

**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 actions 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 Policy Plan and applicable State Acts. This PUD is authorized under the provisions of the El Paso County Land Development Code and the El Paso County Land Development Code and 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 are more restrictive or impose higher standards than the provisions of the El Paso County Land Development Code, the provisions of this Development Plan shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- 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 the development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. Conflict. Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. Maximum Level of Development. The total number of dwellings or the total commercial, business or industrial intensity shown on the development plan for development within the development plan shall be the maximum level of development. The development plan shall be amended to reflect any change in the number of dwellings or intensity of development which exceeds the maximum level of development shown on the development plan.
- H. Project Timeline. 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 intensity on the site.
- 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 Marketplace Road. The project is planned as single-family attached community accessed by alleys and fronting open space greenways.

Principal Uses		Accessory Uses	
Attached Single Family	A	Day Care	A*
Detached Single Family	A	Group Home	A*
Open Space, Parks, and Trails	A	Residential Accessory Structures & Uses	A
Recreational Amenities	A		
Utilities, Detention Pond	A		

Legend	
A: Allowed Use	S: Special Use
	T: Temporary Use

*\*Uses not listed in this table are prohibited.*

Principal Uses		Accessory Uses	
Attached Single Family	A	Day Care	A*
Detached Single Family	A	Group Home	A*
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Recreational Amenities	A		
Utilities, Detention Pond	A		

Legend	
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*\*Uses not listed in this table are prohibited.*

- 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.
  1. Maximum building height: thirty-five (35) feet.
  - a. Front: 5 feet minimum
  - b. Side: 0 feet minimum to outside lot line
  - c. Rear: 0 feet shared lot line
  - d. Eave: 0 feet shared lot line
3. No building projections into setbacks or setbacks, including tracks containing private roadways and open spaces, owned and maintained by The Villas at Claremont Ranch HOA will be permitted.
- E. Lot Sizes. 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/Comments. 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 8.4.4.C	Private Roads	Private roads shall be limited.	Private roads proposed to serve only this subdivision.	Private roads provide more flexibility in the design of the development in order to provide more open space and roadway terminations.
2 8.4.4.E.3	Private Roads to most County standards.	Private roads shall be constructed to ECM standards.	Road width, centerline radius and roadway terminations.	The private roads will be owned and maintained by the Home Owners Association.
3 2.2.4.B.7, Figure 2.17, and ECM Table 2.1	Typical Urban Volume Cross Section	22' Paved Width, 12' Lane Width	12.25' Paved Width, 10' Lane Width	A smaller road cross-section and compacted base will provide an opportunity for more open space and better pedestrian connectivity.

**CHEROKEE METRO-DISTRICT**  
 Name of Landowner: Cherokee Metro District  
 Landowner's Signature: [Signature]  
 Notarized Signature: [Signature]

**Ownership Certification**  
 I/we, Cherokee Metro District, a (one of the following): qualified title insurance company, title company, attorney, or attorney at law duly authorized to execute this instrument, 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 Cherokee Metro District at the time of this application.

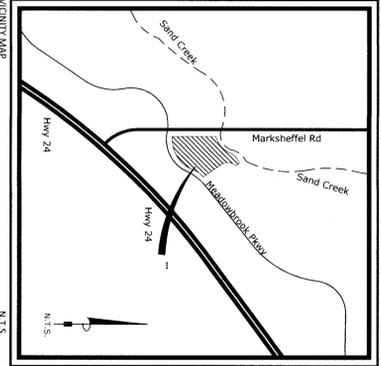
Notarized Signature: [Signature]  
 Director, Planning & Community Development

OR Name of Attorney and registration number

# THE VILLAS AT CLAREMONT RANCH

## A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW ¼) OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

### PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



**LEGAL DESCRIPTION**  
 TRACT A & G CLAREMONT RANCH PL. NO. 7  
 TOTAL ACRES: 10.17

**GENERAL NOTES**

1. See final landscape plan and alternative landscape request for proposed buffering and screening from surrounding properties. A 6-foot Noise Barrier wall will be installed along the west boundary of the development.
2. The full spectrum detention basin, lateral roads, sidewalks and common area landscape will be maintained by The Villas at Claremont Ranch Home Owners Association.
3. 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 accessibility laws.
4. An agitation assessment is requested by the CSAC at the time of final plat.
5. Due to the proximity of the development in relation to the 65 DNH, the Airport Advisory Commission recommended the developer include sound mitigation construction techniques consistent with best practices for any residential use.
6. Noise predictions for any residential use, including any use with a density with the Villas at Claremont Ranch, shall be required to sign a notice in which the owner 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 times (24 hours per day) experience noise and other activities and operations associated with aircraft and the Airport.
7. For Form 7826, Shared on-elevation water and distance to runway, the applicant will need to file the Federal Aviation Administration (FAA) Form 7820, 1. "Notice of Proposed Construction or Alteration" for the proposed development, and provide 400 documentation to the Airport before the commencement of construction activities.
8. The following utility providers will serve the Villas at Claremont PUD Plan Area:  
 Water: Cherokee Metro District  
 Gas: CSU  
 Electric: Mountain View Electric
9. Minimum lot sizes are per site data.
10. No driveway shall be established unless an access permit has been granted by El Paso County.
11. No object more than 30 inches above the finished elevation of the adjacent roadway are allowed within the distance easement.
12. No subdivision of any lot will be permitted.
13. All El Paso County and United States Board Service Regulations.
14. Public drainage easements shall be maintained through their property. Public drainage easements as specifically noted on the plat shall be maintained by the HOA unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
15. The HOA shall be responsible for maintaining proper storm water drainage and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the HOA unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
16. D103.2.5 Fire Apparatus Access Road Marking. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING - FIRE LANE markings consisting of D103.2.1 through D103.2.3.
17. Figure D103.6 Fire Lane Signs. Fire lane signs shall be posted on both sides of the road as a fire lane.
18. D103.4.1 Road Signs. Road signs shall be posted on one side of the road as a fire lane.
19. D103.4.3 Road Signs. Road signs shall be posted on one side of the road as a fire lane.
20. D103.4.3 Road Signs. Road signs shall be posted on one side of the road as a fire lane.
21. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department:  
 - Final Landscape Plan, Drainage Report, Water Resources Report, Geology and Soils Report, The Protection Report, Wildlife Hazard Report, Natural Features Report, Impact Report, and other agency requirements, if any, of applicable agencies including, but not limited to the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (i.e. Purple Swallowtail, Junco, etc.).
22. The address within this subdivision shall be provided on one or both sides of the apparatus road as required by Sections D103.2.1 through D103.2.3.
23. The addresses within this subdivision shall be provided on one or both sides of the apparatus road as required by Sections D103.2.1 through D103.2.3.

**SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS**

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

- Geologic Hazard Note:**  
 The following geologic hazards have been identified by geologic hazard maps: Landslides, 3.4.5.6.13.20.21.42.59.60.61. Mitigation measures and a map of the hazard area can be found in the Soils and Geology Report. The following geologic hazards have been identified by Fretsch Engineering, Inc. on September 22, 2017 (Revised April 16, 2020) in the D029213 available at the El Paso County Planning and Community Development Department:
- Artificial fill: across the site
  - Collapsible soils: across the site
  - Areas of erosion: across the site
  - Potentially Seasonally High groundwater (Northwestern portion of the site)
- The property is located on RHM parcel NO. 08041C07566. Dated 12/07/2015. said property, as shown herein, is the subject of former of map revision (LOMR), case No. 08-08-06339 with an effective date of September 24, 2008. The proposed development will avoid this area.

**Groundwater & Floodplain Areas:**  
 The northern portion of the site is mapped within floodplain zones according to FEMA Map No. 08041C07566, Figure 8 (Reference 7). The floodplain is along the East fork of Sand Creek. Fretsch Engineering, Inc. concludes in their report that development on each lot is recommended prior to construction. These items can be mitigated through proper design and construction or through avoidance. Investigation on each lot is recommended prior to construction.

**PHI REAL ESTATE SERVICES, LLC**  
 Name of Landowner: Phi Real Estate Services, LLC  
 Landowner's Signature: [Signature]  
 Notarized Signature: [Signature]

**Ownership Certification**  
 I/we, Phi Real Estate Services, LLC, a (one of the following): qualified title insurance company, title company, attorney, or attorney at law duly authorized to execute this instrument, 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 Phi Real Estate Services, LLC at the time of this application.

Notarized Signature: [Signature]  
 Director, Planning & Community Development

OR Name of Attorney and registration number

**County Certification**  
 This rezoning request to PUD has been reviewed and found to be complete and in accordance with the El Paso County Ord. No. 21-518 (Board resolution of motion 7) on March 21, 2022 (date) approving the PUD and the proposed development. The following are the El Paso County requirements for this rezoning request:  
3/21/23 date  
[Signature]  
 Director, Planning & Community Development

**Clerk and Recorder Certification**  
 State of Colorado )  
 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. \_\_\_\_\_ on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and is hereby approved.

