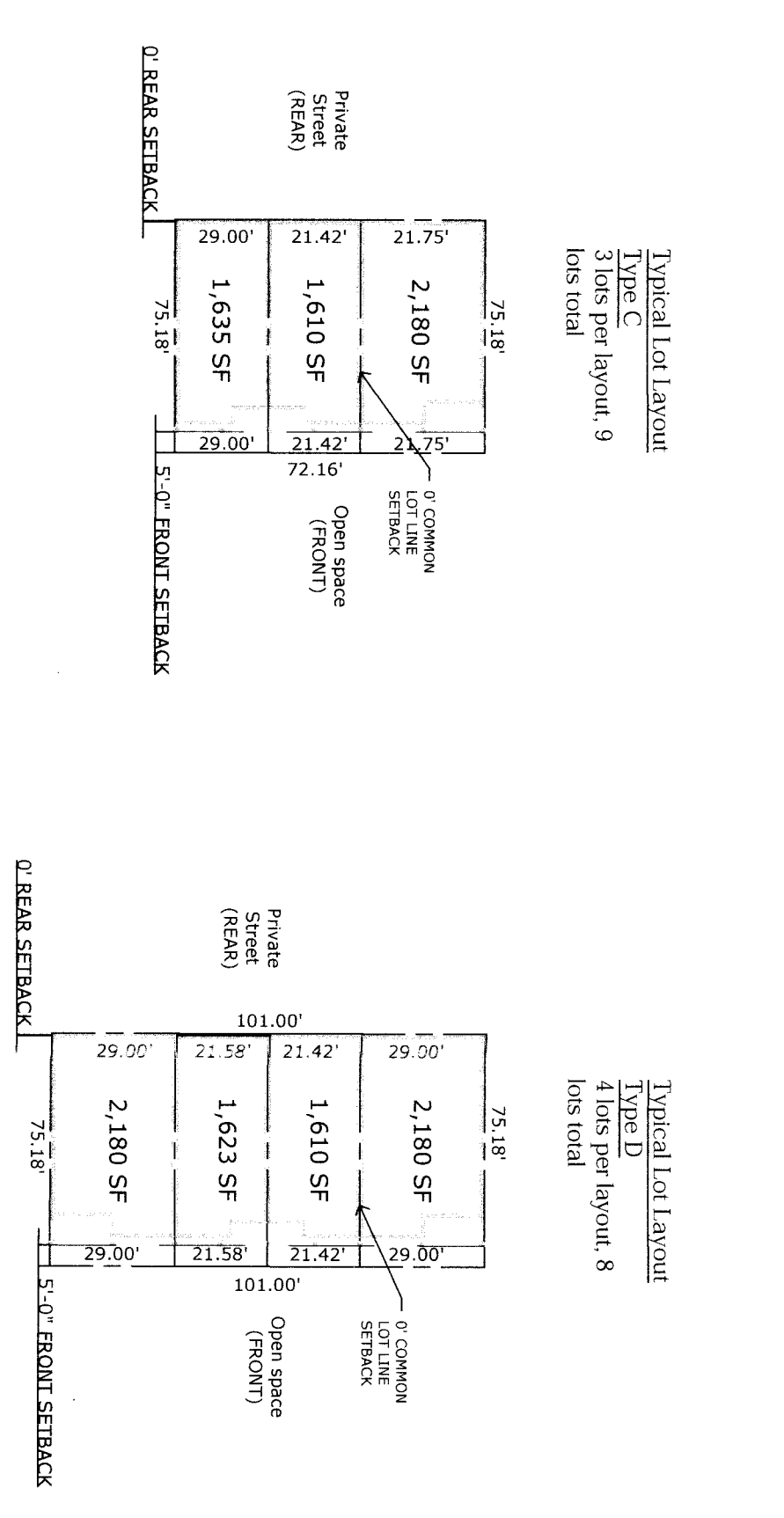
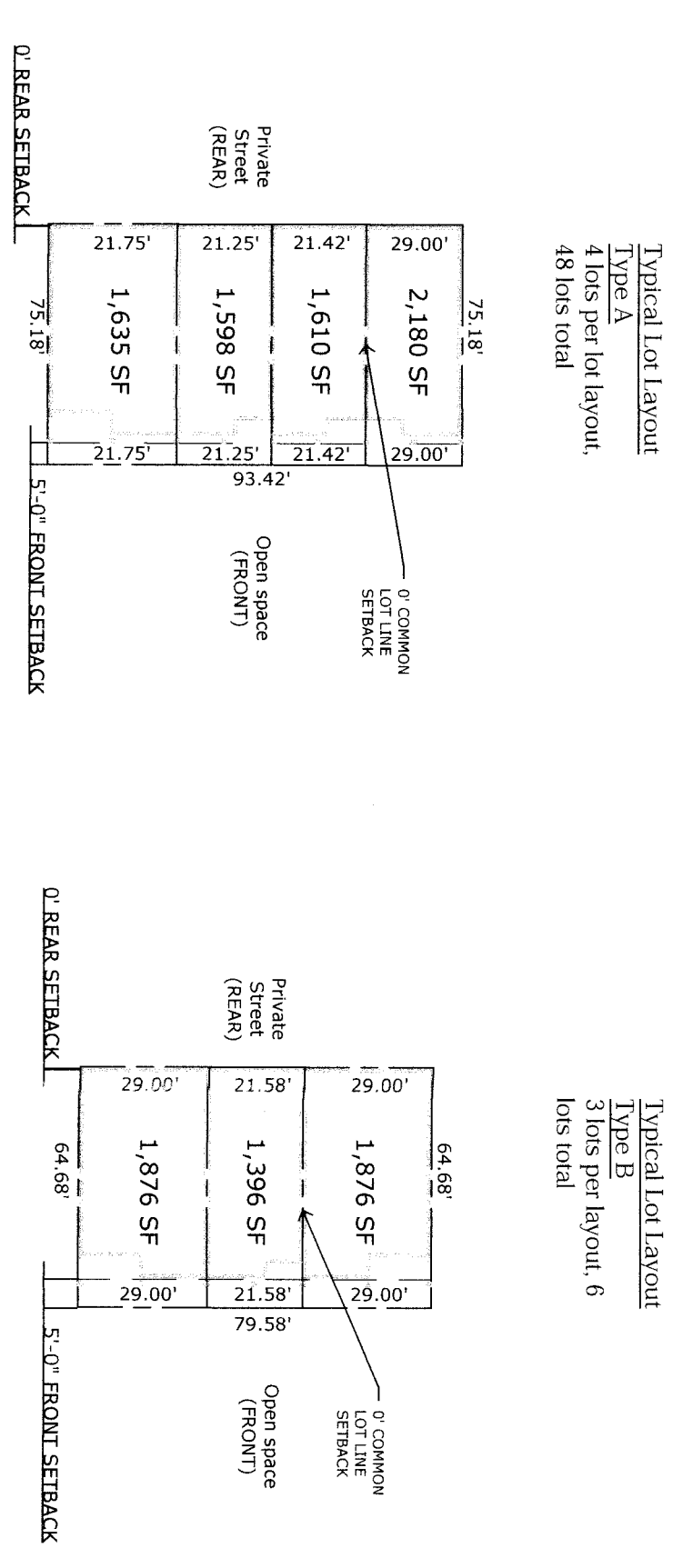
Preliminary Plan

3 OF 13

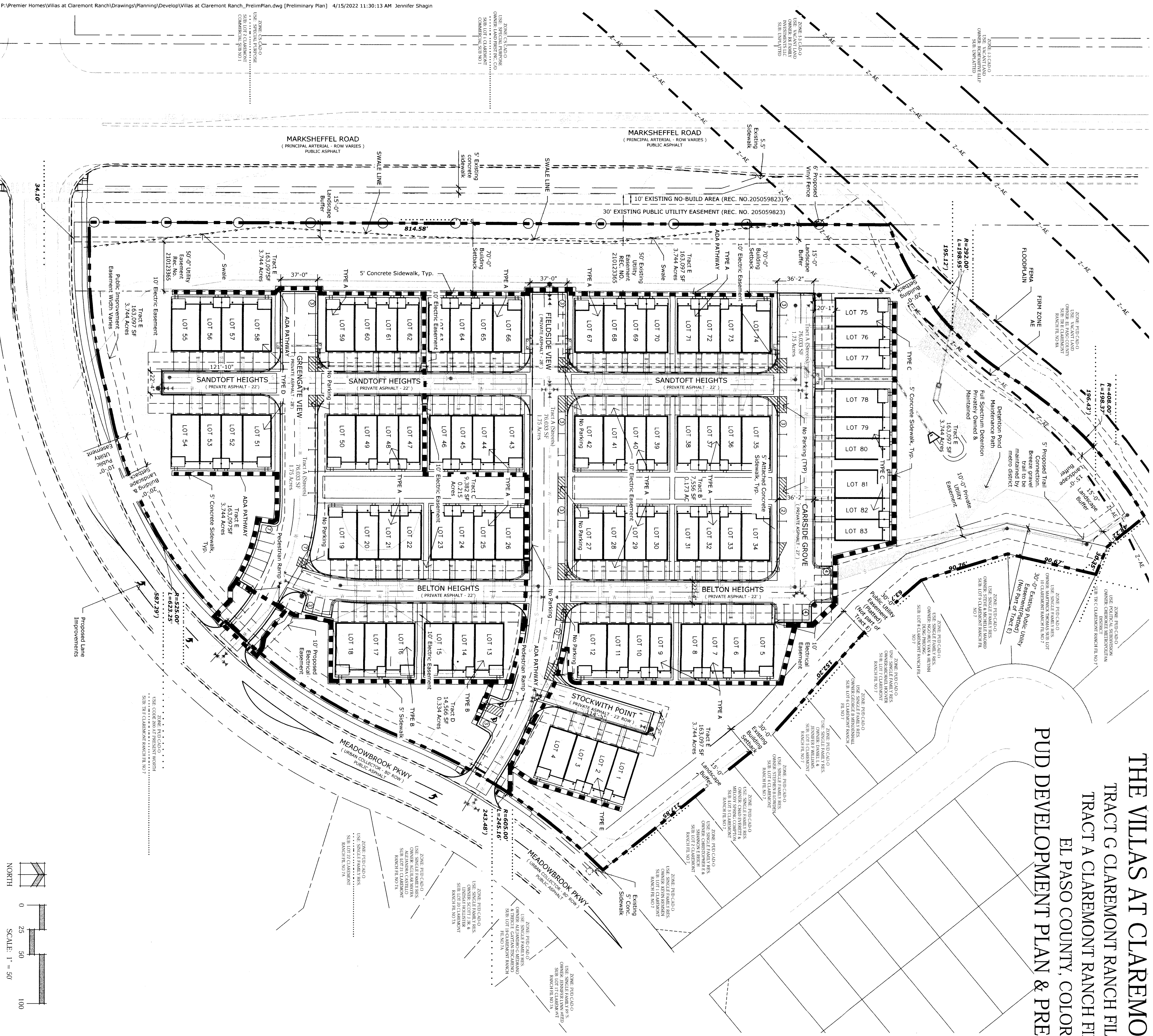
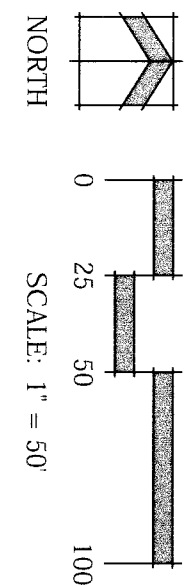
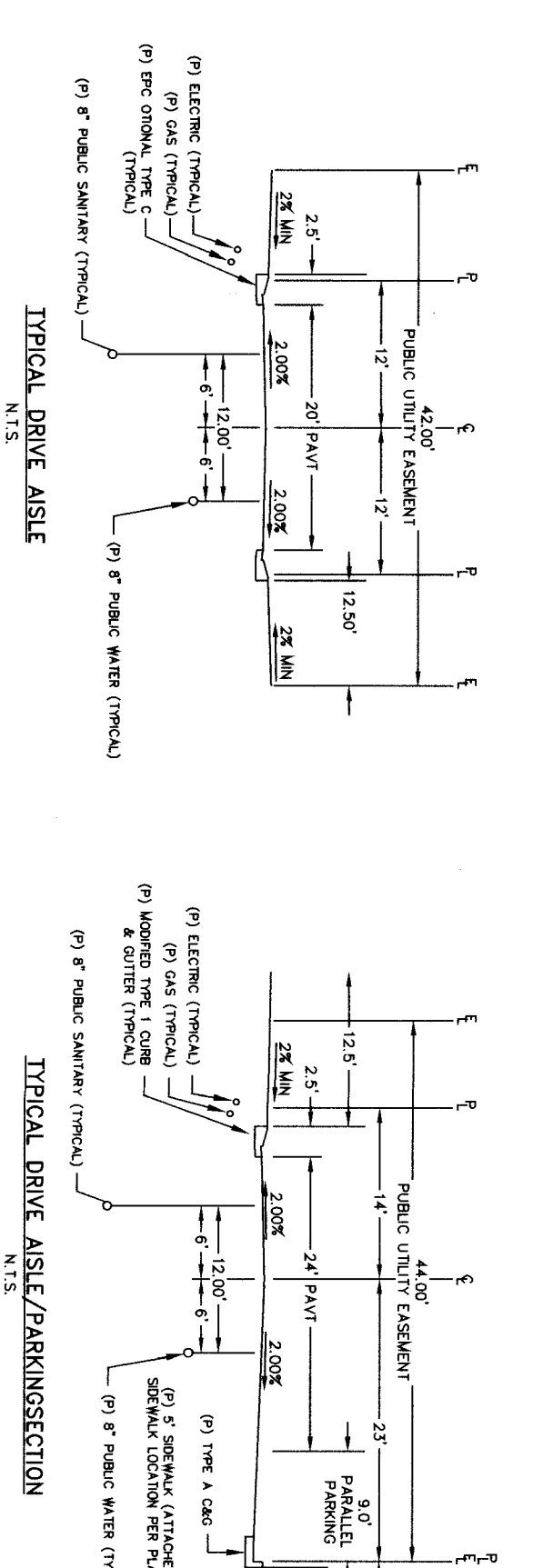
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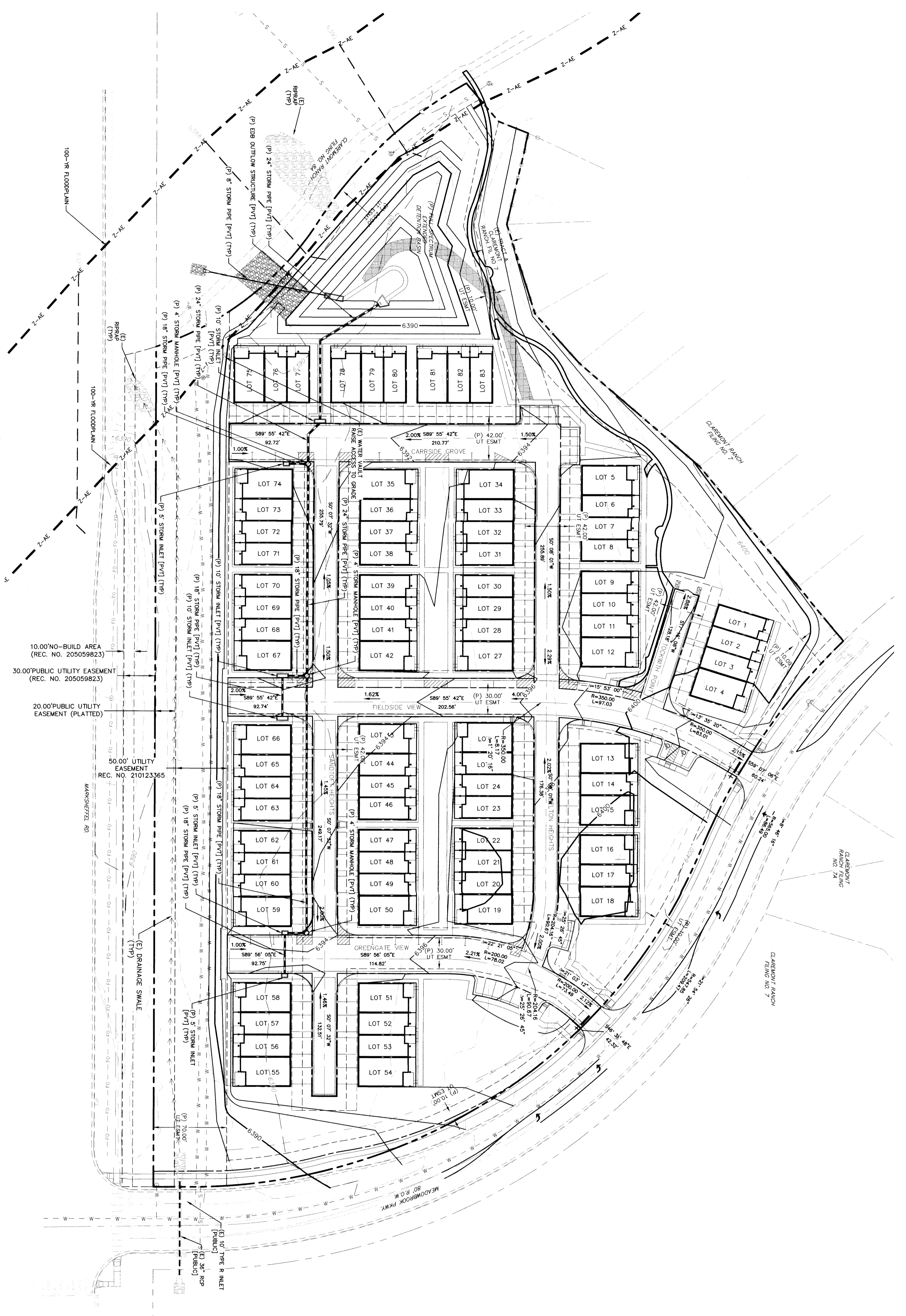
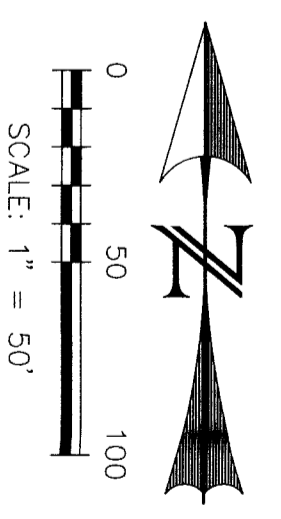
THE VILLAS AT CLAREMONT RANCH  
 TRACT G CLAREMONT RANCH FILING NO. 7 &  
 TRACT A CLAREMONT RANCH FILING NO. 7  
 EL PASO COUNTY, COLORADO  
 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