El Paso County Clerk and Recorder

**SITE DATA**

<b>Owner/Subdivider:</b>	Phi Real Estate Services, LLC 200 W. City Center Drive, Suite 200 Pueblo, CO 81003
<b>Client Engineer:</b>	Cherokee Metro District 6250 Palmer Park Blvd Colorado Springs, CO 80915
<b>Applicant/Preparer:</b>	Phi Real Estate Services, LLC 200 West City Center Drive, Suite 200 Pueblo, CO 81003
<b>Land Planner:</b>	NES Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903
<b>Site Address:</b>	619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903
<b>Site ID Number:</b>	5404303095
<b>Tax ID Number:</b>	10.17 AC (43,005 SQ. FT.)
<b>Area:</b>	10.17 AC (43,005 SQ. FT.)
<b>Proposed Zoning:</b>	PUD C&O, AZ 2 Subzone
<b>Proposed Land Use:</b>	Attached Single Family
<b>Number of Units:</b>	83 (69,998 SQ. FT.)
<b>Minimum lot Size:</b>	1,395 SQ. FT.
<b>Open Space Area &amp; Detention:</b>	5,668 AC (TRACTS B, C, D & E) 831,110 (188,520 SQ. FT.) A * B, C, D, E (139,278 SQ. FT.) * Tract A Street & Parking (73,181 SQ. FT.)
<b>Perimeter Setbacks:</b>	70' West (Marketsheliff Rd) 20' South (Meadowbrook Pkwy) 20' North
<b>Landscape Setbacks &amp; Buffers:</b>	15' East (Buffer) 20' South (Meadowbrook Pkwy) 15' North (Buffer)
<b>Open Space Required =</b>	10% of 442,943 SF = 44,294 SF
<b>Open Space Provided =</b>	139,538 SF (44%)
<b>25% min. usable open space required (25% of 44,294 SF) = 11,074 SF</b>	
<b>usable open space provided (Tract B, C, D, E (excluding Detention)) = 139,538 SF (83% of open space provided)</b>	

**SITE PARKING CALCULATIONS**

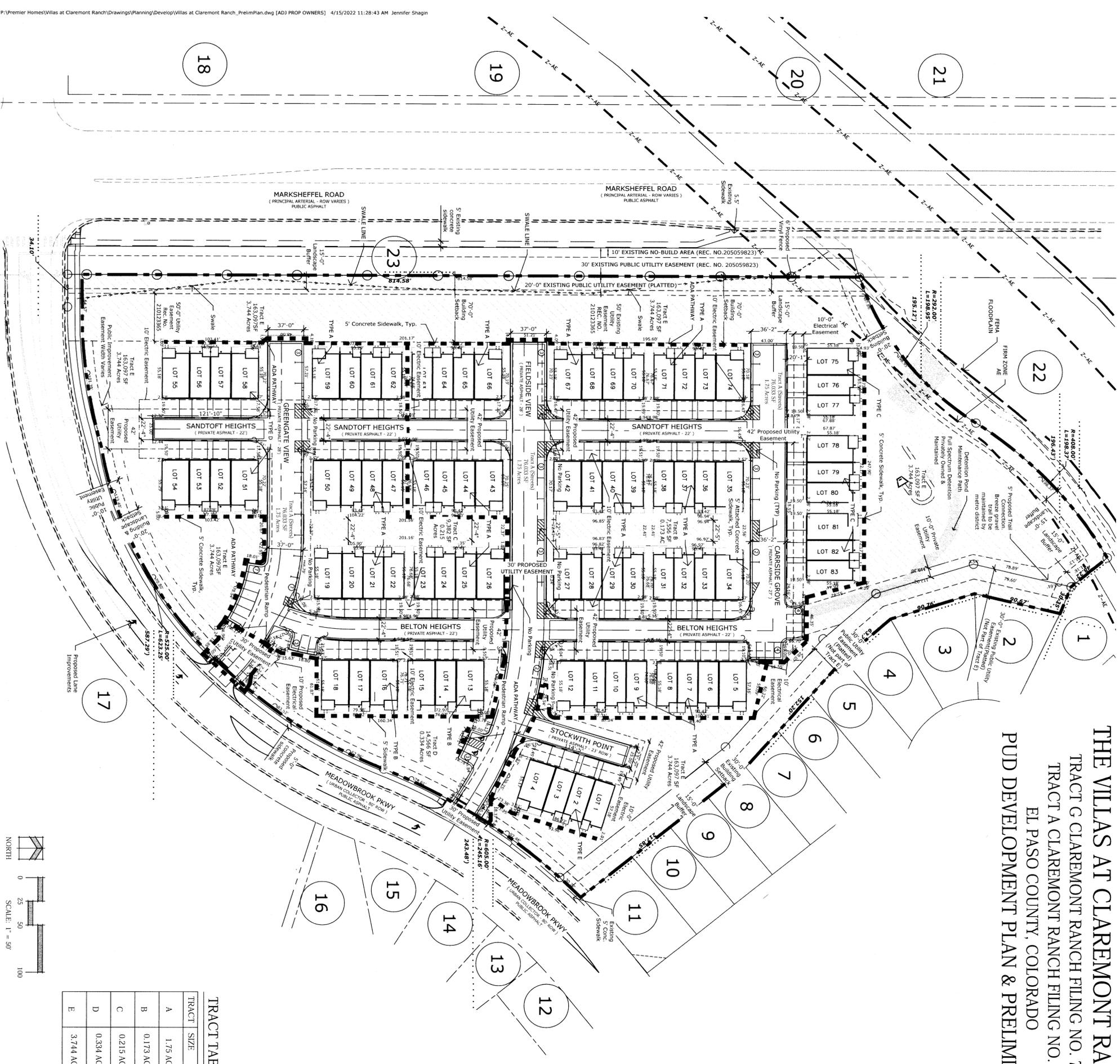
<b>Required:</b>	83 Attached Single Family (3-bedroom) - 2 spaces per dwelling unit = 166 spaces
	25% min. usable open space required (25% of 44,294 SF) = 11,074 SF
	50' surface spaces (incl. 2 ADA)
	PUD 1 space per 3 dwelling units for guests (round up)
<b>Total Required</b>	= 283 spaces
<b>Provided:</b>	2 garage parking spaces per unit = 166 spaces
	2 driveway parking spaces on all lots = 166 spaces (207 Driveway Provided)
	on-street parking spaces = 50 surface spaces (incl. 2 ADA)
<b>Total Provided</b>	= 382 spaces

**SHEET INDEX**

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Sheet 5 of 13:	Final Landscape Plan
Sheet 6 of 13:	Landscape Details & Notes
Sheet 7 of 13:	Final Landscape Plan
Sheet 8 of 13:	Conceptual Building Elevations
Sheet 9 of 13:	Conceptual Building Elevations
Sheet 10 of 13:	Conceptual Building Elevations
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Sheet 12 of 13:	Conceptual Building Elevations
Sheet 13 of 13:	Conceptual Building Elevations

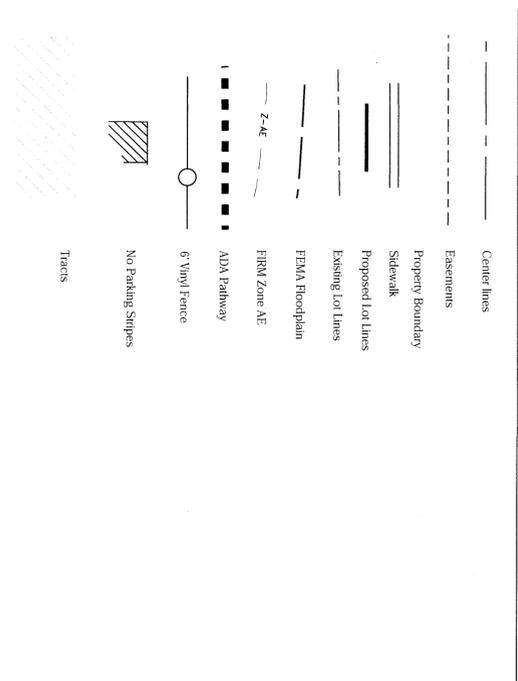
**THE VILLAS AT CLAREMONT RANCH**  
**TRACT G CLAREMONT RANCH FILING NO. 7 &**  
**TRACT A CLAREMONT RANCH FILING NO. 7**  
**EL PASO COUNTY, COLORADO**

**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 STEPHEN B LOWDEN	2045 DEWHIRST DR	COLORADO SPRINGS CO. 80951
9 CHAD EVERETT & MELODY SPRING COMPAN	2053 DEWHIRST DR	COLORADO SPRINGS CO. 80951
10 CHRISTOPHER E & SHANNON 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 & TRECIA 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 VENIMINGUIA 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



**NES**  
 N.E.S., Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903  
 T-41 719.471.0073  
 Fax 719.471.0287  
 www.nescolorado.com

**THE VILLAS AT CLAREMONT RANCH**  
**PUD & PRELIMINARY PLAN**

PROJECT INFO	ISSUE INFO	ISSUE INFO	ISSUE INFO
DATE: 12.23.2020 PROJECT MGR: A. BARNOW PREPARED BY: J. SHAGIN	DATE: 9/17/21 BY: J.S. 3/7/22 J.S. 4/14/22 J.S.	DISCUSSION: County Comments COUNTY COMMENTS: County Comments	DATE: 9/17/21 BY: J.S. 3/7/22 J.S. 4/14/22 J.S.

PLAN FILE # PUDSP211  
 SHEET NUMBER 2 OF 13  
 SHEET TITLE Tracts & Adjacent Property Owners Exhibit



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 / REVISION	DATE	BY	DESCRIPTION
3/7/22 JS County Comments	3/7/22	JS	County Comments
4/14/22 JS County Comments	4/14/22	JS	County Comments

ISSUE INFO

DATE: 9/7/21 BY: JS DESCRIPTION: PRELIMINARY PLAN

DATE: 9/7/21 BY: JS DESCRIPTION: COUNTY COMMENTS

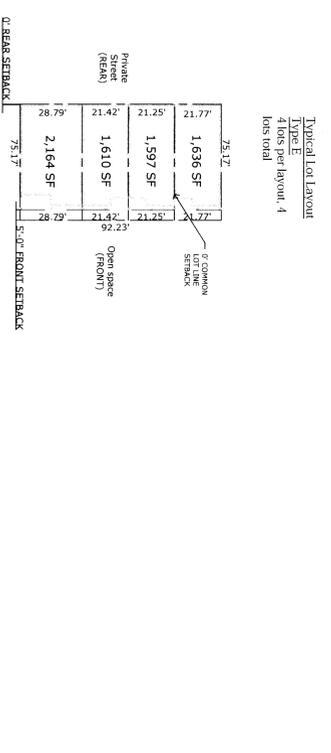
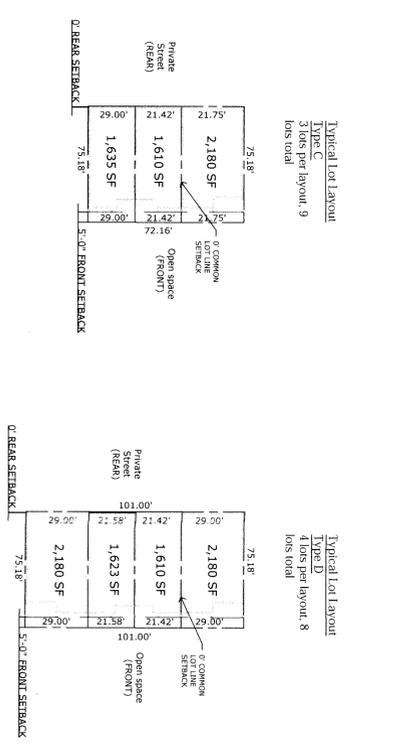
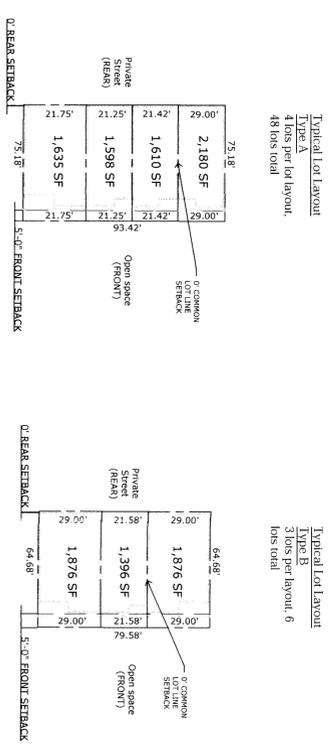
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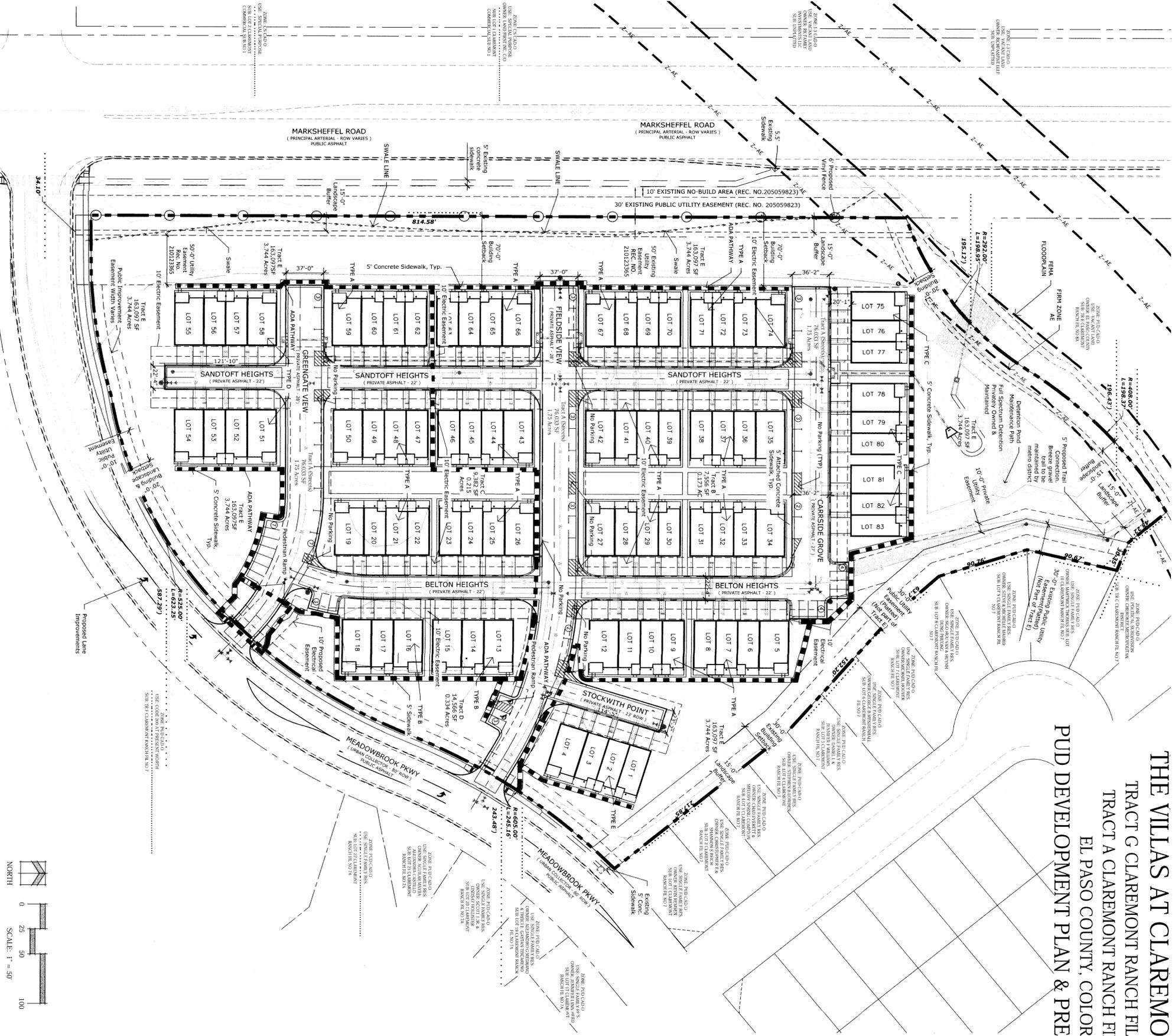
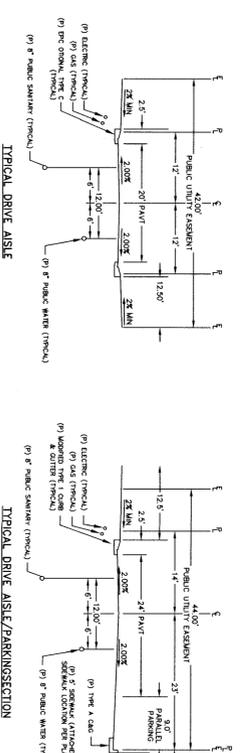
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 PUDSP211

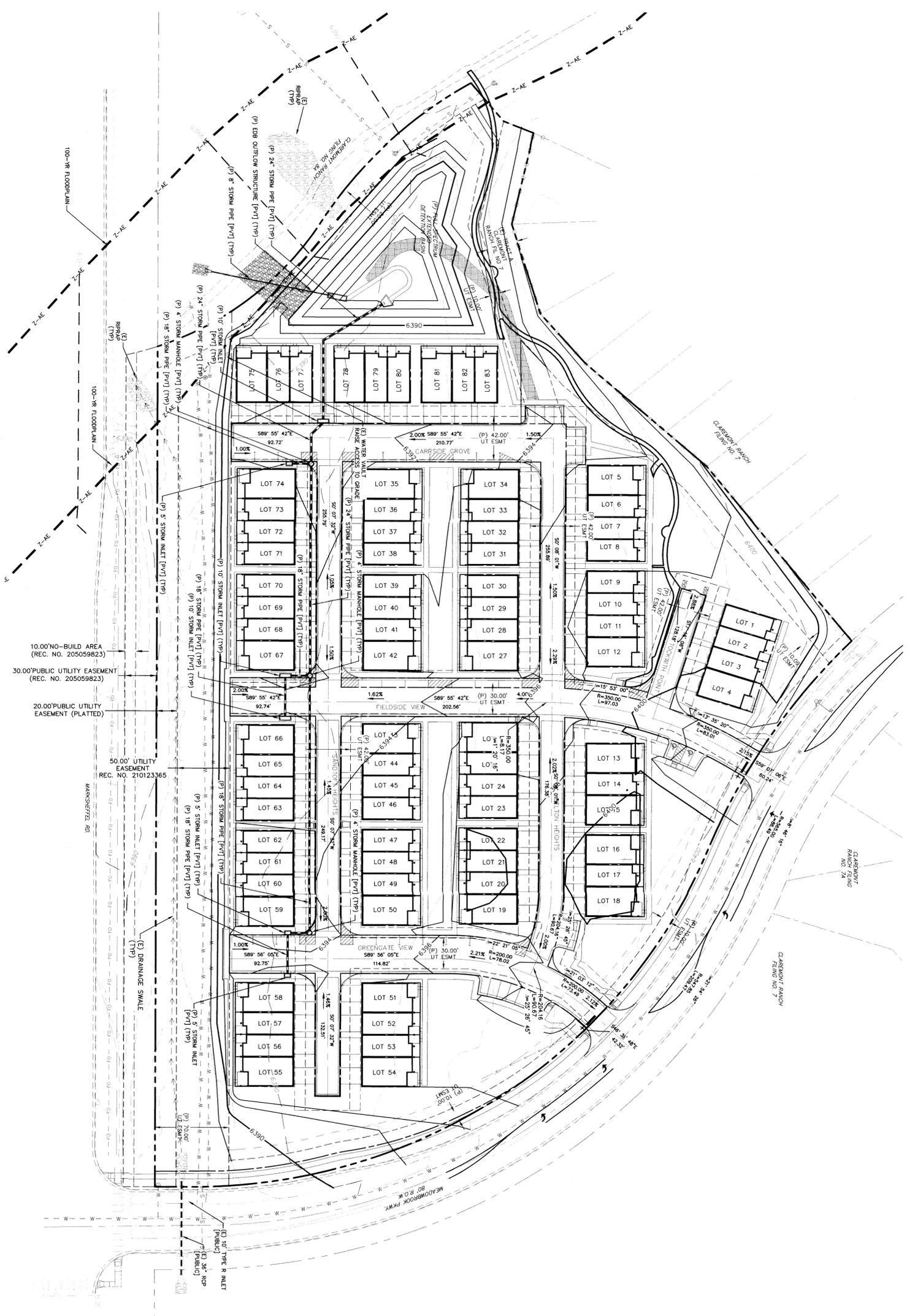
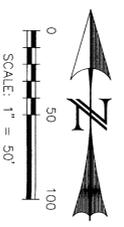
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 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