LOT TYPICALS & DIMENSIONS

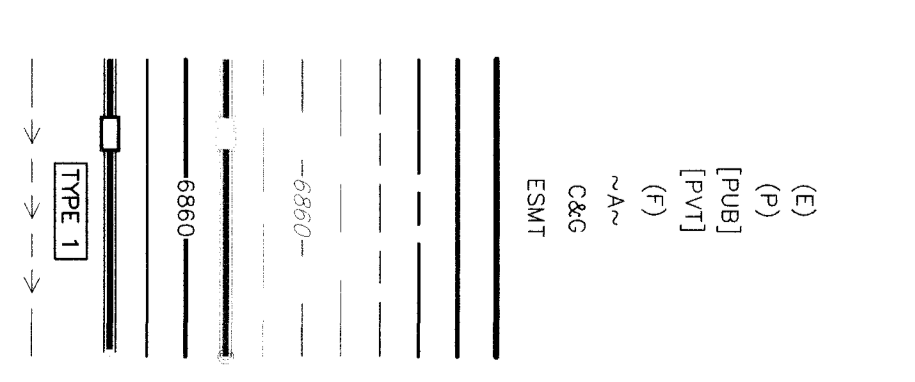


ROAD CROSS SECTIONS - PER DEVIATION REQUEST





- LEGEND**
- (E) EXISTING
  - (P) PROPOSED
  - [PUB] PUBLIC
  - [PRIV] PRIVATE
  - (F) FUTURE
  - ~A~ EXISTING ASPHALT CURB AND GUTTER
  - ~B~ EASEMENT
  - ~C~ BOUNDARY
  - ~D~ RIGHT-OF-WAY
  - ~E~ LOT LINE
  - ~F~ EASEMENT
  - ~G~ SETBACK
  - ~H~ (E) CONTOUR INDEX
  - ~I~ (E) CONTOUR
  - ~J~ (E) STORM SEWER INLET, MH
  - ~K~ (E) CONTOUR INDEX
  - ~L~ (P) CONTOUR
  - ~M~ (P) STORM SEWER INLET, MH
  - ~N~ CURB TYPE CALL-OUT
  - ~O~ (E) DRAINAGE SWALE



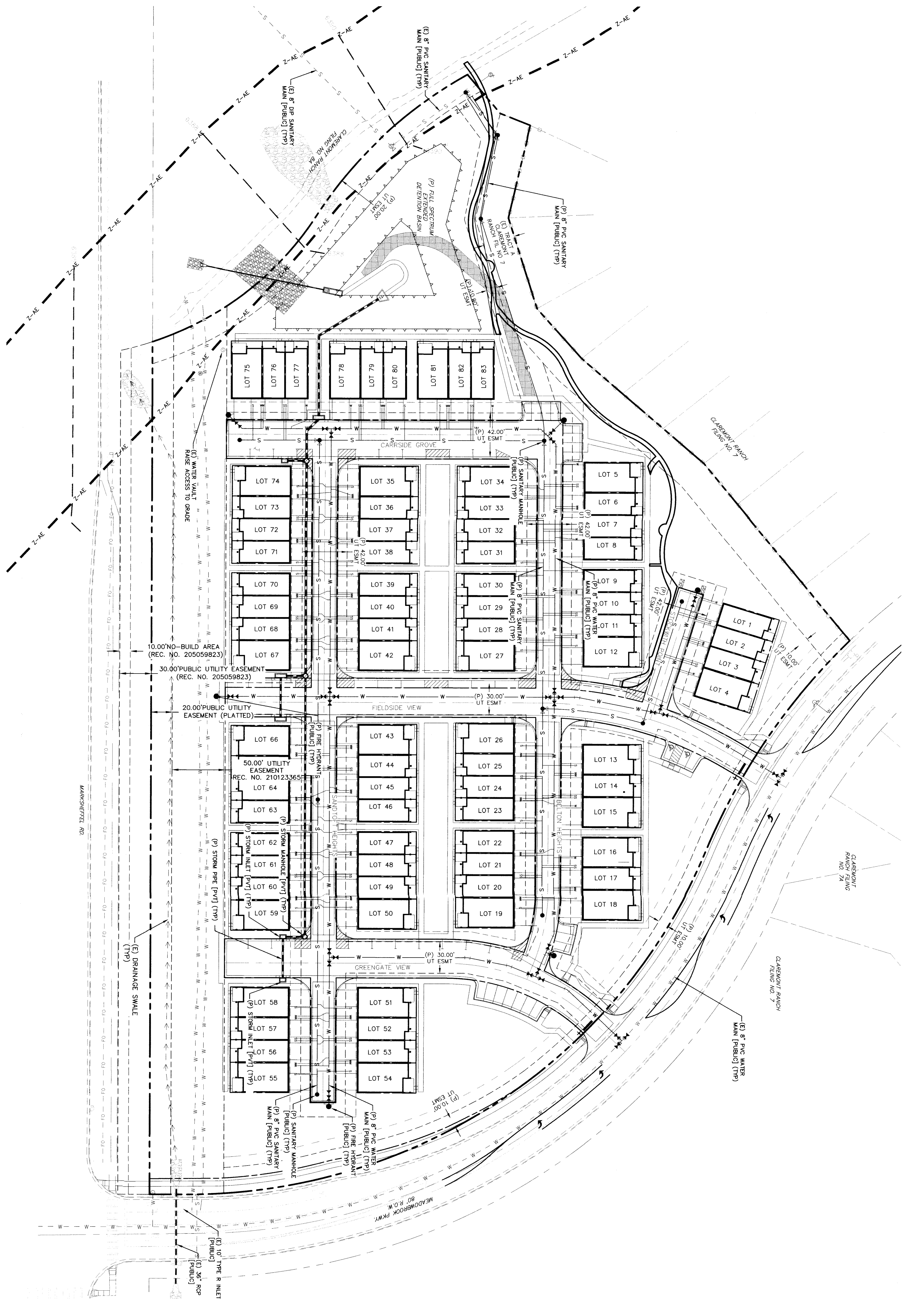
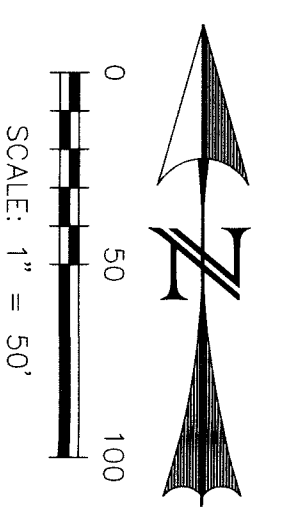
REV.	DESCRIPTION	DATE

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

**THE VILLAS AT CLAREMONT RANCH**  
**PRELIMINARY GRADING PLAN**

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

PUDSP211

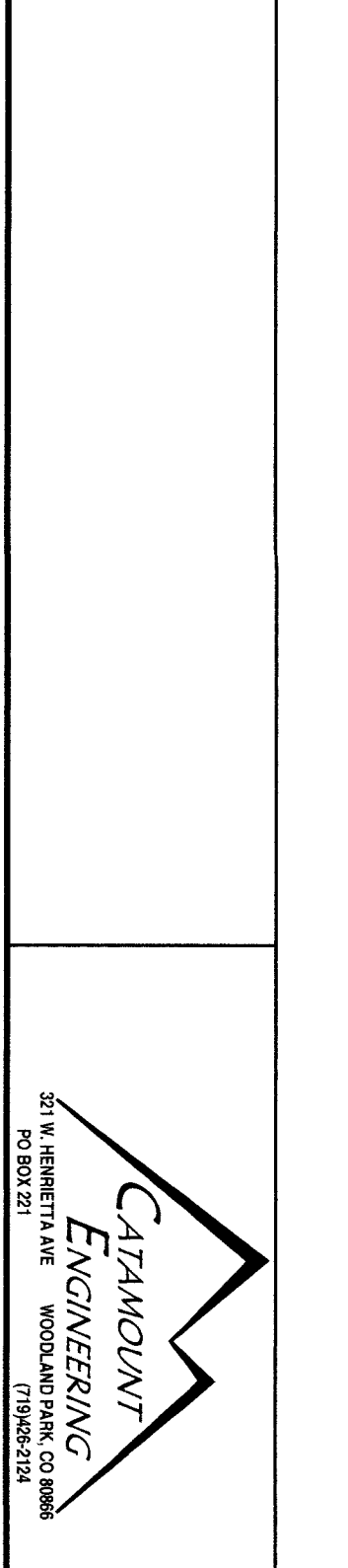


- LEGEND**
- (E) EXISTING
  - (P) PROPOSED
  - [PUB] PUBLIC
  - [PRV] PRIVATE
  - (F) FUTURE
  - ~A~ EXISTING ASPHALT CURB AND CUTTER
  - C&G
  - ESMT
  - FH FIRE HYDRANT
  - MH MANHOLE
  - [PIP] PROTECT-IN-PLACE SANITARY
  - SNR SANITARY
  - SWR STORM
  - STR STORM
  - WTR WATER
  - BOUNDARY
  - RIGHT-OF-WAY
  - LOT LINE
  - EASEMENT
  - SETBACK
  - (E) SANITARY MAIN, MH
  - (E) WATER MAIN, BOV, VALVE, FH
  - (E) UG ELECTRIC
  - (E) UG TELEPHONE
  - (P) SANITARY MAIN, MH
  - (P) SANITARY SEWER SERVICE
  - (E) STORM SEWER, INLET, MH
  - (P) STORM SEWER, INLET, MH
  - (P) WATER MAIN, BOV, VALVE, FH
  - (E) WATER SERVICE
  - (E) DRAINAGE SWALE
- 

REV.	DESCRIPTION	DATE



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



**THE VILLAS AT CLAREMONT RANCH**  
**PRELIMINARY UTILITY PLAN**

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

PUDSP211

**SCHEMATIC LANDSCAPE DIAGRAM**  
**CLAREMONT RANCH**

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



- Climate Zone**  
(Figure 4 of Landscape Policy Manual)  
Foothills & Plains
- Plant Communities**  
(Labeled by numbers on diagram)  
Plains
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 ( $0^{\circ}$  to  $7^{\circ}$  / Year)  
L = Low ( $7^{\circ}$  to  $15^{\circ}$  / Year)  
M = Moderate ( $15^{\circ}$  to  $25^{\circ}$  / Year)  
H = High (more than  $25^{\circ}$  / 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 PERSEVED IN THIS APPLICATION.
2. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST" OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. TILL INTO TOP 6" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

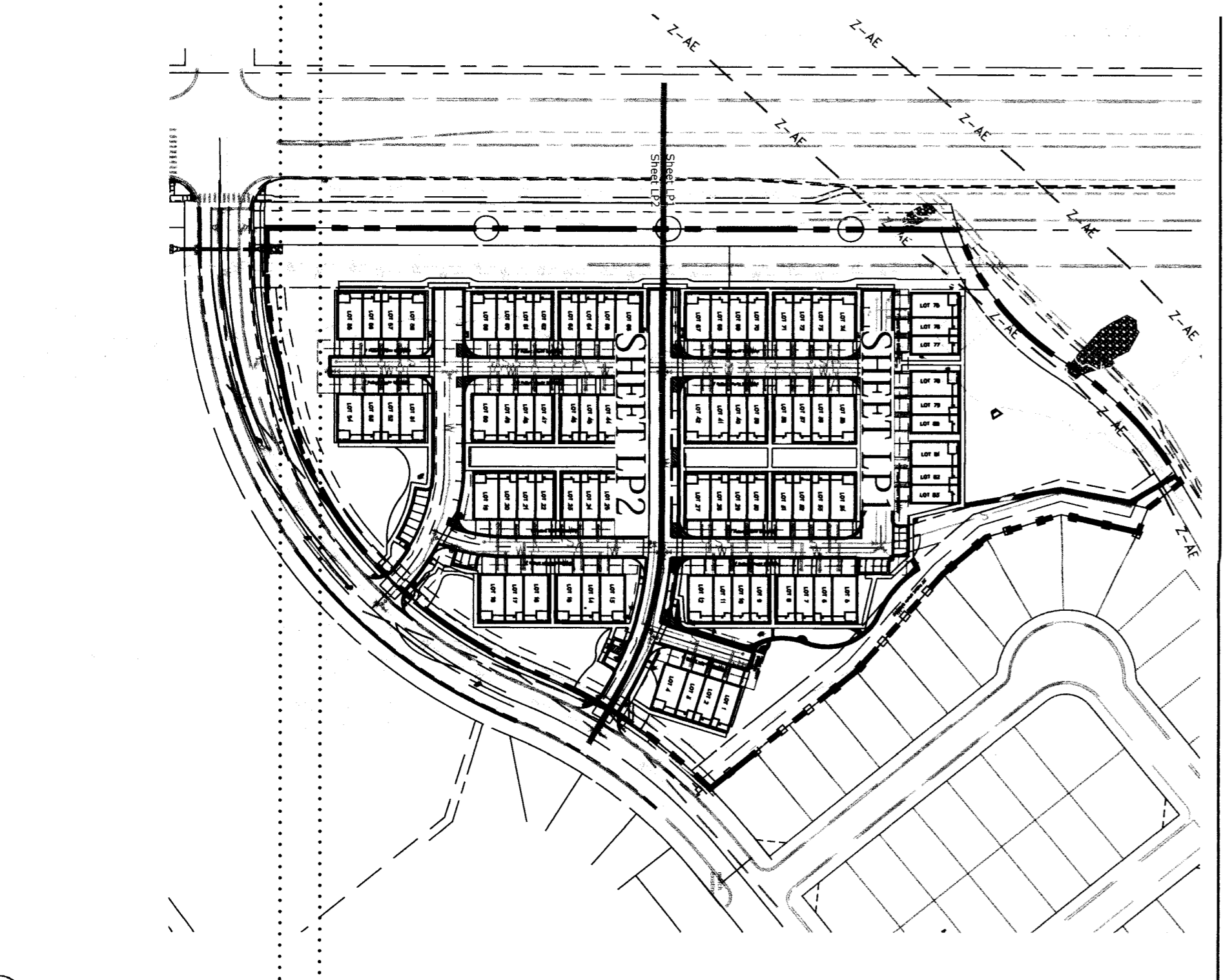
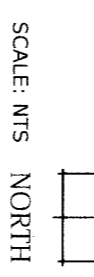
NITROGEN	0.185/1000SF
PHOSPHORUS (P2O5)	0.185/1000SF
POTASSIUM (K2O)	0.185/1000SF
SULFUR (SO4-S)	0.185/1000SF
LIME	0.185/1000SF

-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 SEED 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 SOIL AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
7. SOI TO BE KENTUCKY BLUEGRASS BLEND.
8. NO SOI 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. NO SPRAYS AND NO PLANTS TO BE ESTABLISHED OR PLANTED UNTIL THE EXISTING SOI IS STABLE.
11. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDER CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOI, OR SEED AREAS.
12. WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH AT 3"-4" DEPTH.
13. ROCK: 3/4" CARRBORON GRAVEL AT 3"-4" DEPTH.
14. BOUNDARS: 3" MINIMUM DIAMETER ROVAL GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. SEPARATION BETWEEN SOI AND SEED AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOVED STRIP, WITHOUT STEEL ENGINE.
16. SEPARATION BETWEEN SOI AND SEED AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOVED STRIP, WITHOUT STEEL ENGINE.
17. SEPARATION BETWEEN SOI AND SEED AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOVED STRIP, WITHOUT STEEL ENGINE.
18. SEPARATION BETWEEN SOI AND SEED AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOVED STRIP, WITHOUT STEEL ENGINE.
19. ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL ENGINE EXCEPT WHERE NOTED ON THE PLANS.
20. GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREZEZ GRAVEL TRAILS ONLY.
21. ALL PLANTS NOT LABELED AS PER FILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNERS DISCRETION.
22. 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.
23. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