LOT TYPICALS & DIMENSIONS



ROAD CROSS SECTIONS - PER DEVIATION REQUEST

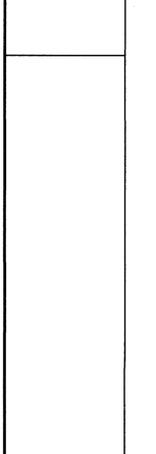




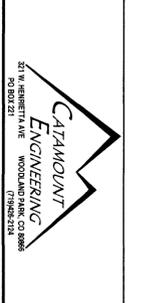
**LEGEND**

(E)	EXISTING
(P)	PROPOSED
[PUB]	PUBLIC
[PVT]	PRIVATE
(F)	FUTURE
~A~	EXISTING ASPHALT
~C~	CURB AND GUTTER
CSMT	EASEMENT
---	BOUNDARY
---	RIGHT-OF-WAY
---	LOT LINE
---	EASEMENT
---	SETBACK
---	(E) CONTOUR INDEX
---	(E) CONTOUR
---	(E) STORM SEWER INLET, MH
---	(E) CONTOUR INDEX
---	(P) CONTOUR
---	(P) STORM SEWER INLET, MH
---	CURB TYPE CALL-OUT
---	(E) DRAINAGE SWALE

REV.	DESCRIPTION	DATE



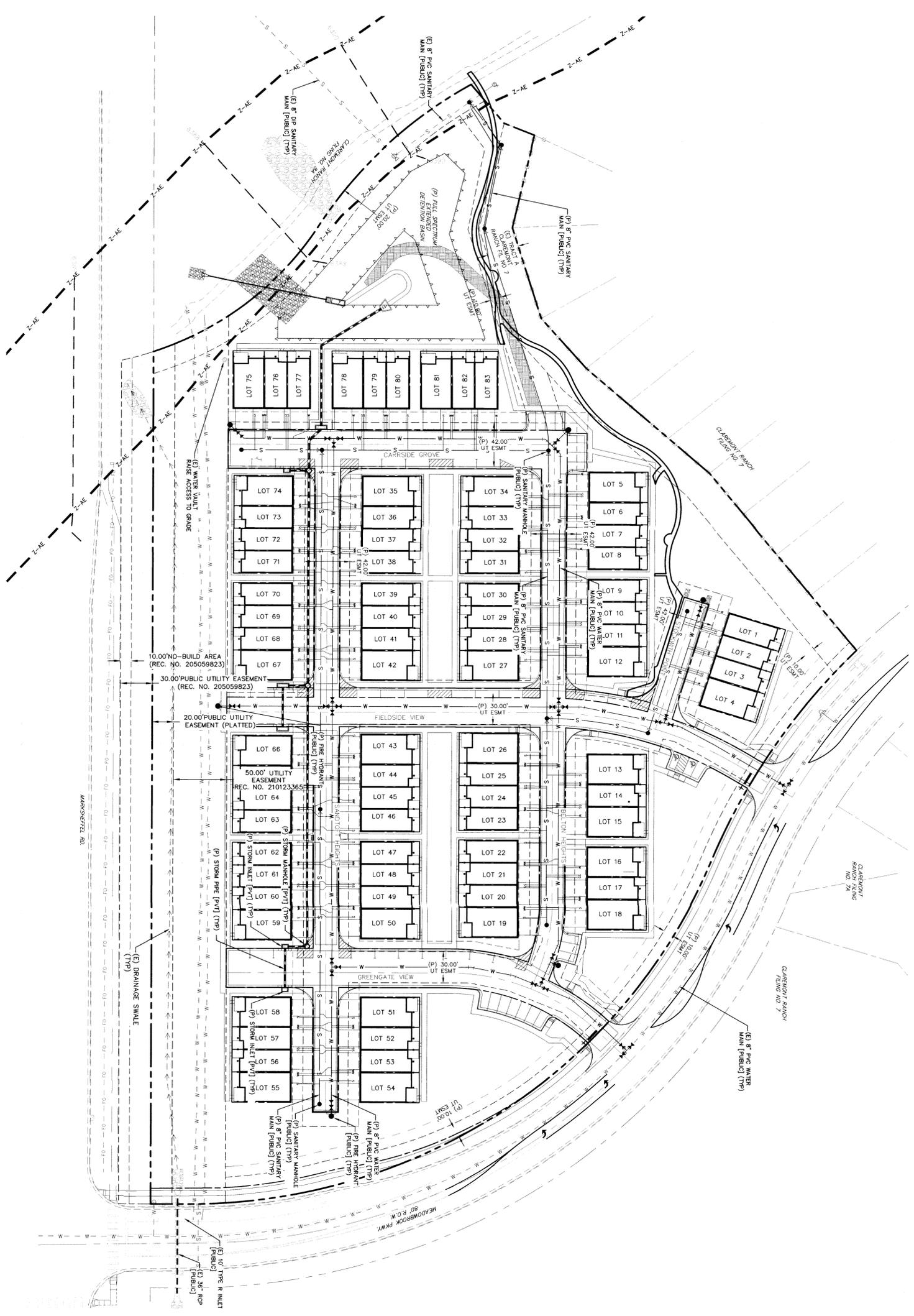
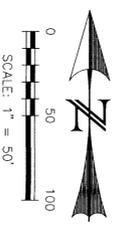
PREPARED FOR:  
**PHI REAL ESTATE SERVICES, LLC**  
 200 W. CITY CENTER DR. STE 200  
 PUEBLO, CO 81003



**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
C&G	CURB AND GUTTER
ESMT	EASEMENT
FH	FIRE HYDRANT
MH	MANHOLE
[PIP]	PROTECT-IN-PLACE
[SAN]	SANITARY
[SANR]	SANITARY SEWER
[SMR]	SEWER
[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

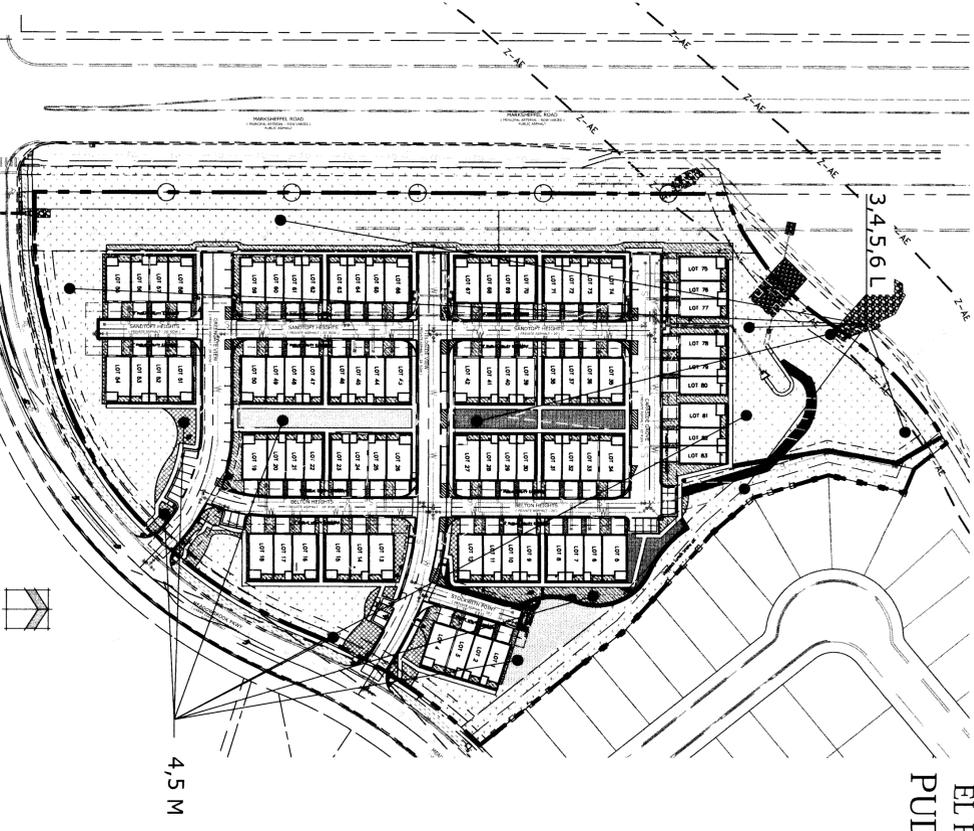
<p>Know what's below. Call 72 hours before you dig. For more details visit www.811.com</p>	<p>PREPARED FOR: <b>PHI REAL ESTATE SERVICES, LLC</b> 200 W. CITY CENTER DR. STE 200 PUEBLO, CO 81003</p>	<p>ENGINEER: <b>CATAMOUNT ENGINEERING</b> 521 W. HENRIETTA AVE. WOODLAND PARK, CO 80866 779-252-2328</p>
--	---	--