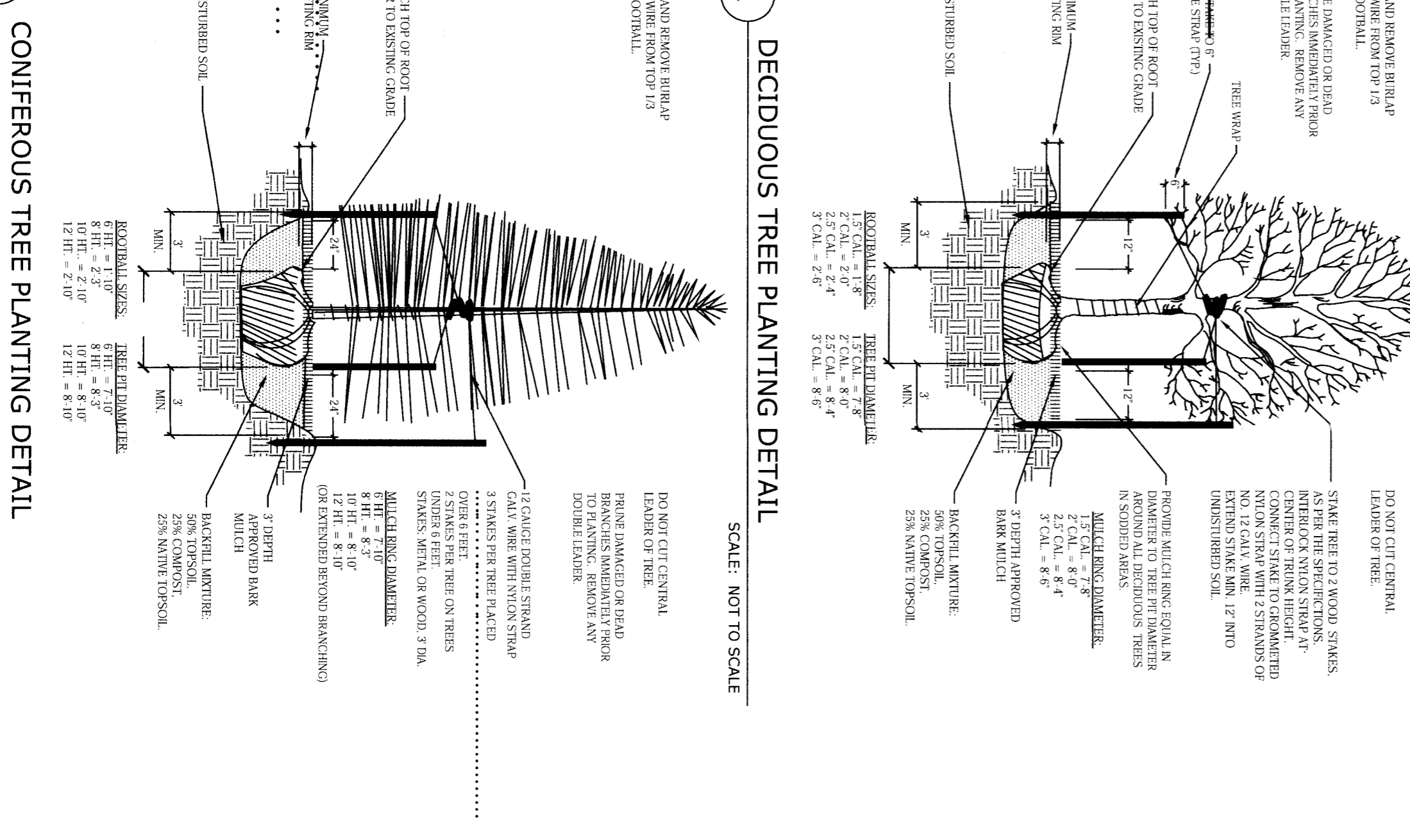
**KEY MAP**



**LANDSCAPE CODE REQUIREMENTS**

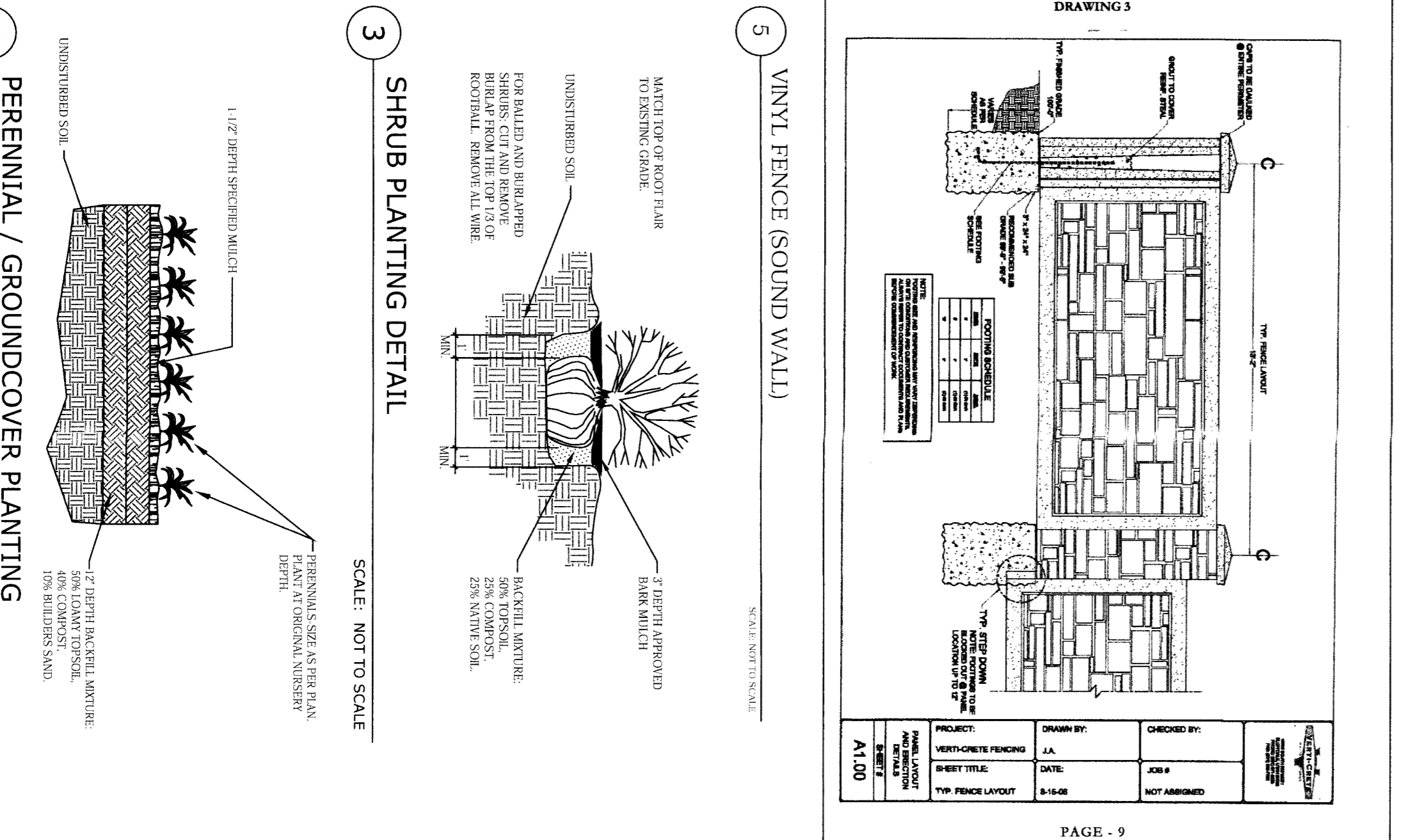
Category	Requirement	Value
Landscape Setbacks (per section 6.2.2 (B))	Street Classification	25'/25'
	Principal Art.	20'/20'
	Minor Art.	902'
Shrub Setbacks	Required/Provided	902' / 25'
	Percent Ground Plane	75%/100%
Internal Landscaping (per section 6.2.2 (E))	Grass Area (SF)	160/160
	Percent Minimum Internal Area (%)	15%
Shrub Setbacks	Required/Provided	29,129 SF / 236,576 SF
	Percent Ground Plane	56/68
Landscape Buffers and Screens (per section 6.2.2 (I))	Min. Width (in ft)	15'/30'
	Length of Screening	693'
Motor Vehicle Lots (per section 6.2.2 (B))	Shade Trees (1/15 spaces)	202
	Length of Frontage	23' length
Screening	Min. Screening	23' / 30'
	Percent Ground Plane	75% / 75%

Alternative Landscape Plan is requested per setback requirements on Markshofel Road (LDC Section 6.2.2) due to utility easement constraints. Refer to letter of intent for justification.



**PLANT LIST**

Symbol	Code	Plant Name	Height	Spread	Notes
(Tree symbol)	12	Redbud tree	12'	12'	12'
(Tree symbol)	13	Amelanchier	13'	13'	13'
(Tree symbol)	14	Amelanchier	14'	14'	14'
(Tree symbol)	15	Amelanchier	15'	15'	15'
(Tree symbol)	16	Amelanchier	16'	16'	16'



**THE VILLAS AT CLAREMONT RANCH**

DATE: 12.22.20  
PROJECT MGR: A. Barlow  
PREPARED BY: J. Shagin

PLANNER / LANDSCAPE ARCHITECT  
www.nescolorado.com  
T.4 719.471.0073  
F.4 719.471.0067  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

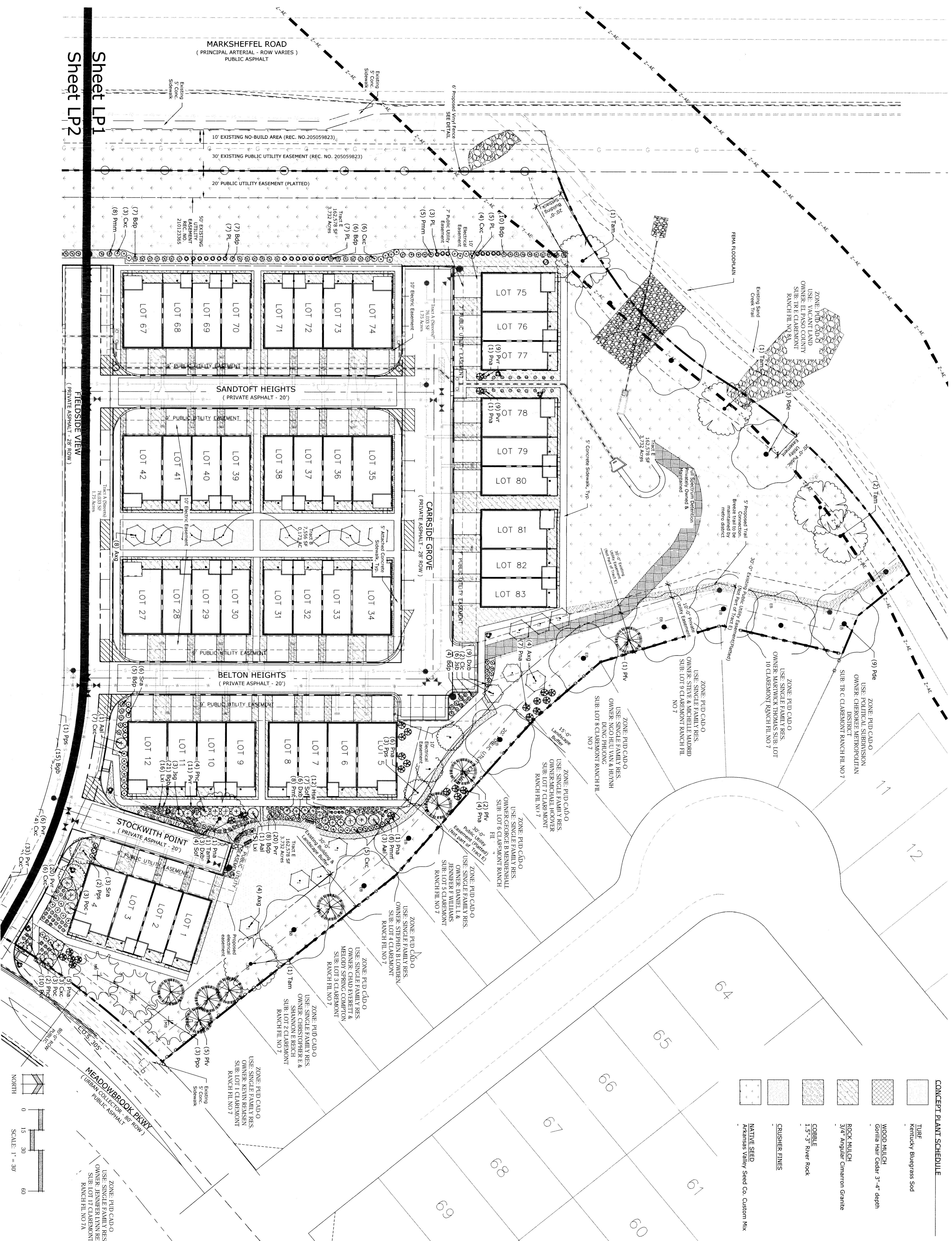
**NES**

PLAN FILE # 6 OF 13  
PUDSP211

DATE: 9/17/21  
BY: J. Shagin  
3/07/22  
4/14/22

ISSUE NO: 15  
ISSUE REVISION: County Comments

SHEET TITLE: Landscape Notes & Details



Sheet LP1  
Sheet LP2

MARKSHEFFEL ROAD  
(PRINCIPAL ARTERIAL - ROW VARIES)  
PUBLIC ASPHALT

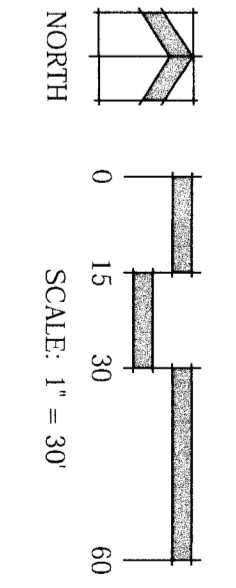
SANDTOFT HEIGHTS  
(PRIVATE ASPHALT - 20')

CARRIAGE GROVE  
(PRIVATE ASPHALT - 28' ROW)

BELTON HEIGHTS  
(PRIVATE ASPHALT - 20')

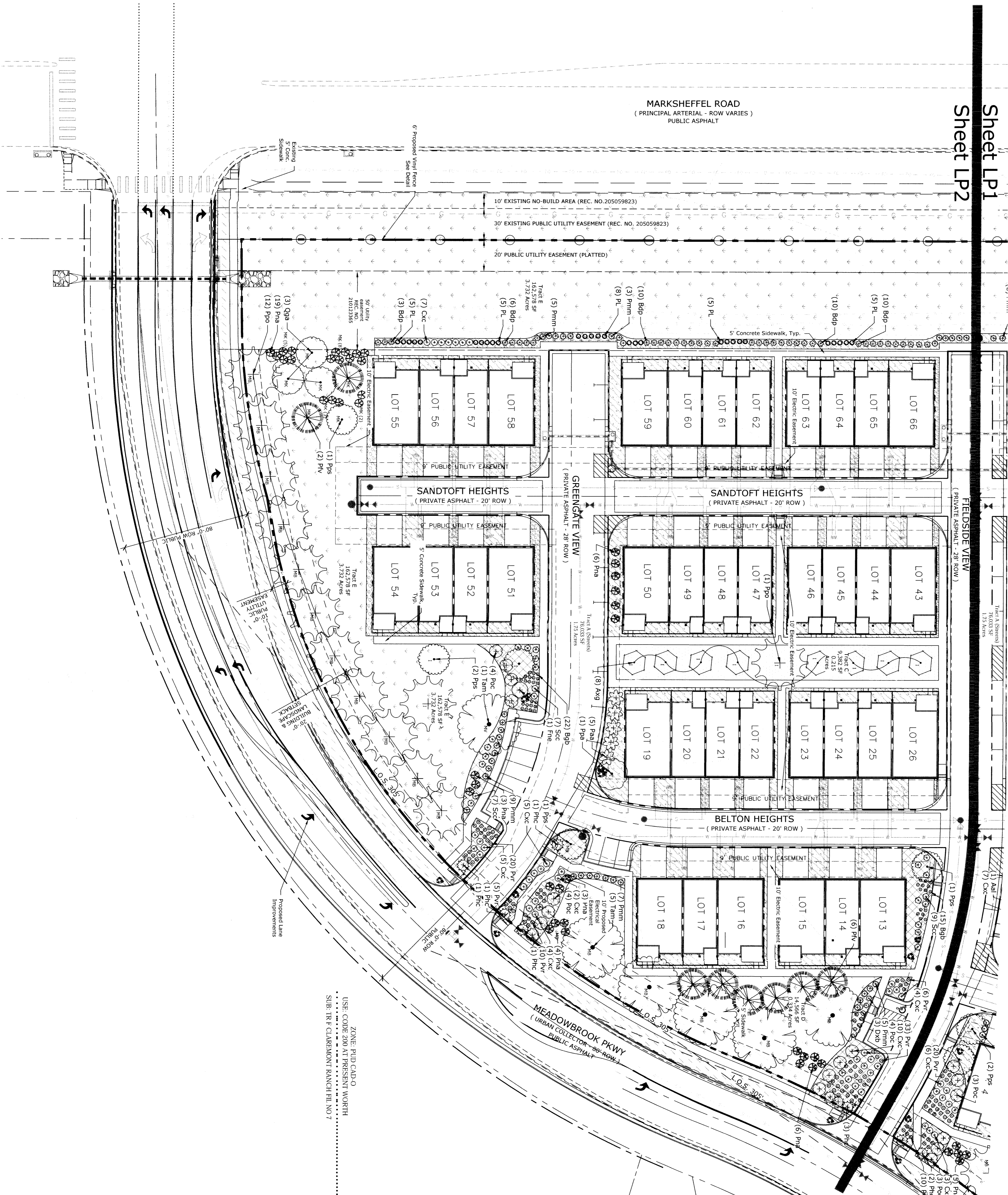
STOCKWITH POINT  
(PRIVATE ASPHALT - 20')

MEADOWBROOK PKWY  
(URBAN COLLECTOR 80' ROW)



<p>DATE: 9/17/21 BY: JS DESCRIPTION: County Comments</p> <p>DATE: 3/07/22 BY: JS DESCRIPTION: County Comments</p> <p>DATE: 4/14/22 BY: JS DESCRIPTION: County Comments</p>	<p>DATE: 12/22/20 PROJECT MGR: A. Bawer PREPARED BY: J. Shagin</p>	<p>THE VILLAS AT CLAREMONT RANCH</p>	<p>IN ASSOCIATION WITH</p>	<p>PLANNER / LANDSCAPE ARCHITECT</p> <p>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</p>	<p>22 30252015 3/4/1/3</p>
--	--	--	----------------------------	---	----------------------------

PLAN FILE #	SHEET NUMBER	SHEET TITLE
PUDSP211	7 OF 13	Final Landscape Plan



ZONE: PUD CAD-O  
USE: CODE 200 AT PRESENT WORTH  
SUB: TR CLAREMONT RANCH FL NO 7

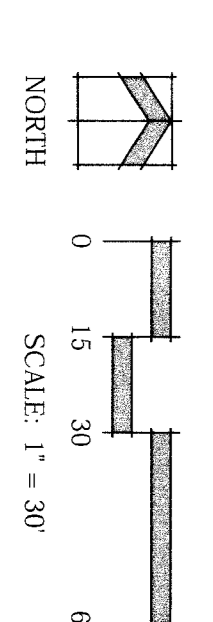
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USE: SINGLE FAMILY RES.  
SUB: LOT 22 CLAREMONT  
RANCH FL NO 7A

ZONE: PUD CAD-O  
USE: SINGLE FAMILY RES.  
OWNER: AGUILAR MORA  
SUB: LOT 21 CLAREMONT  
RANCH FL NO 7A

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

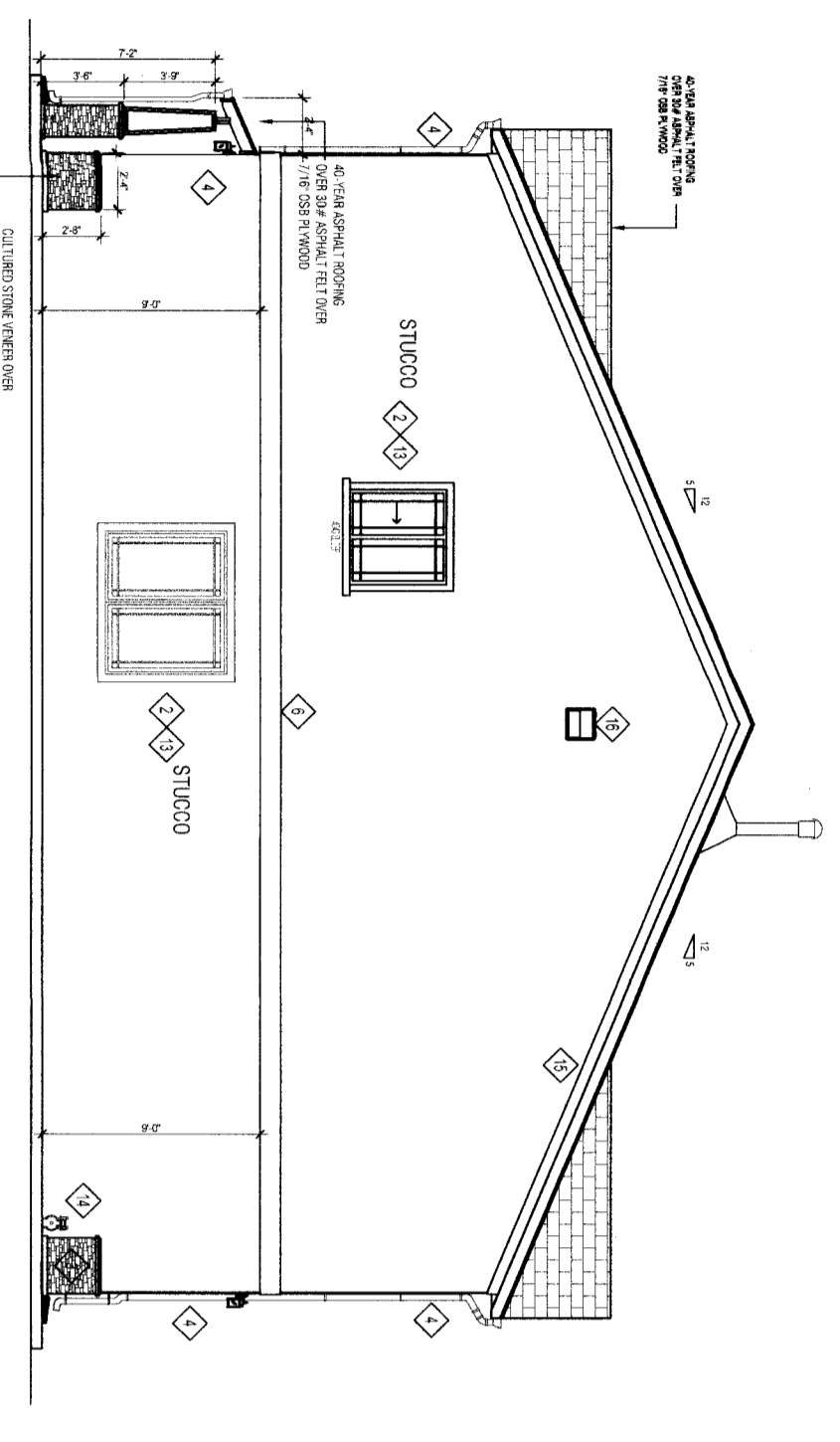
**CONCEPT PLANT SCHEDULE**

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

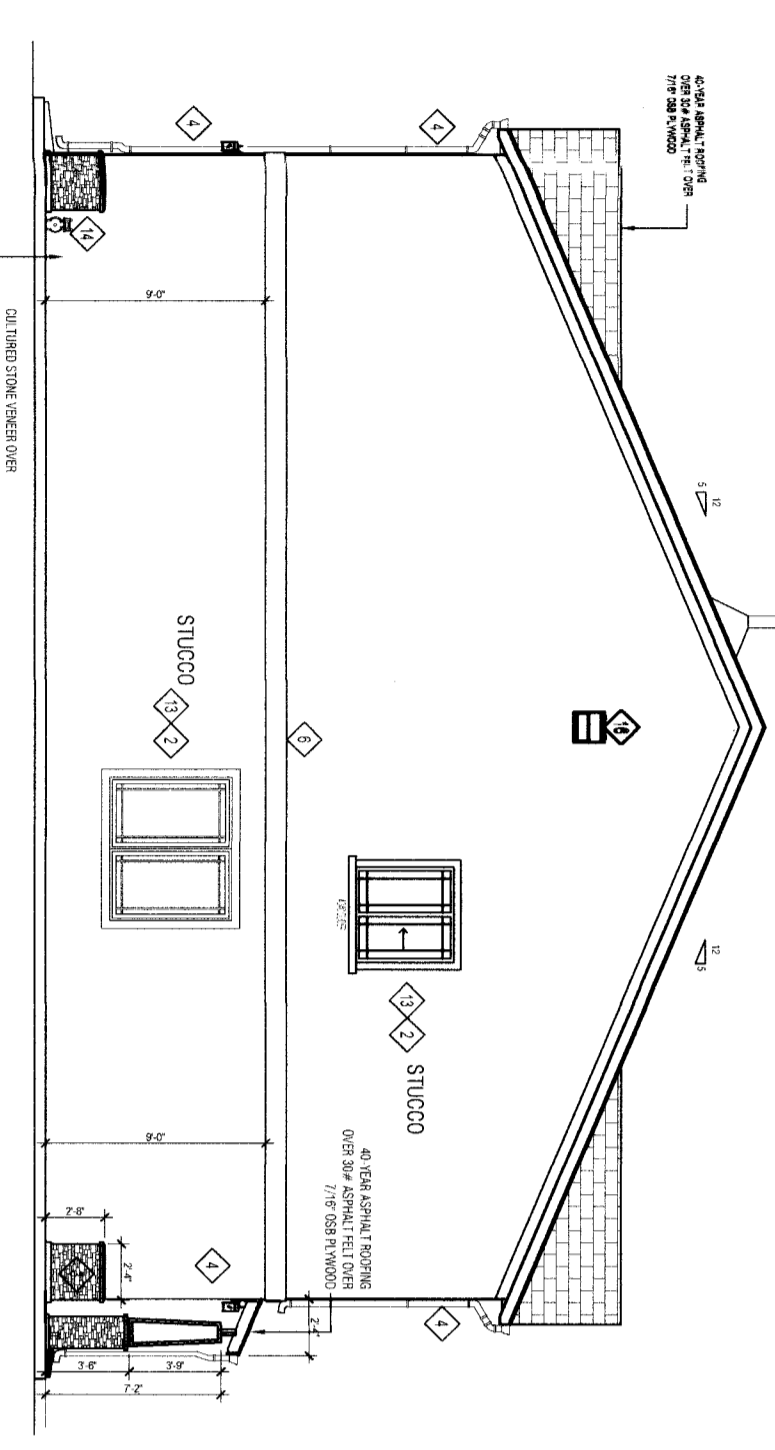




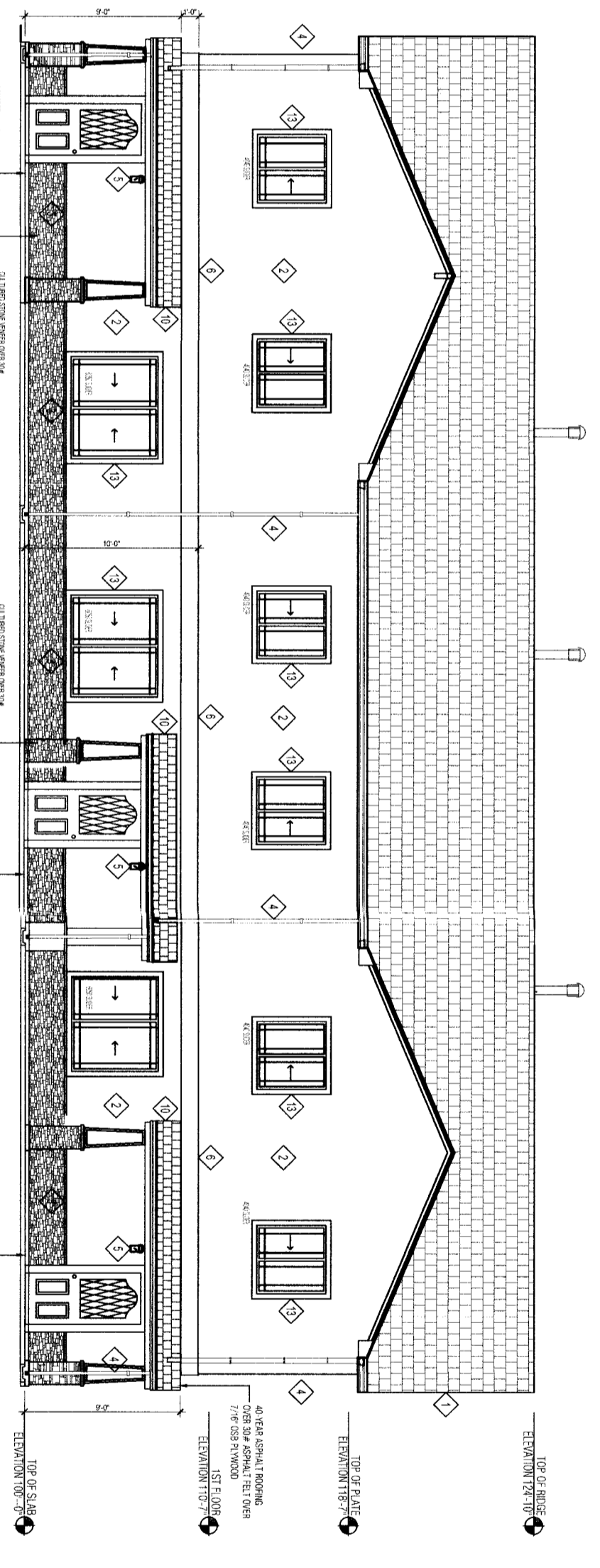
**Architect**  
**PETER LAZZARA - ARCHITECT**  
 re-arch@comcast.net  
 CENTENNIAL, CO 80015  
 303-324-6244  
 ARCHITECTURE PLANNING INTERIOR DESIGN