<p>THE VILLAS AT CLAREMONT RANCH PRELIMINARY UTILITY PLAN</p>	<p>DESIGNED BY: DLM SCALE: N/A JOB NUMBER: 16-102</p>	<p>DRAWN BY: DBM DATE: 11/17/20 SHEET: 5 OF 13</p>
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**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)  
 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**

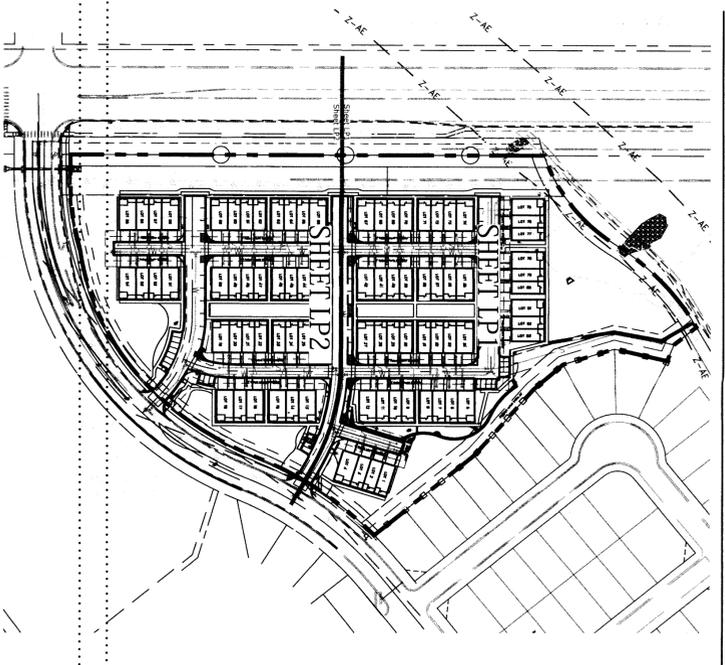
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4 FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF PREMIUM 3 ORGANIC COMPOST, OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. TILL INTO TOP 6" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

RECOMMENDED SOIL AMENDMENT:	
NITROGEN	0.185/1000SF
PHOSPHORUS (P205)	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

- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED. AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS AND SPRAY ALL TALL FESCUE 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.
- SO TO BE KENTUCKY BLUEGRASS BLEND.
- NO SOO SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- NO GRASSES AND NO PLANTS TO BE PLANTED IN EXCESSIVE SLOPES SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HAZARDS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHEEPDOR CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH AT 3"-4" DEPTH
- ROCK: 3/4" CARMARKON GRAVITE AT 3"-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- BOULDER: 3" MINIMUM DIAMETER ROYAL GRANITE.
- CONTRACTOR TO PROVIDE A SEPARATION FROM SOO, SEED, AND ALTERNATIVE TURF SEPARATION BETWEEN SOO AND SEED AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOVED STRIP, WITHOUT STEEL ENGINE.
- SEE.....
- ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL ENGINE EXCEPT WHERE NOTED ON THE PLANS.
- SEE.....
- GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL ENGINE AT BREZZE GRAVEL TRAILS ONLY.
- ALL PLANTS NOT LABELED AS PER FILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

**KEY MAP**



**LANDSCAPE CODE REQUIREMENTS**

Landscaping Subtasks	per section 6.2.2 (B)	Street	Width (ft.)	Linear Footage	TreeFoot Req./ Provided	No. of Trees Req./ Provided
Street Name or Zone Boundary	815'	25/25'	1/20'	41/25'	36/36	
Markshofer Rd	20/20'	902'	1/25'	36/36		
Meadowbrook Pkwy	20/20'	902'	1/25'	36/36		
Shrub Substitutes	Required/Provided	Grass Sub.	Required/Provided	Shrub Plant Abbr.	Var. Req./ Provided	Percent Ground Plane Req./ Provided
160/160	--/--	--/--	--/--	160/160	75%/100%	75%/100%

Internal Landscaping	per section 6.2.2 (E)	Percent Minimum	Internal Area (SF)	Internal Area (SF)	Internal Trees (1/100 SF)	Internal Trees (1/100 SF)
Grass Site Area (SF)	422,943 SF.	15%	63,436 SF.	63,436 SF.	634	634
Net Site Area (SF)	194,016 SF.	15%	29,102 SF.	29,102 SF.	291	291

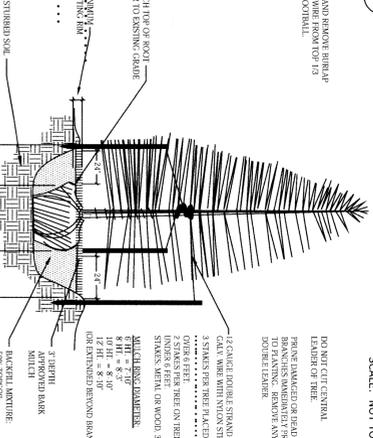
Motor Vehicle Lots	per section 6.2.2 (B)	Shade Trees (1/15 spaces)	Vehicle Lot	Length of Frontage	2/3 Length
45/53	23/30	1/1 (NW)	202	202	135

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

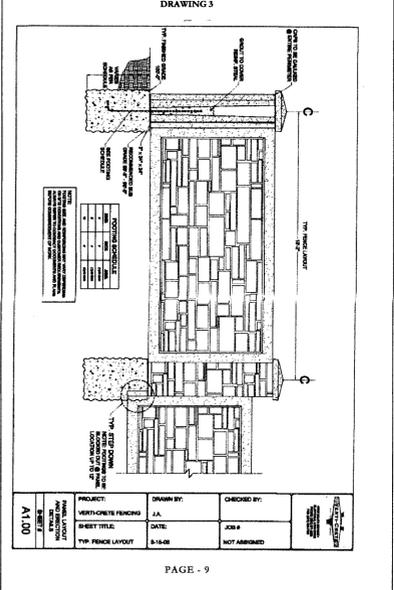
**PLANT LIST**

PLANT SCHEDULE	SYMBOL	COMMON NAME	HEIGHT	SPREAD	ZONE
DECIDUOUS TREES	12	Rubus odoratus / Rubus coccineus	70'	50'	7'-CL. B&B
QUERCUS	3	Quercus garbinifolia / Gambel Oak	25'	20'	2'-CL. B&B
GRASS	13	Tillamookia lanuginosa / Perennial meadow grass	20'	40'	3.5'-CL. B&B
SHRUBS	16	Prinos pinnatifidus / Prinos	60'	35'	9'-HT. B&B
PERENNIALS	17	Prinos pinnatifidus / Prinos	30'	15'	7'-CL. B&B
PERENNIALS	18	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	19	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	20	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	21	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	22	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	23	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	24	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	25	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	26	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	27	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	28	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	29	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	30	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	31	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	32	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	33	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	34	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	35	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	36	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	37	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	38	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	39	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	40	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	41	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	42	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	43	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	44	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	45	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	46	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	47	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	48	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	49	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B
PERENNIALS	50	Prinos pinnatifidus / Prinos	20'	15'	1.5'-CL. B&B

**1 DECIDUOUS TREE PLANTING DETAIL**



**5 VINYL FENCE (SOUND WALL)**



**3 SHRUB PLANTING DETAIL**



**4 PERENNIAL / GROUND COVER PLANTING**



**THE VILLAS AT CLAREMONT RANCH**

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

PLANNER / LANDSCAPE ARCHITECT

**NES**

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

PLAN FILE #

SHEET NUMBER

**6** OF 13

PUDSP211



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)