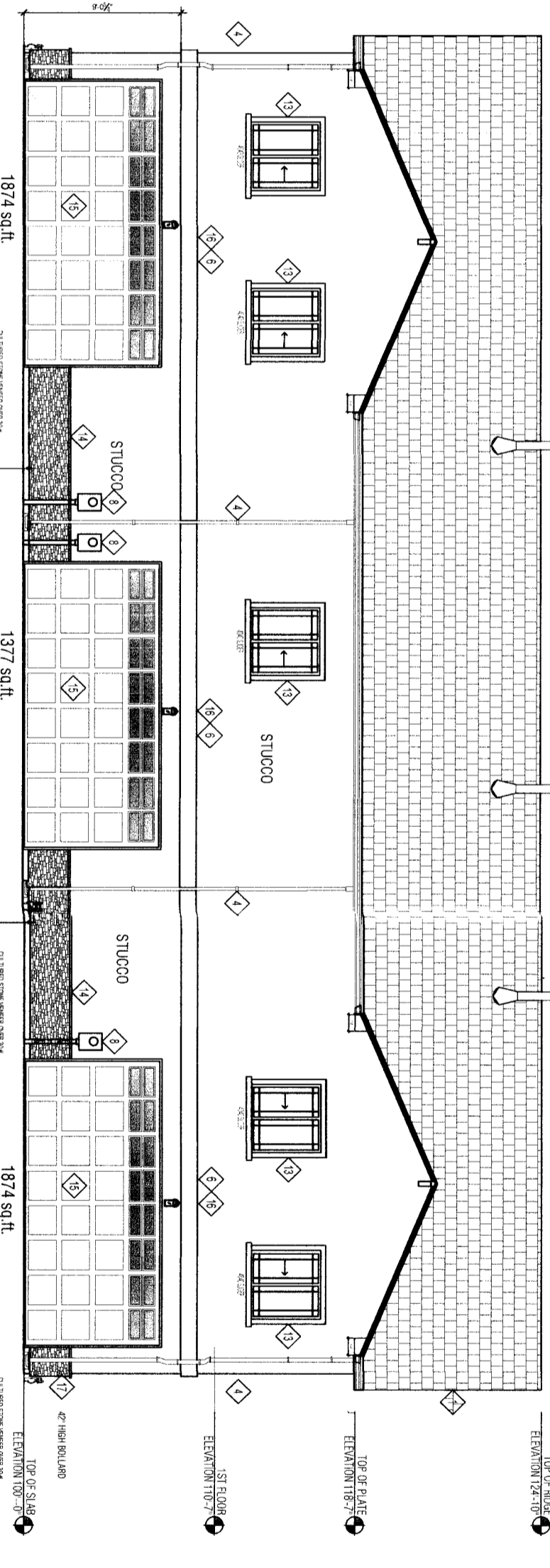
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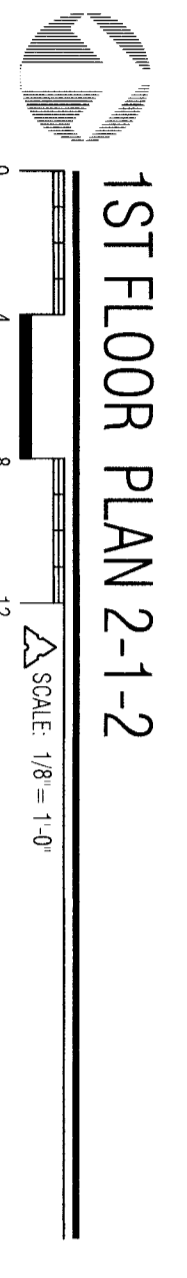
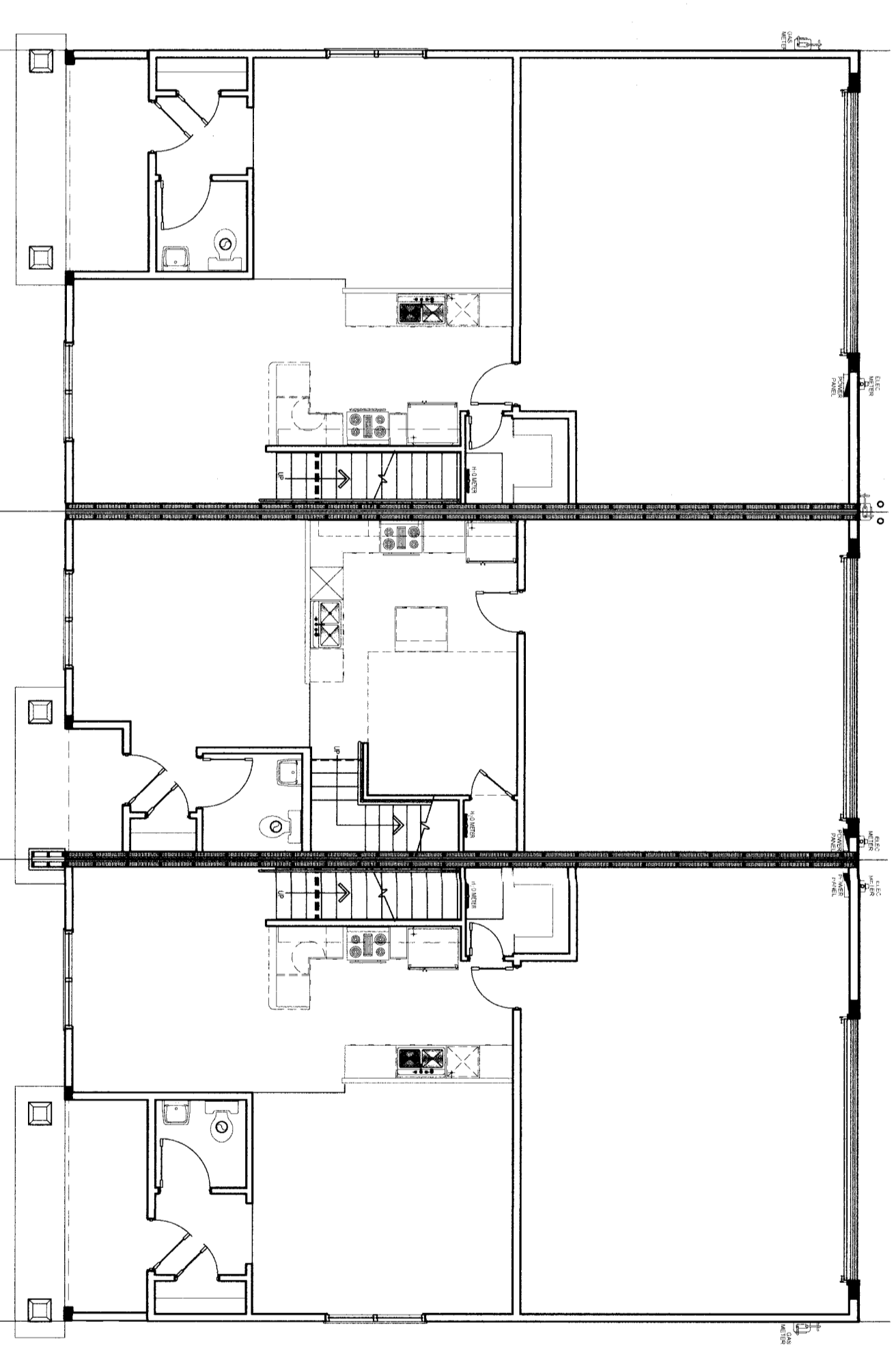
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 SCALE: 1/8" = 1'-0"



**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"

**LEGEND**

- 1 ASPHALT COMPOSITE SHINGLES
- 2 EPS (STUCCO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GLITTER & DOWNSPOUT W/ SF, ASHLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
- 6 RASSED EPS (STUCCO) FINISH
- 7 ACCENT BAND
- 8 AIR CONDITIONER UNIT
- 9 ELECTRICAL SERVICE ENTRANCE(S)
- 10 WATER METER
- 11 ENTRY CANOPY
- 12 WEATHERPROOF / GFCI RECEPTACLE
- 13 EXPOSED CANOPY SUPPORT BEAM
- 14 RASSED EPS TRIM AROUND WINDOW OPENINGS
- 15 GAS METER
- 16 OWNER'S REQUIREMENTS
- 17 1/2" NOMINAL EXTERIOR DECORATIVE WOOD TRIM
- 18 FLOOD LIGHT

PLAN REVIEW COMMENTS

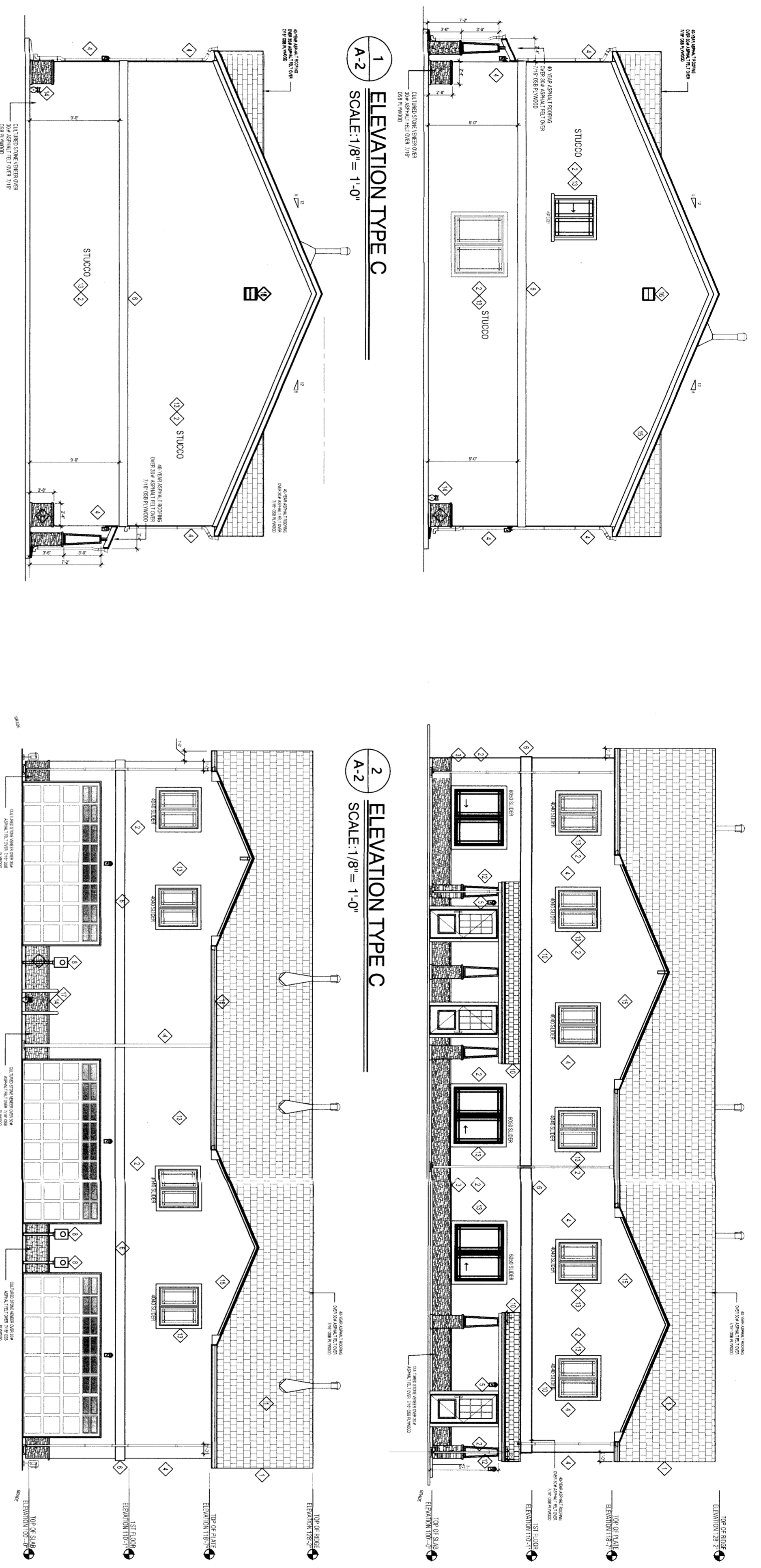
NO-NO-KNOX	
<b>REVISIONS</b>	

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

**PREMIER HOMES INC.**  
 200 W. 148th St. Ste 200  
 Pueblo, CO 81004 (719) 544-2800

12/30/2020  
 DRAWN BY: RFL  
 CHECKED BY: RFL  
 SHEET NUMBER  
**BUILDING ELEVATIONS**  
**A-1**

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

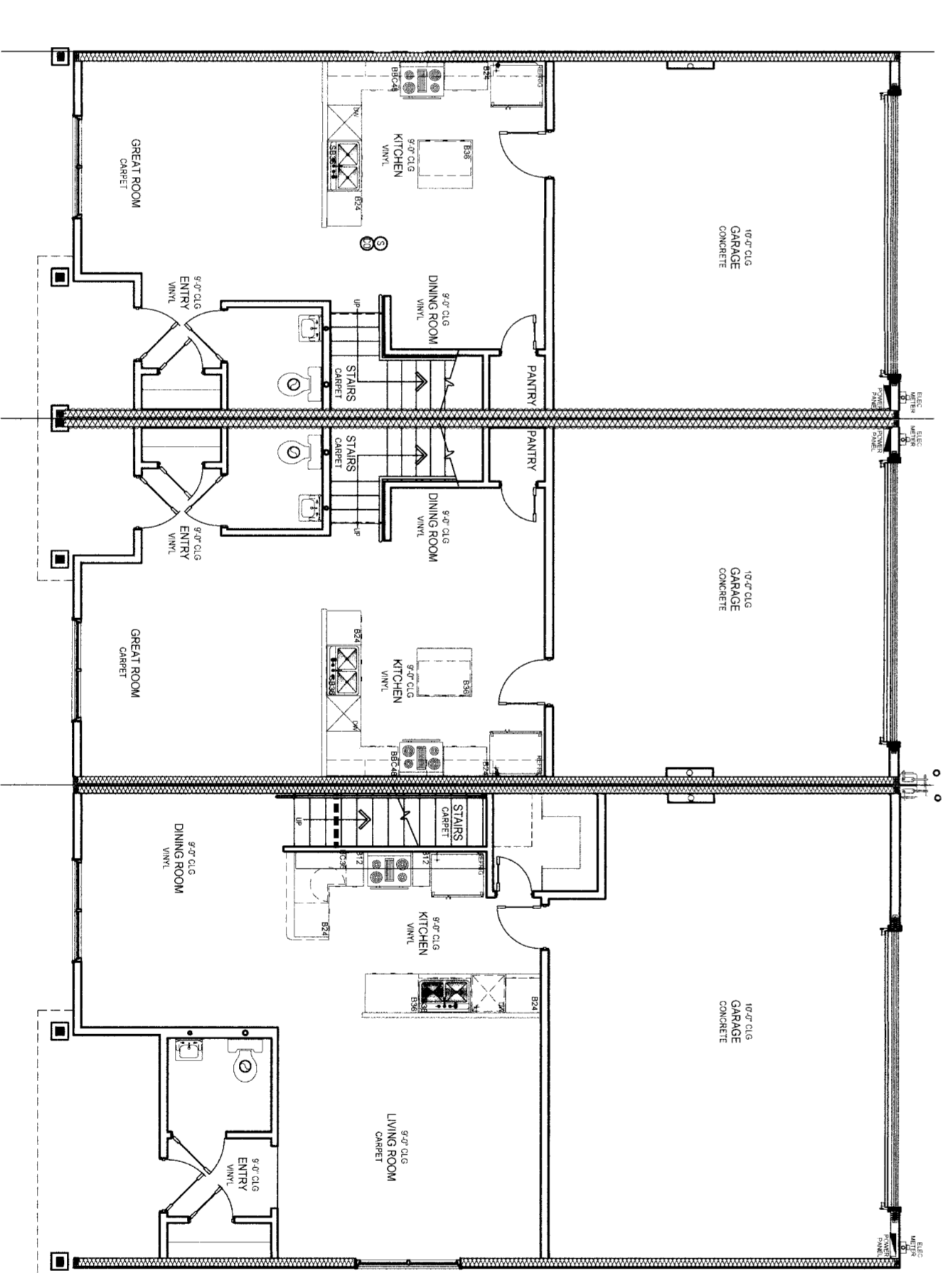


1 ELEVATION TYPE C  
 SCALE: 1/8" = 1'-0"

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

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

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



1ST FLOOR PLAN 1-1-2



**LEGEND**

- 1 ASPHALT COMPOSITE SHINGLES
- 2 EPS STUCCO FINISH
- 3 FIELDSTONE VENEER
- 4 PRG-FINISHED GUTTER & DOWNSPOUT W/ SPASHLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
- 6 RASSED EPS (STUCCO) FINISH
- 7 ACCENT BAND
- 8 AIR CONDITIONER UNIT
- 9 ELECTRICAL SERVICE (ENTRANCE/TERMS)
- 10 WATER METER
- 11 ENTRY CANOPY
- 12 WEATHERPROOF / GFCI RECEPTACLE
- 13 EXPOSED CANOPY SUPPORT BEAM
- 14 RASSED EPS TRIM AROUND WINDOW OPENINGS
- 15 GAS METER
- 16 OWNER'S REQUIREMENTS
- 17 1/2 NOMINAL EXTERIOR DECORATIVE WOOD TRIM
- 18 FLOOD LIGHT

PLAY/REVIEW COMMENTS	
NO. REV. XXXX	
REVISIONS	

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

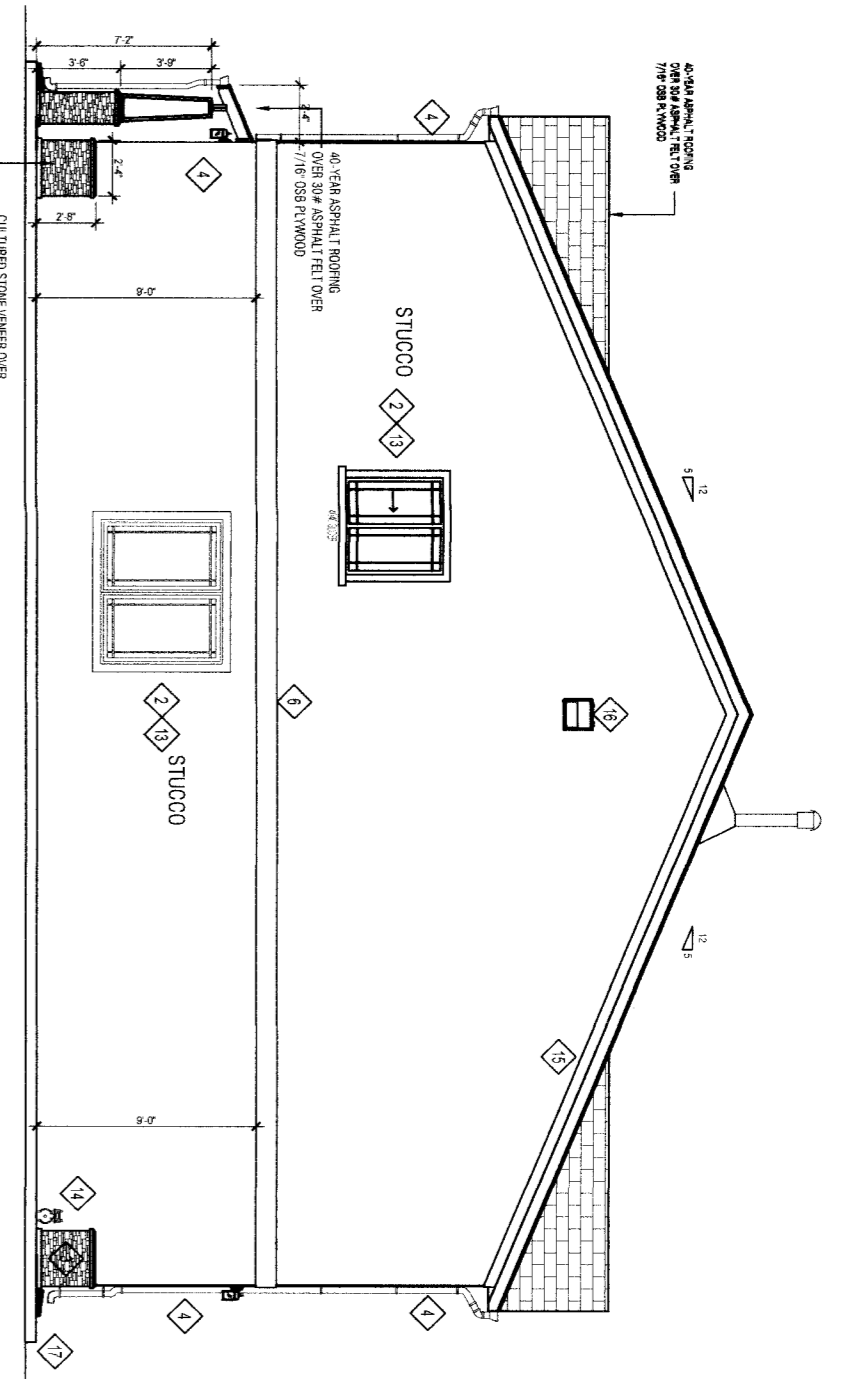
**PREMIER HOMES INC.**  
 200 W. 14th St. Ste 200  
 Pueblo, CO 81004 (719) 584-2800

12/30/2020  
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 SHEET NUMBER  
**BUILDING ELEVATIONS**  
**A-2**

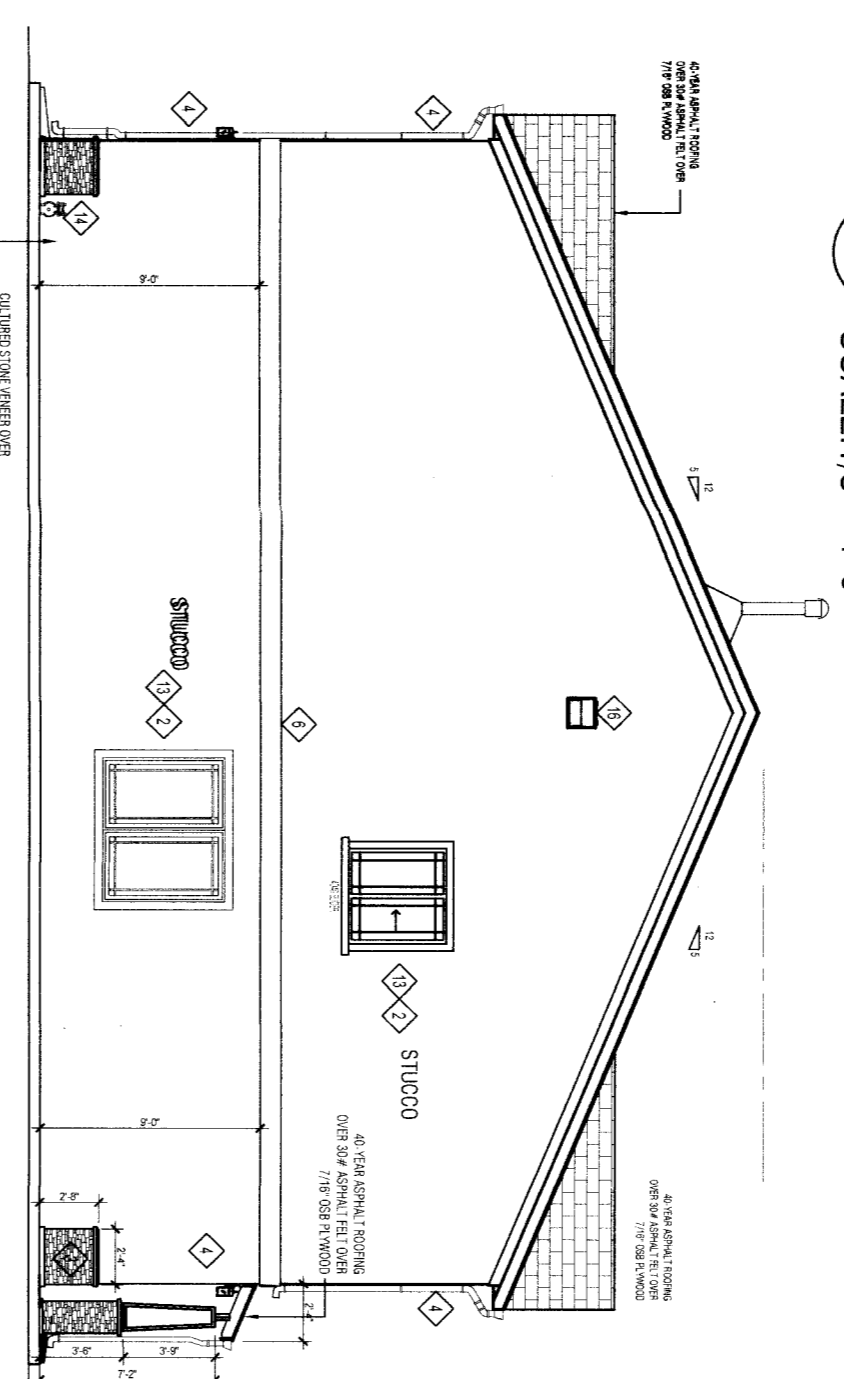
**Architectural**  
**PETER LAZZARA - ARCHITECT**  
 re-arch@comcast.net  
 CENTENNIAL, CO 80015  
 303-324-6244  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN

**LEGEND**

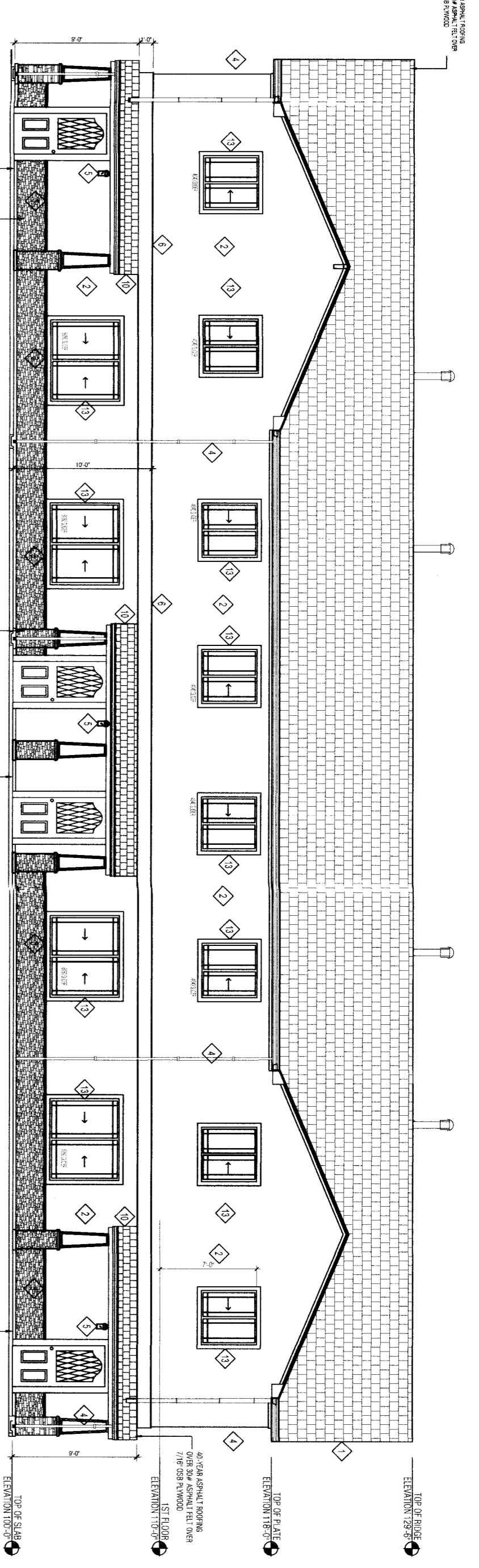
- 1 ASPHALT COMPOSITE SHINGLES
- 2 EPS (STUCCO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GUTTER & DOWNSPOUT W/ SPASHLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
- 6 RAISED EPS (STUCCO) FINISH ACCENT BAND
- 7 AIR CONDITIONER UNIT
- 8 ELECTRICAL SERVICE ENTRANCE(S)
- 9 WATER METER
- 10 ENTRY CANOPY
- 11 WEATHERPROOF / GFCI RECEPTACLE
- 12 EXPOSED CANOPY SUPPORT BEAM
- 13 RAISED EPS TRIM AROUND WINDOW OPENINGS
- 14 GAS METER
- 15 1/2" NOMINAL EXTERIOR DECORATIVE WOOD TRIM
- 16 FLOOD LIGHT



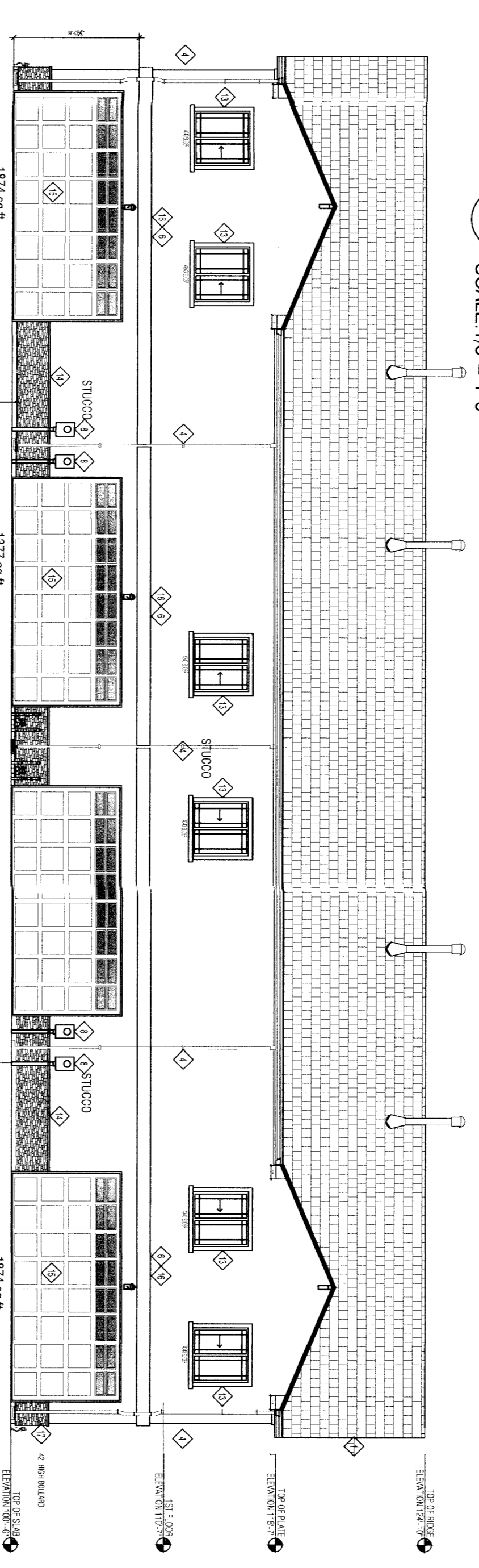
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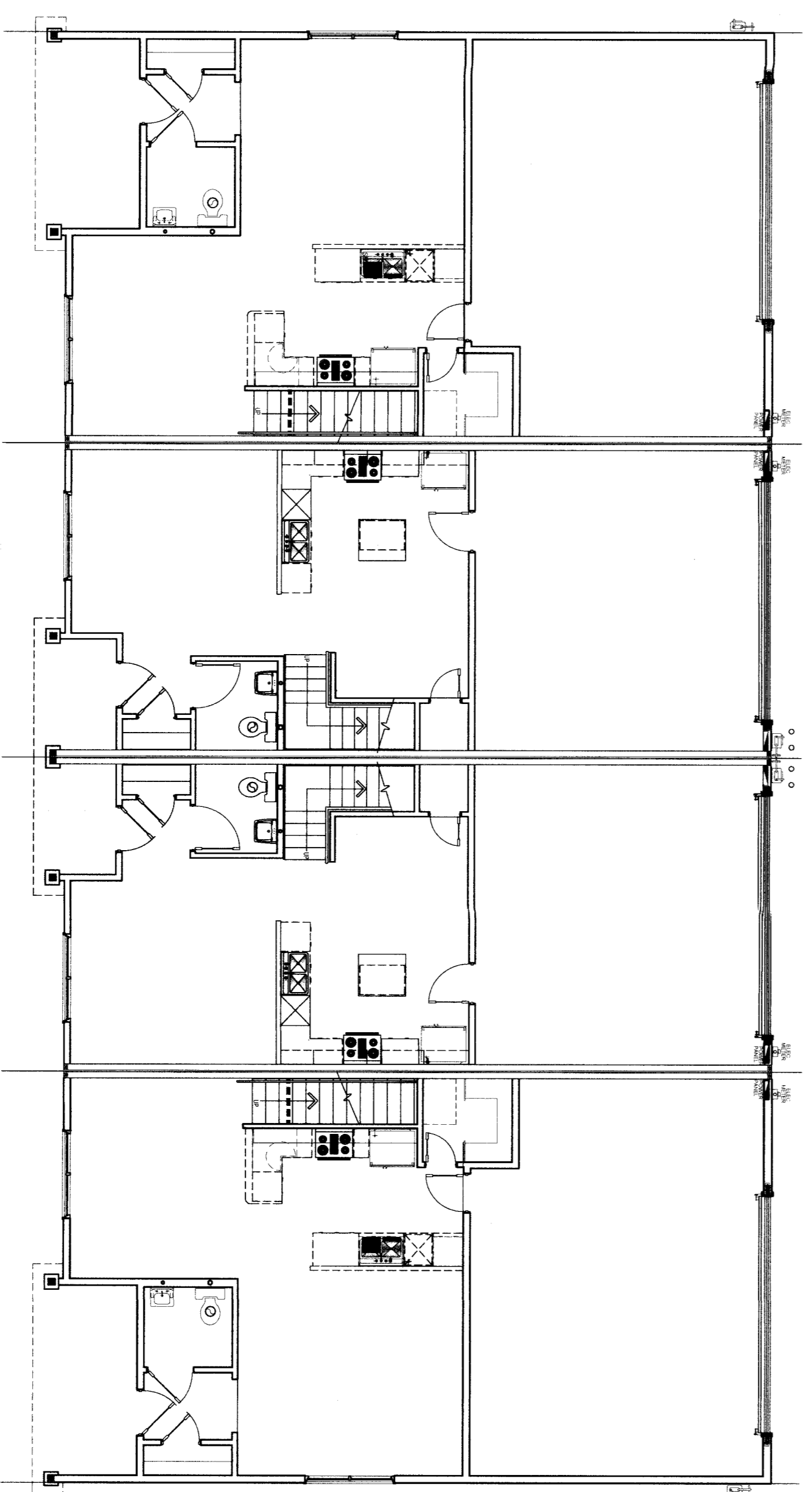
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 SCALE: 1/8" = 1'-0"



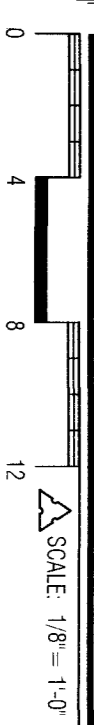
2 ELEVATION TYPE D  
 SCALE: 1/8" = 1'-0"