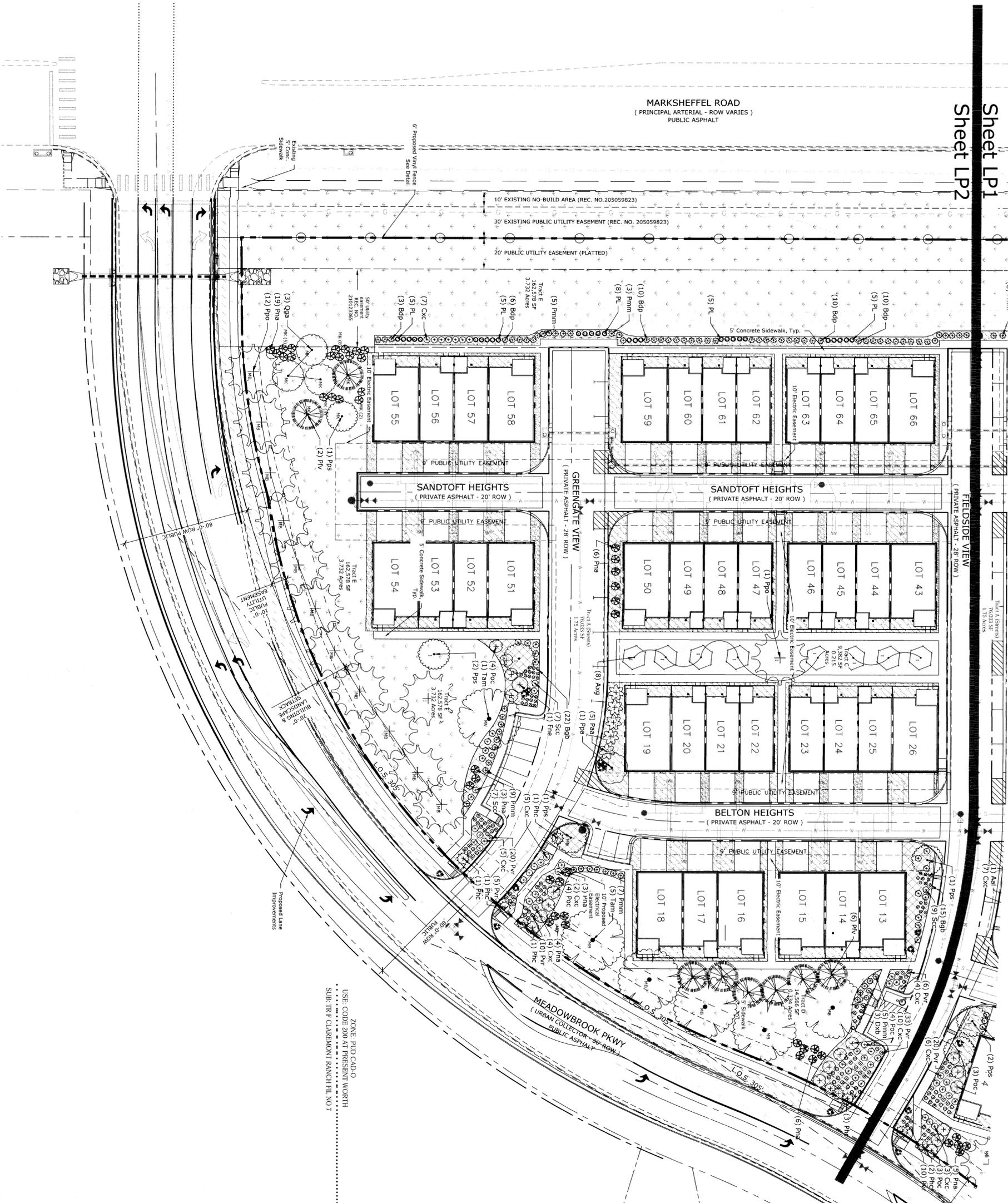
**CONCEPT PLANT SCHEDULE**

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

<p>PLAN FILE #</p> <p>SHEET NUMBER</p> <p style="font-size: 2em; font-weight: bold;">7</p> <p>7 OF 13</p> <p>PUDSP211</p>	<p>SHEET TITLE</p> <p style="text-align: center;">Final Landscape Plan</p>	<p>ISSUE / REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>9/17/21</td> <td>JS</td> <td>County Comments</td> </tr> <tr> <td>3/07/22</td> <td>JS</td> <td>County Comments</td> </tr> <tr> <td>4/14/22</td> <td>JS</td> <td>County Comments</td> </tr> </tbody> </table>	DATE	BY	DESCRIPTION	9/17/21	JS	County Comments	3/07/22	JS	County Comments	4/14/22	JS	County Comments	<p>ISSUE / INFO</p> <p>DATE: 12.22.20</p> <p>PROJECT MGR: A. Bawer</p> <p>PREPARED BY: J. Shagin</p>	<p>IN ASSOCIATION WITH</p> <p style="font-size: 1.5em; font-weight: bold;">THE VILLAS AT CLAREMONT RANCH</p>	<p>PLANNER / LANDSCAPE ARCHITECT</p> <p style="text-align: center;"><b>NES</b></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>
DATE	BY	DESCRIPTION															
9/17/21	JS	County Comments															
3/07/22	JS	County Comments															
4/14/22	JS	County Comments															

Sheet LP1  
Sheet LP2

MARKSHEFFEL ROAD  
( PRINCIPAL ARTERIAL - ROW VARIES )  
PUBLIC ASPHALT



ZONE: PUD C4D-0  
USE: CODE 200 AT PRESENT WORTH  
SUB: TR CLAREMONT RANCH FL NO 7

ZONE: PUD C4D-0  
USE: SINGLE FAMILY RES.  
SUB: LOT 22 CLAREMONT RANCH FL NO 7A

ZONE: PUD C4D-0  
USE: SINGLE FAMILY RES.  
OWNER: AGUILAR MORA  
SUB: LOT 21 CLAREMONT RANCH FL NO 7A

ZONE: PUD C4D-0  
USE: SINGLE FAMILY RES.  
OWNER: SCOTT JR & LINDSAY HOLLISTER  
SUB: LOT 20 CLAREMONT RANCH FL NO 7A

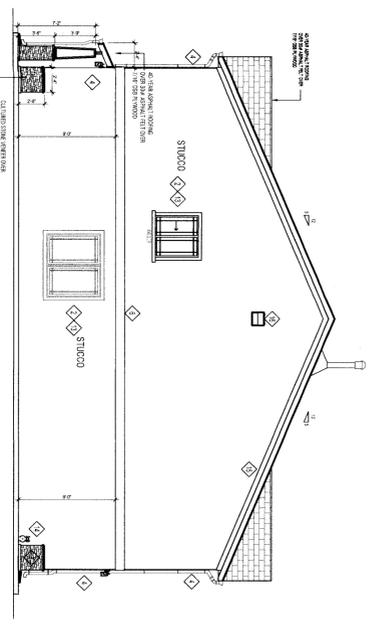
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	WOOD MULCH Gonilia Hair Cedar 3"-4" depth
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	COBBLE 1.5"-3" River Rock
	GRUSHER FINES
	NATIVE SEED Arkansas Valley Seed Co. Custom Mix

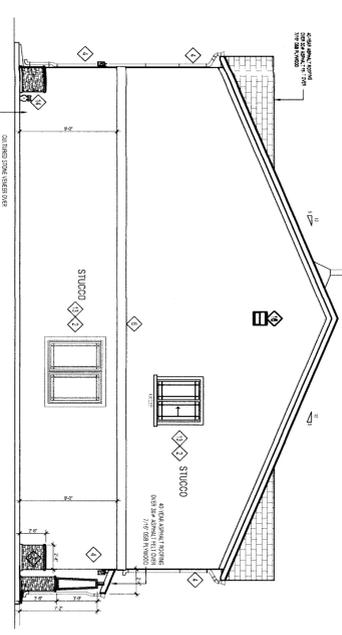


<p>PLAN FILE #</p> <p>SHEET NUMBER</p> <p><b>8</b> OF 13</p> <p>PUDSP211</p>	<p>SHEET TITLE</p> <p>Final Landscape Plan</p>	<p>ISSUE / REVISION</p> <table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td>9/17/21</td> <td>JS</td> <td>County Comments</td> </tr> <tr> <td>3/07/22</td> <td>JS</td> <td>County Comments</td> </tr> <tr> <td>4/14/22</td> <td>JS</td> <td>County Comments</td> </tr> </table>	DATE	BY	DESCRIPTION	9/17/21	JS	County Comments	3/07/22	JS	County Comments	4/14/22	JS	County Comments	<p>ISSUE INFO</p>	<p>SEAL</p>	<p>PROJECT INFO</p> <p>DATE: 12.22.20</p> <p>PROJECT MGR: A. Barlow</p> <p>PREPARED BY: J. Shagin</p>	<p>IN ASSOCIATION WITH</p>	<p>THE VILLAS AT CLAREMONT RANCH</p>	<p>OWNER: AGUILAR MORA SUB: LOT 21 CLAREMONT RANCH FL NO 7A</p>	<p>OWNER: SCOTT JR &amp; LINDSAY HOLLISTER SUB: LOT 20 CLAREMONT RANCH FL NO 7A</p>	<p>OWNER: AGUILAR MORA SUB: LOT 22 CLAREMONT RANCH FL NO 7A</p>	<p>OWNER: SCOTT JR &amp; LINDSAY HOLLISTER SUB: LOT 20 CLAREMONT RANCH FL NO 7A</p>	<p>PLANNER / LANDSCAPE ARCHITECT</p> <p><b>NES</b></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>223052465 3/29/23</p>
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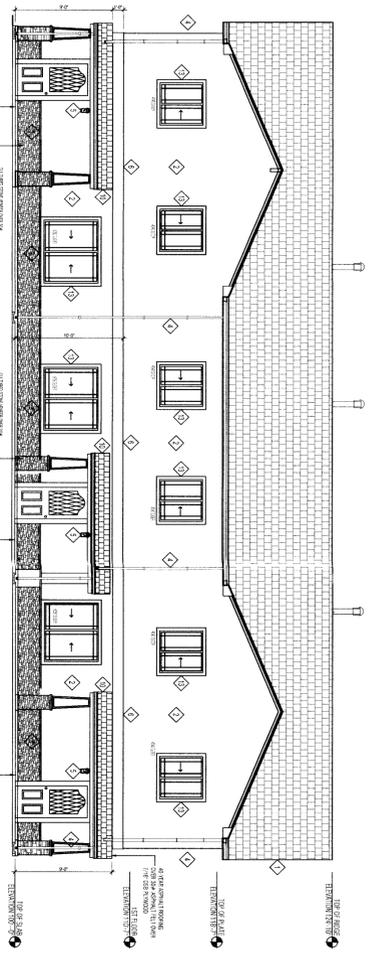
**Arch-It! Intelligent**  
 PETER LAZZARA - ARCHITECT  
 re-arch@comcast.net  
 CENTENNIAL, CO 80015  
 303-324-6244  
 ARCHITECTURE PLANNING INTERIOR DESIGN



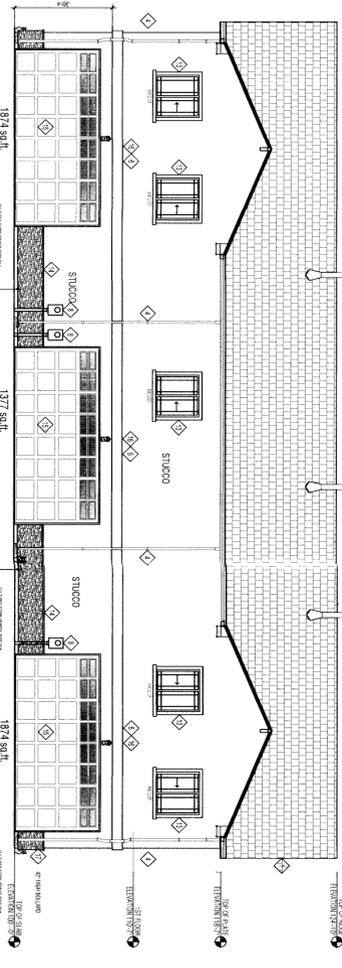
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 SCALE: 1/8" = 1'-0"



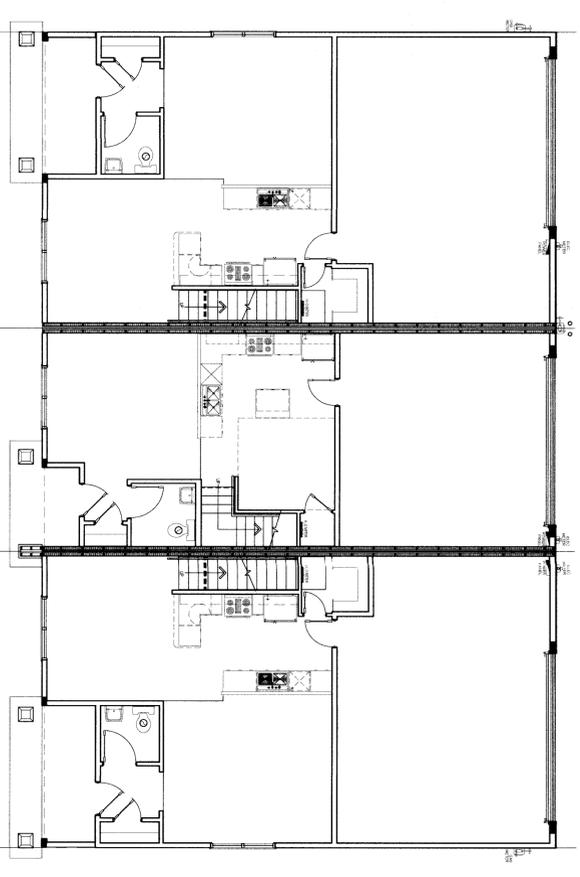
3 ELEVATION TYPE B  
 SCALE: 1/8" = 1'-0"



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

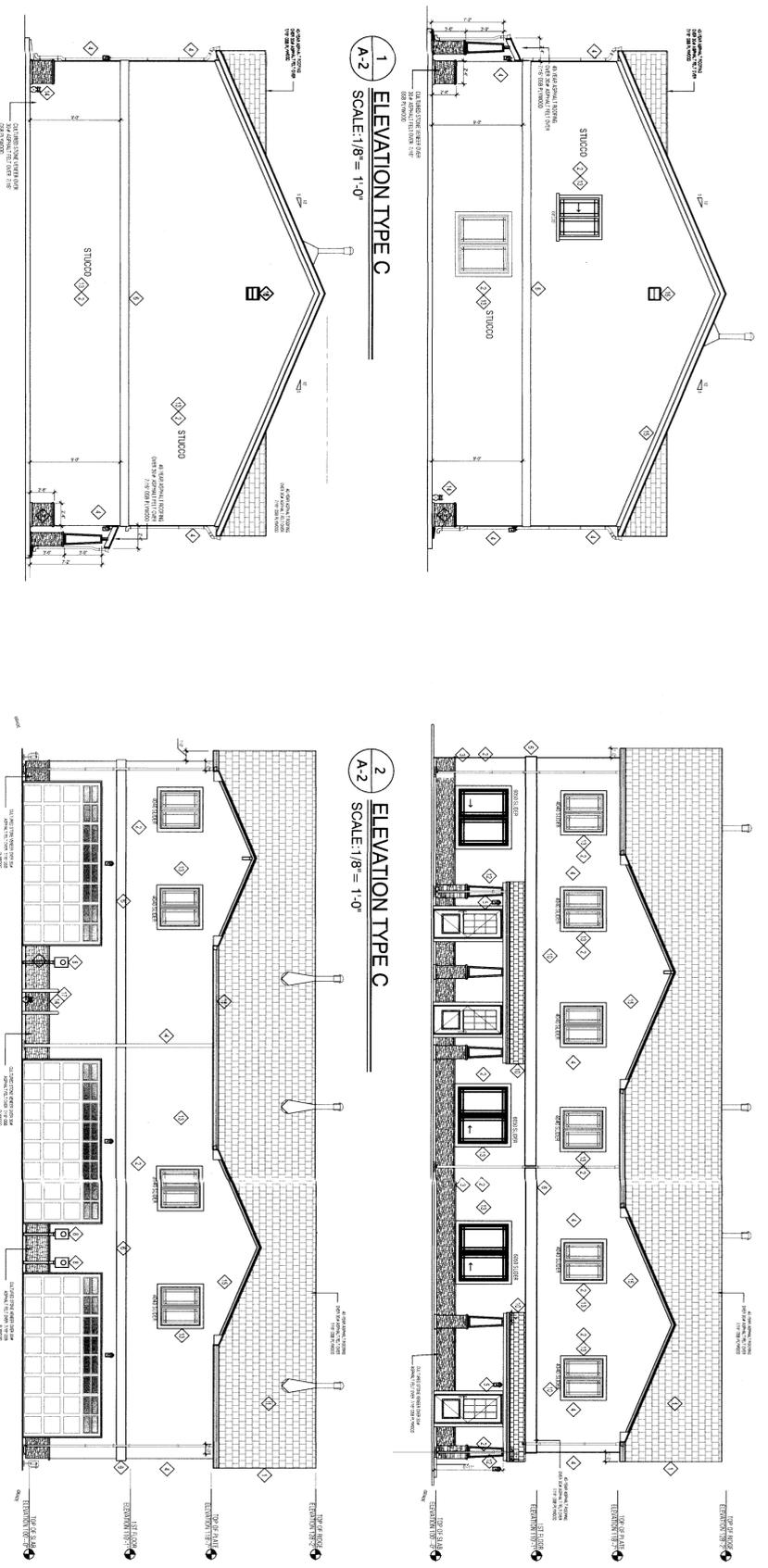
NO-NO-KNOX	
<b>REVISIONS</b>	

**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**

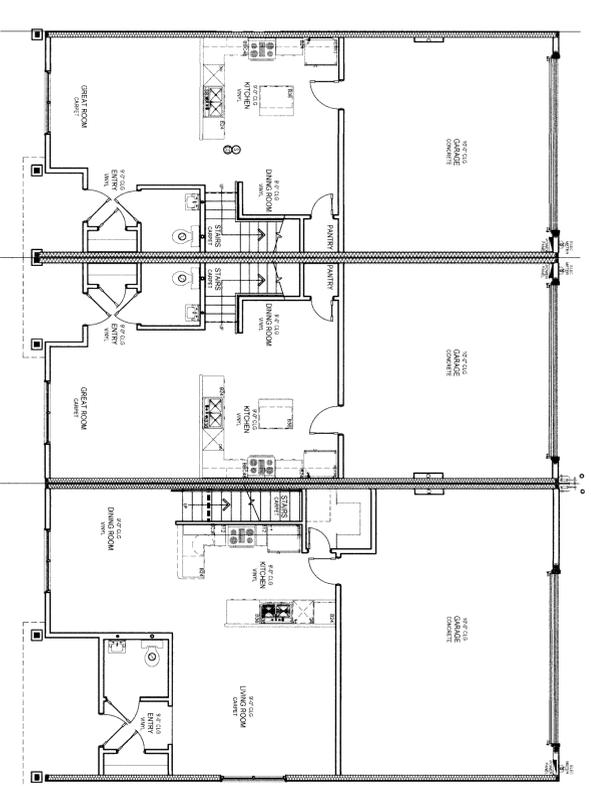
**Architazara**  
 PETER LAZZARA - ARCHITECT  
 re-arch@comcast.net  
 CENTENNIAL, CO 80015  
 303-324-6244  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN