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



1ST FLOOR PLAN 2-1-1-2



12/30/2020  
 STATE OF COLORADO  
 LICENSED ARCHITECT  
 PETER R. LAZZARA  
 No. 14547

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

**THE VILLAS AT CLAREMONT RANCH TOWN HOMES**  
 COLORADO SPRINGS, CO

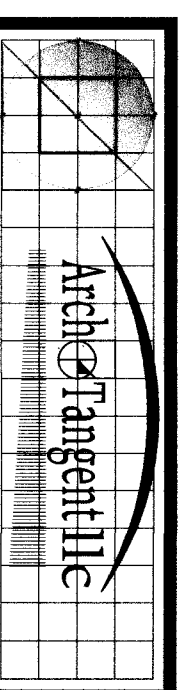
PLAN/REVIEW COMMENTS

NO.	DATE	DESCRIPTION

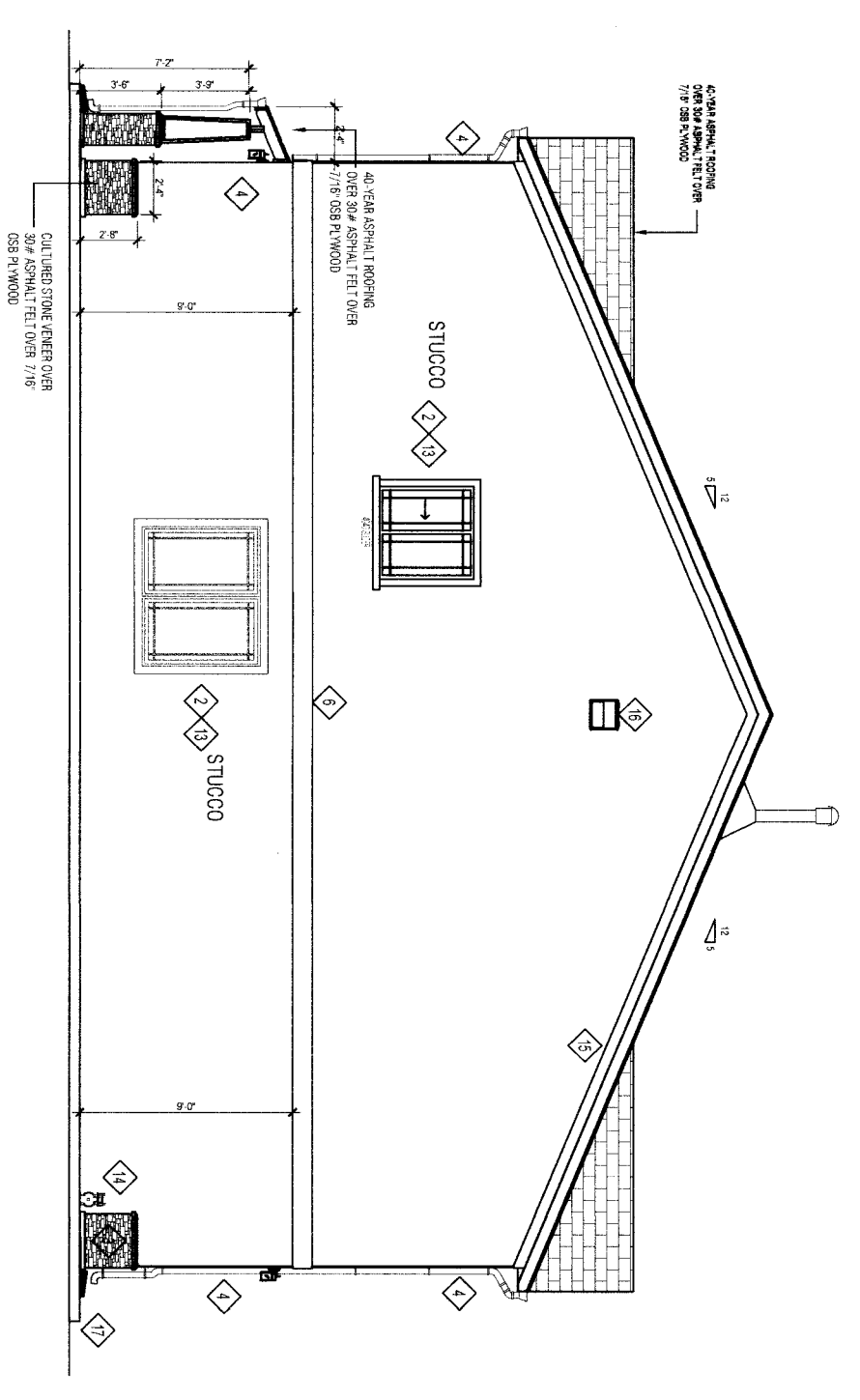
REVISIONS

NO.	DATE	DESCRIPTION

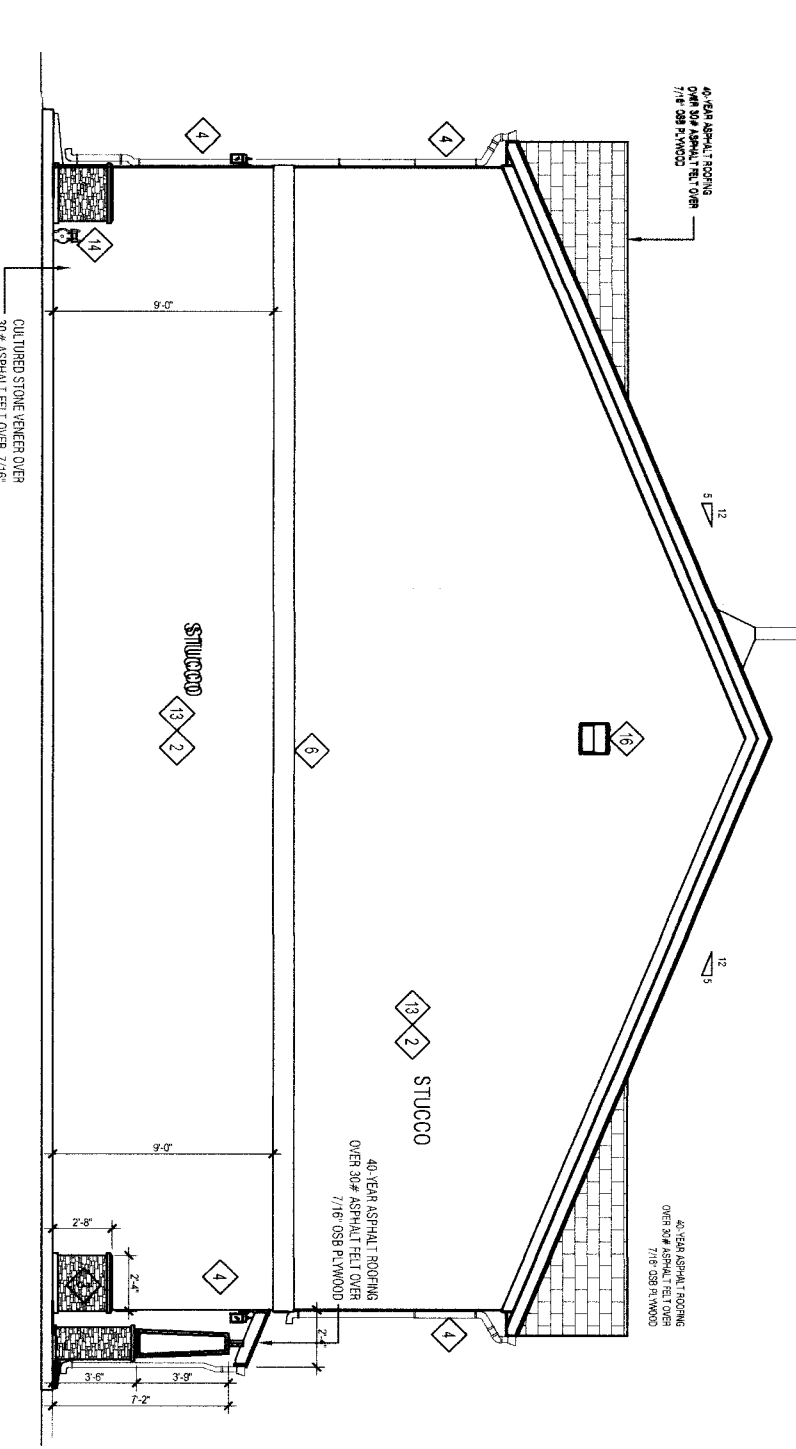
PRELIMINARY ELEVATIONS



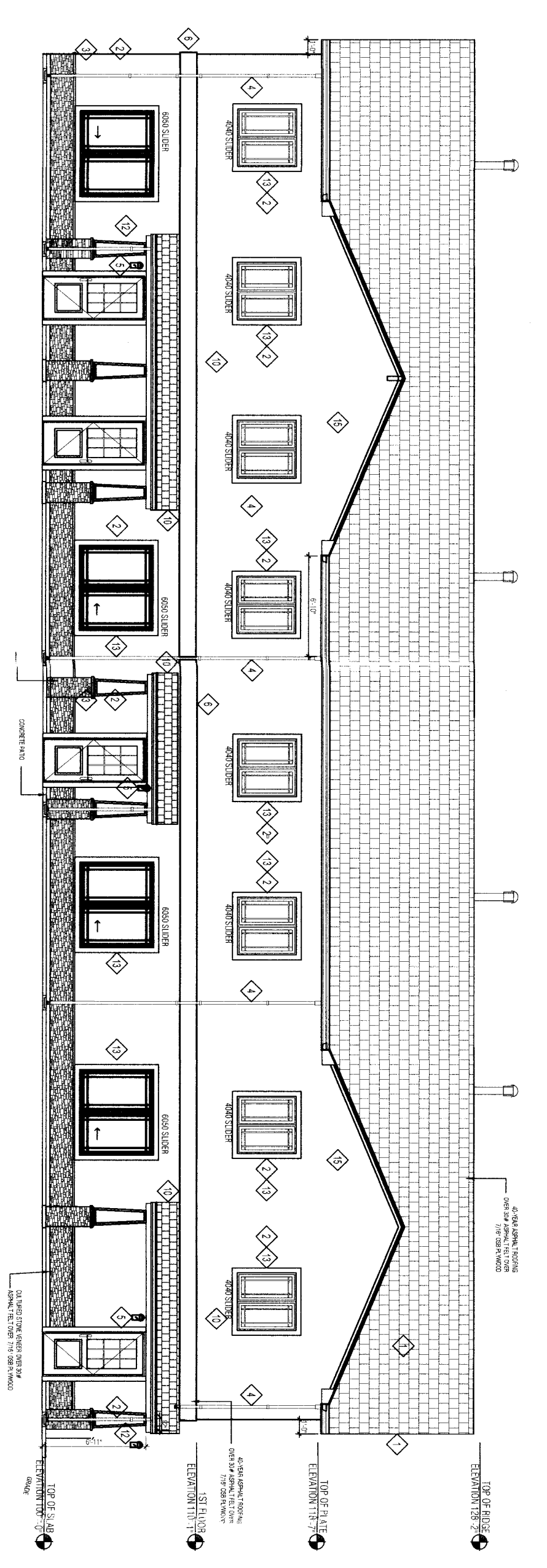
PETER LAZZARA - ARCHITECT  
 PL - arch@comcast.net  
 CENTENNIAL, CO 80015  
 303-324-6244  
 ARCHITECTURE PLANNING INTERIOR DESIGN



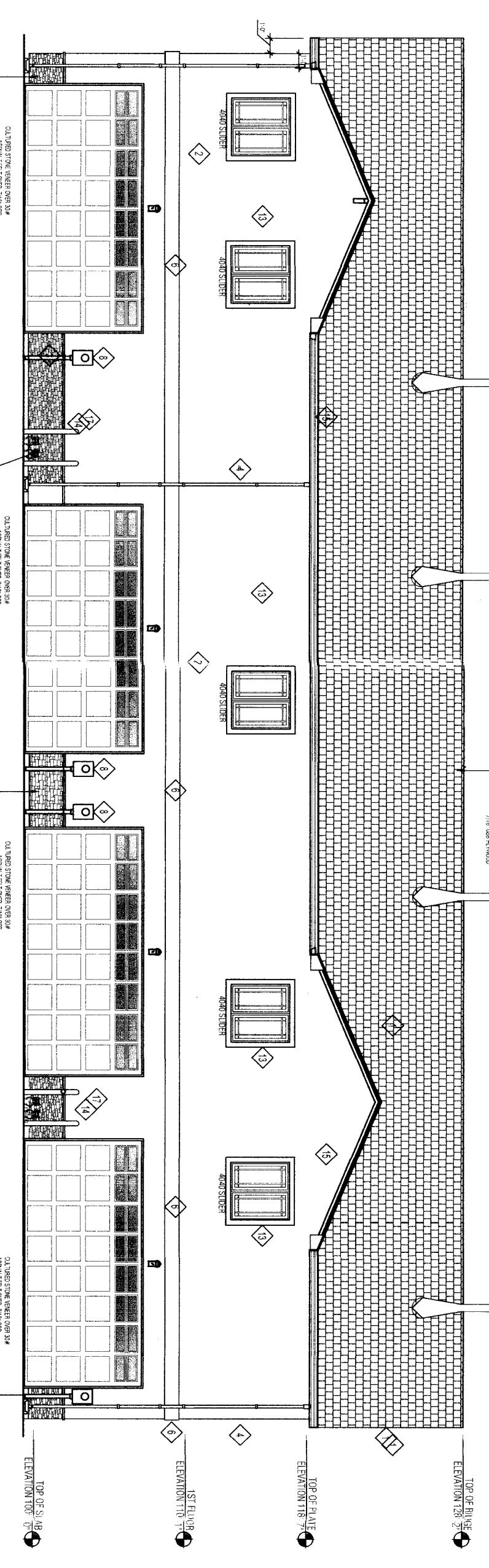
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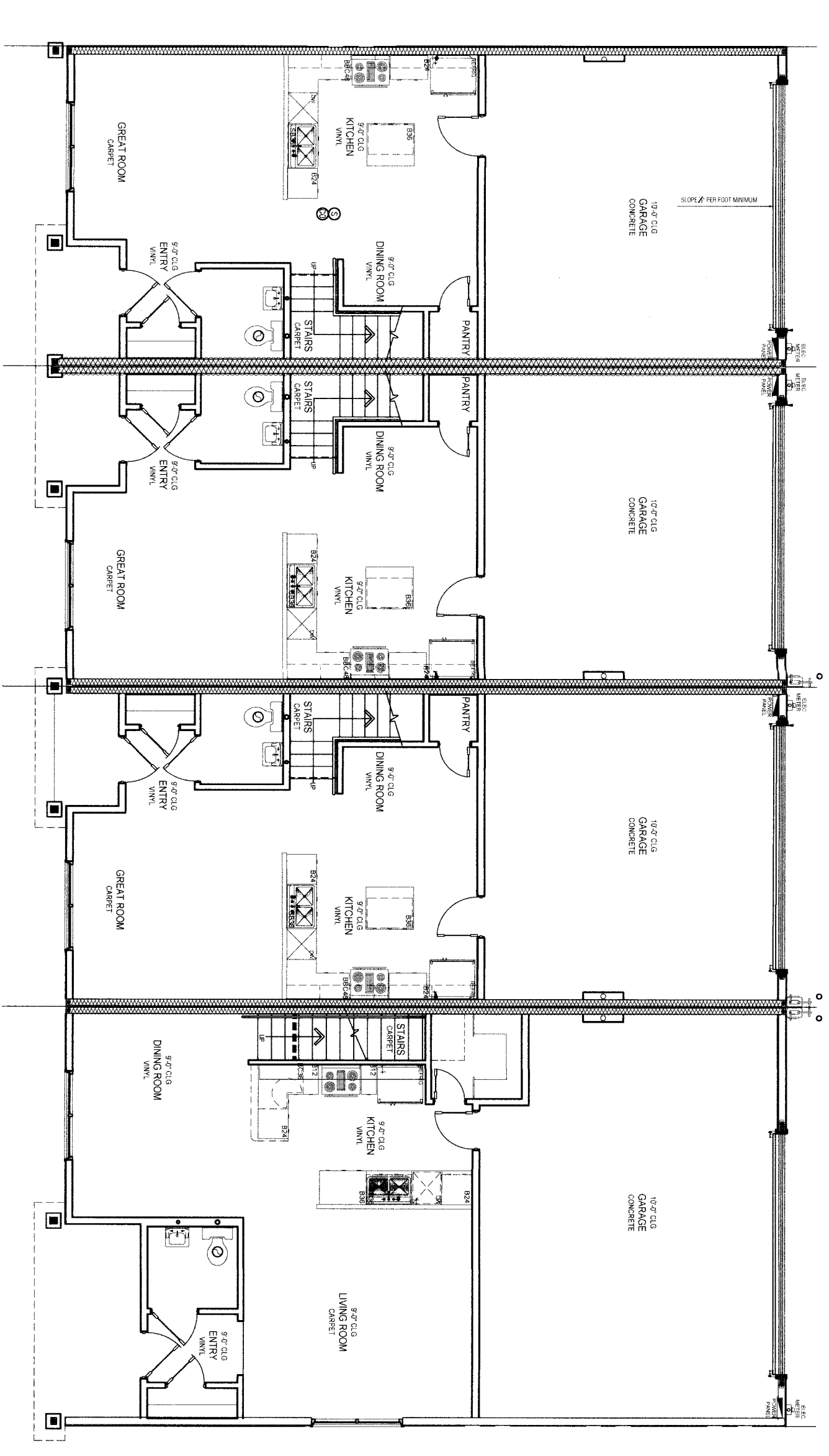
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 SCALE: 1/8" = 1'-0"



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



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



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

**LEGEND**

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

PLAN REVIEW COMMENTS

NO.	REVISIONS

**PRELIMINARY ELEVATIONS**

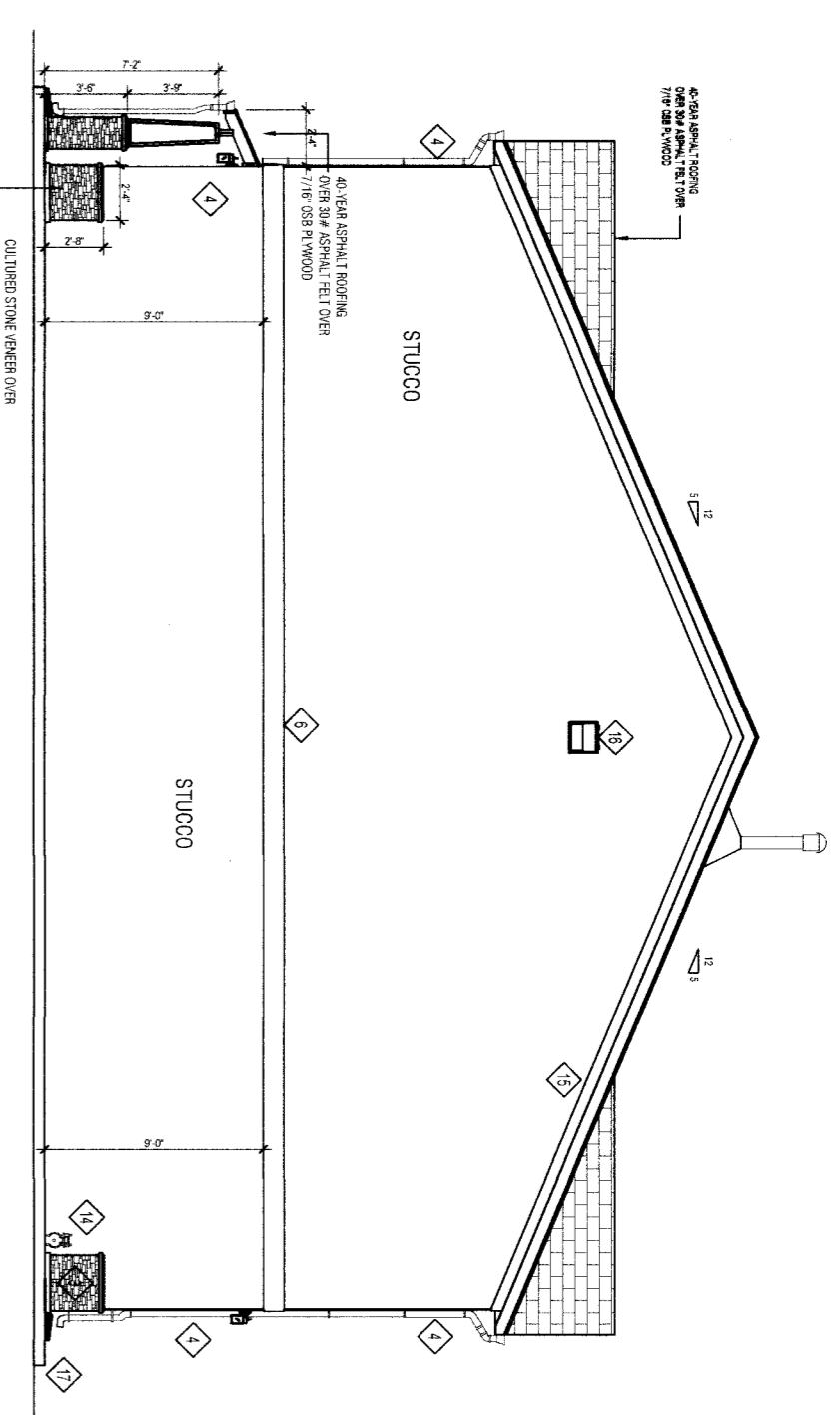
THE VILLAS AT  
 CLAREMONT RANCH  
 TOWN HOMES  
 COLORADO SPRINGS, CO

**PREMIER HOMES INC.**  
 200 W. 18th St. Suite 200, Pueblo, CO 81004 (719) 584-2800

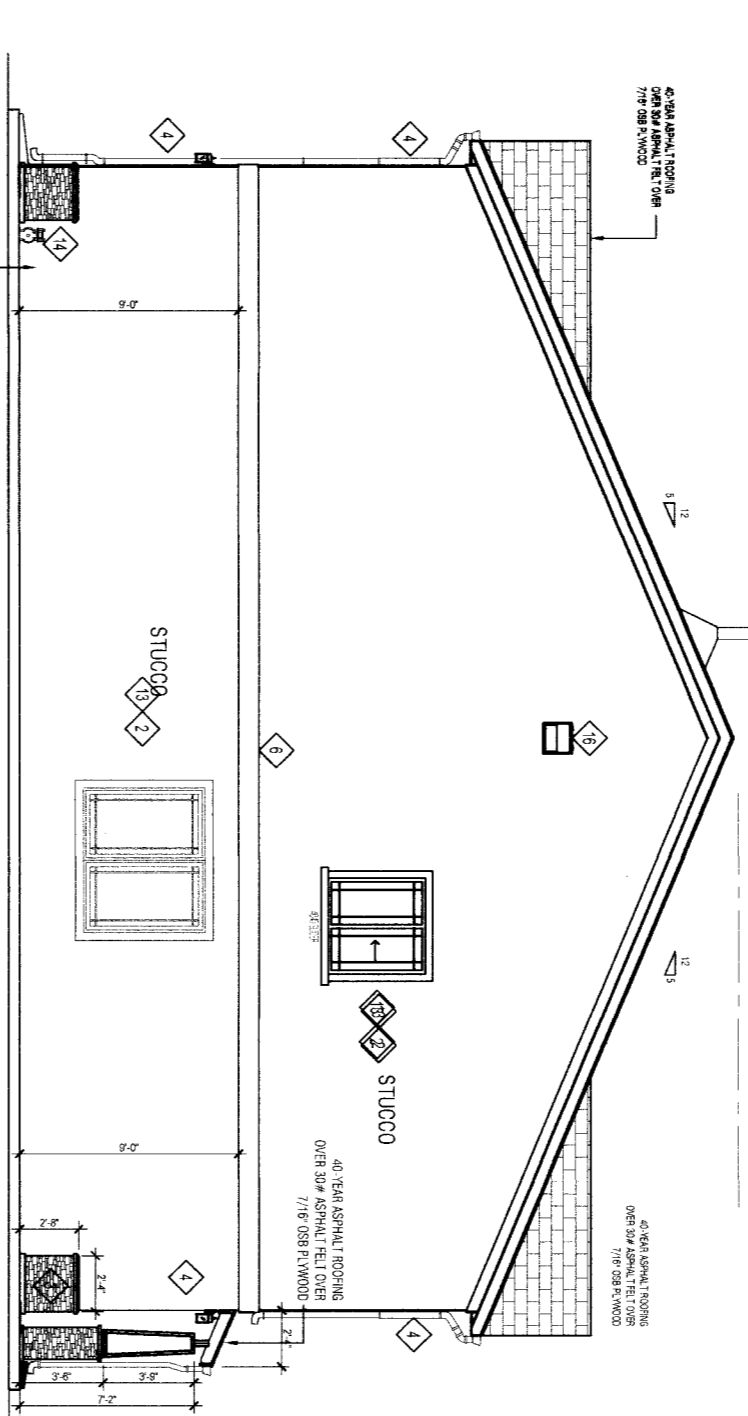
12/30/2020

STATE OF COLORADO  
 LICENSED ARCHITECT  
 PETER R. LAZZARA

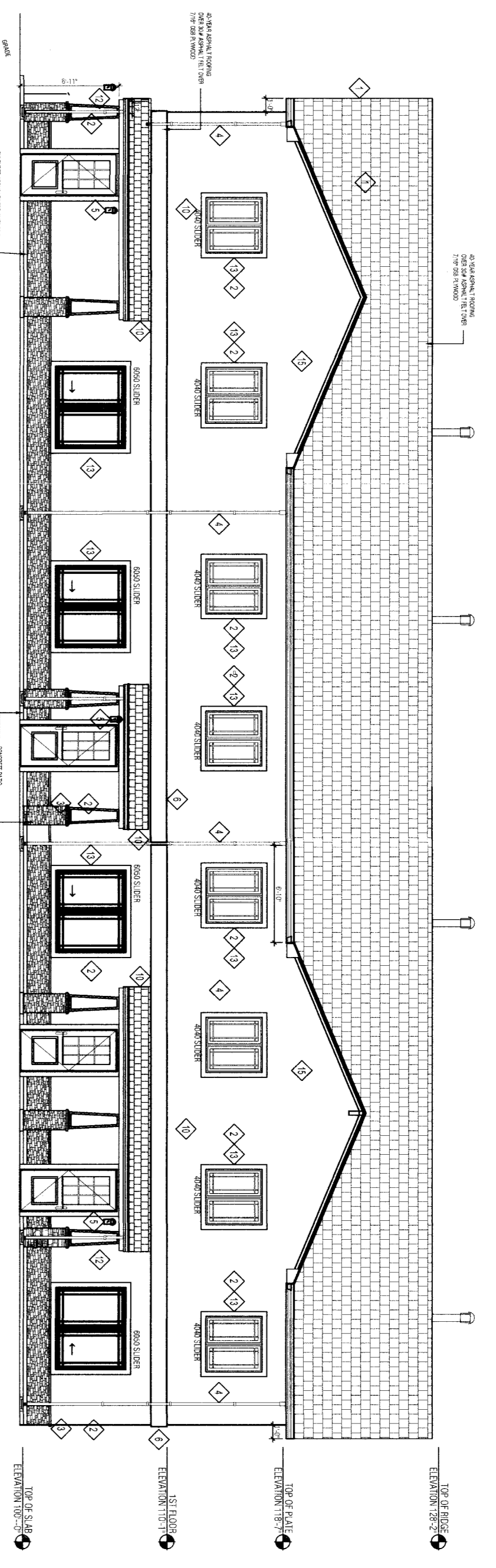
12/30/2020  
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 CHECKED BY: PRL  
 SHEET NUMBER  
 BUILDING ELEVATIONS  
**A-4**



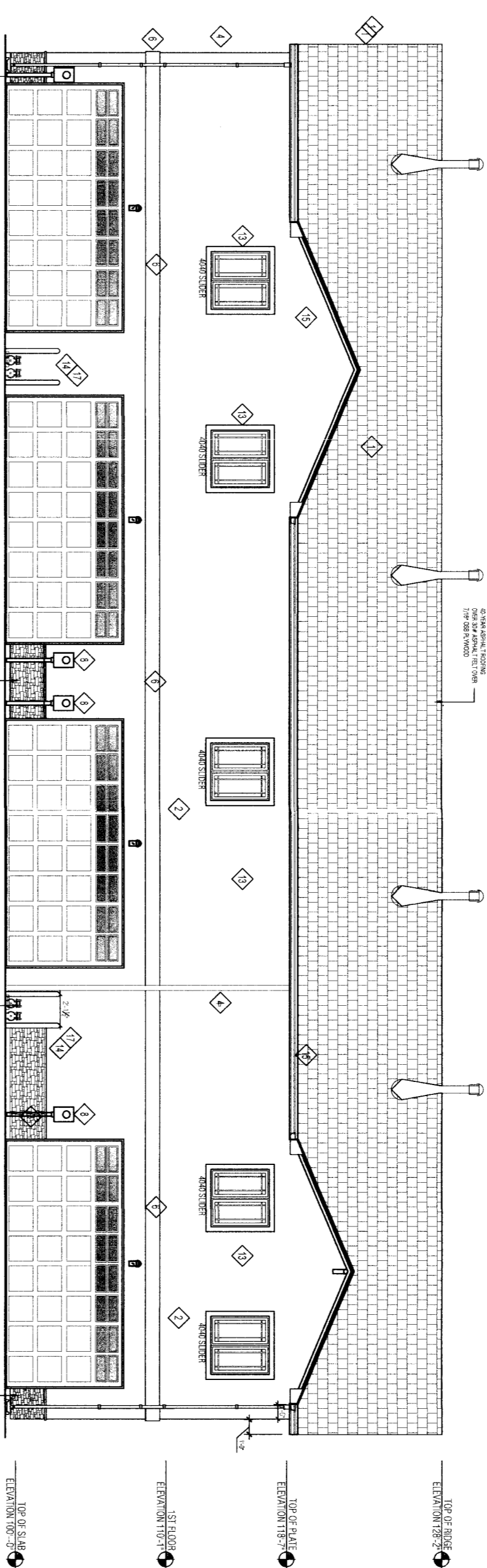
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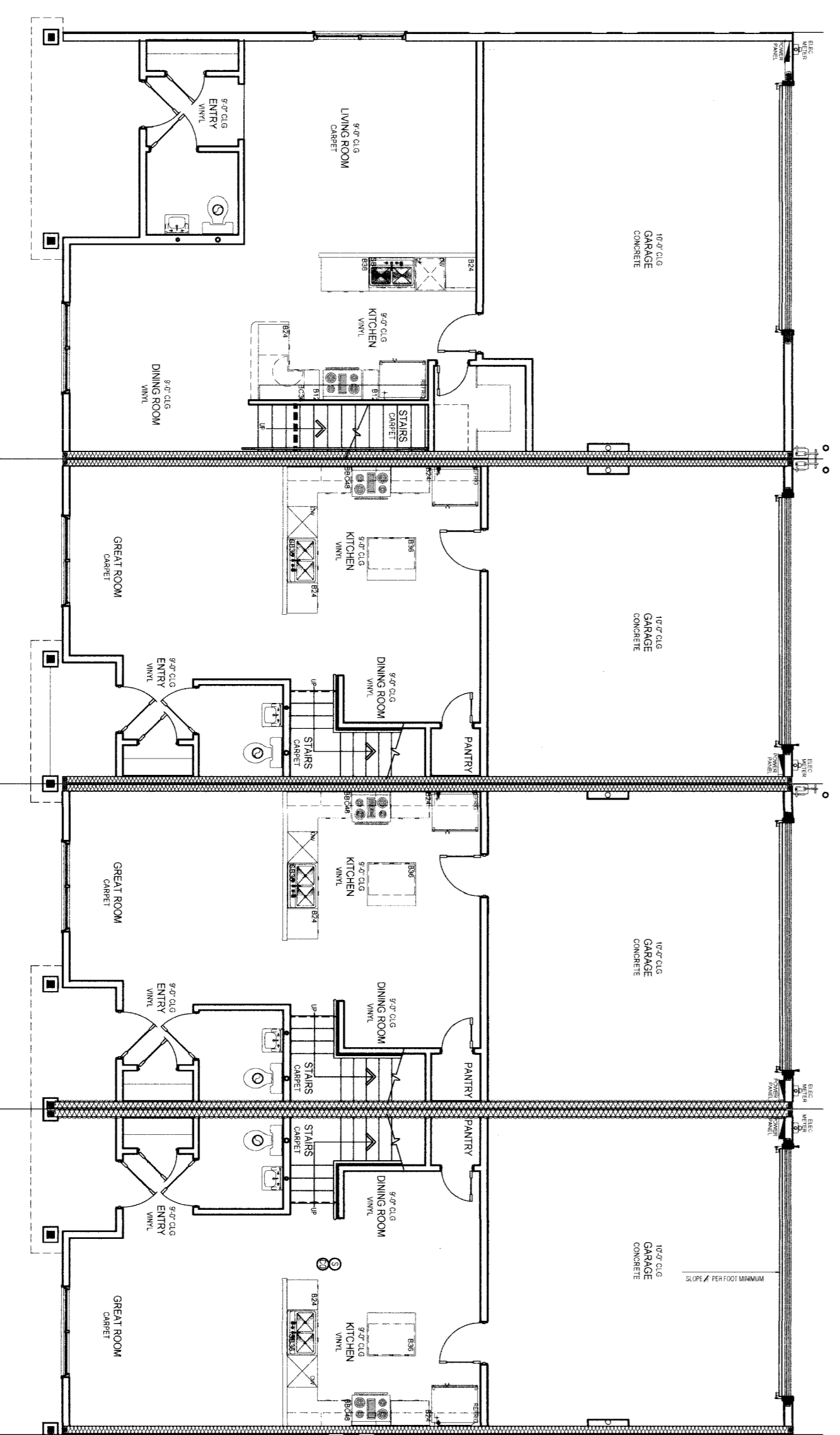
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SCALE: 1/8" = 1'-0"



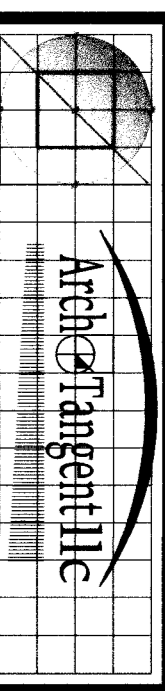
2 ELEVATION TYPE E  
SCALE: 1/8" = 1'-0"



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



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



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 ARCHITECTURE @ LANNING INTERIOR DESIGN

**LEGEND**

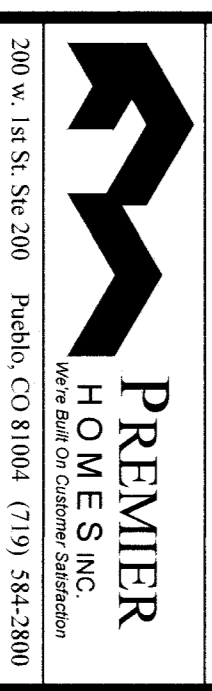
- 1 ASPHALT COMPOSITE SHINGLES
- 2 EPS (STUDIO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GUTTER & DOWNSPOUT W/ SPASH-BLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
- 6 PAISED EPS (STUDIO) FINISH
- 7 ACCENT BAND
- 8 AIR CONDITIONER UNIT
- 9 ELECTRICAL SERVICE (ENTRANCE)
- 10 WATER METER
- 11 ENTRY CANOPY
- 12 WEATHERPROOF / GFCI RECEPTACLE
- 13 EXPOSED CANOPY SUPPORT BEAM
- 14 PAISED EPS BRIMAROUND WINDOW OPENINGS
- 15 GAS METER  
NOTE: ALL COLORS AND FINISHES PER OWNERS REQUIREMENTS
- 16 1x12 NOMINAL EXTERIOR DECORATIVE WOOD TRIM
- 17 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



12/30/2020  
 12/25/2020  
 DRAWN BY: PRL  
 CHECKED BY: PRL  
 SHEET NUMBER  
 BUILDING ELEVATIONS  
**A-5**