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"



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

**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

REVISIONS	DATE	DESCRIPTION

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

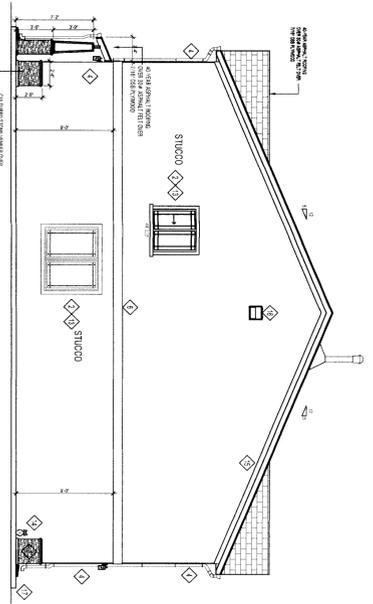
**PREMIER HOMES INC.**  
 200 W. 148th St. Ste 200  
 Pueblo, CO 81004 (719) 584-2800

12/30/2020  
 DRAWN BY: PRL  
 CHECKED BY: PRL  
 SHEET NUMBER  
**BUILDING ELEVATIONS**  
**A-2**

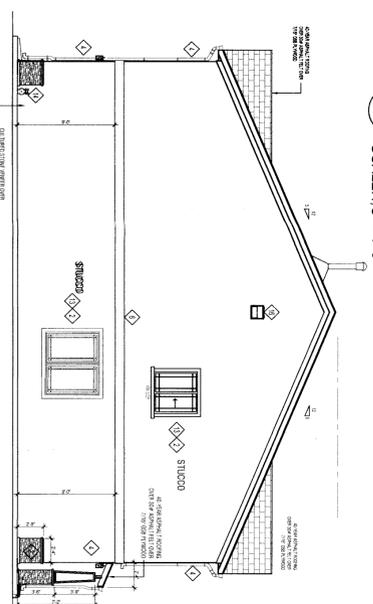
**Architectural**  
**PETER LAZZARA - ARCHITECT**  
 re-arch@comcast.net  
 CENTENNIAL, CO 80015  
 303-324-6244  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN

**LEGEND**

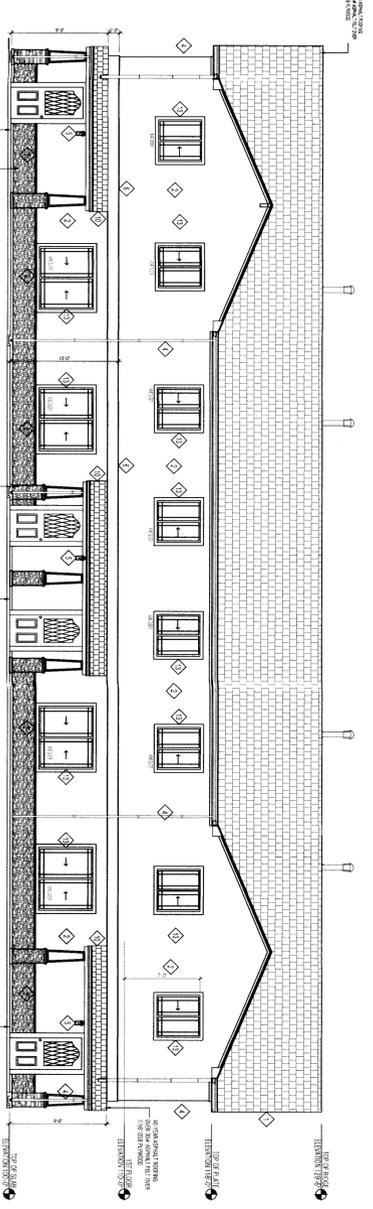
- 1 ASPHALT COMPOSITE SHINGLES
- 2 EPS (STUCCO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GUTTER & DOWNSPOUT W/ SPASHLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
- 6 RAISED EPS (STUCCO) FINISH ACCENT BAND
- 7 AIR CONDITIONER UNIT
- 8 ELECTRICAL SERVICE (ENTRAINTERS)
- 9 WATER METER
- 10 ENTRY CANOPY
-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



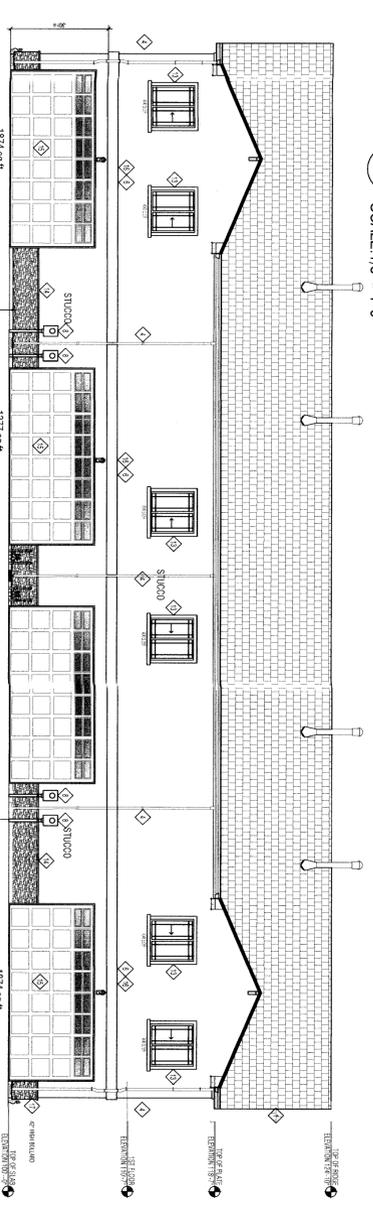
**1 ELEVATION TYPE D**  
 SCALE: 1/8" = 1'-0"



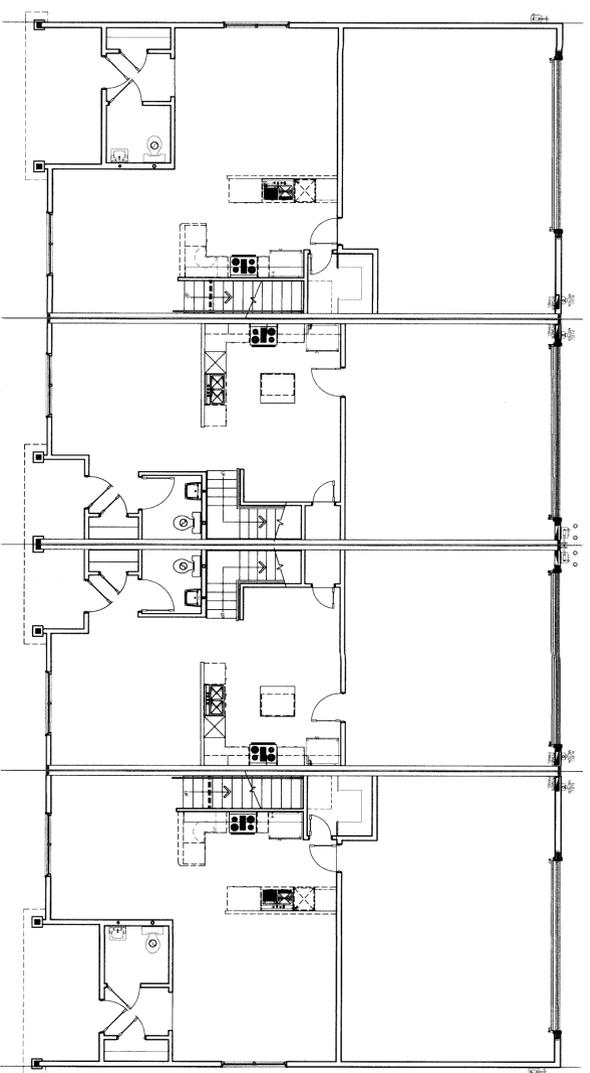
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 SCALE: 1/8" = 1'-0"



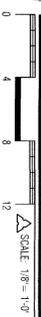
**2 ELEVATION TYPE D**  
 SCALE: 1/8" = 1'-0"



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



**1ST FLOOR PLAN 2-1-1-2**



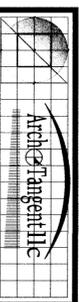
12/30/2020

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

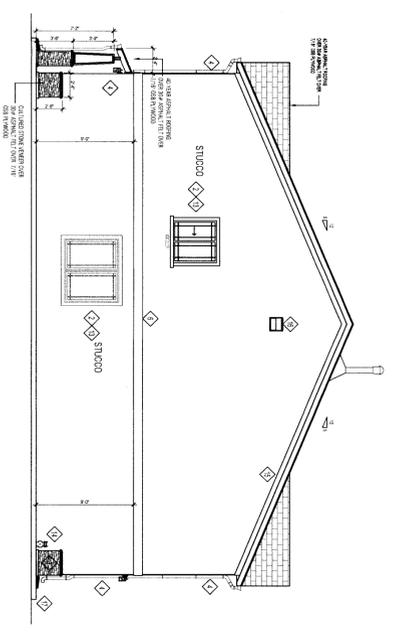
**PRELIMINARY ELEVATIONS**  
 THE VILLAS AT CLAREMONT RANCH TOWN HOMES COLORADO SPRINGS, CO

REVISIONS	PLAN/REVIEW COMMENTS

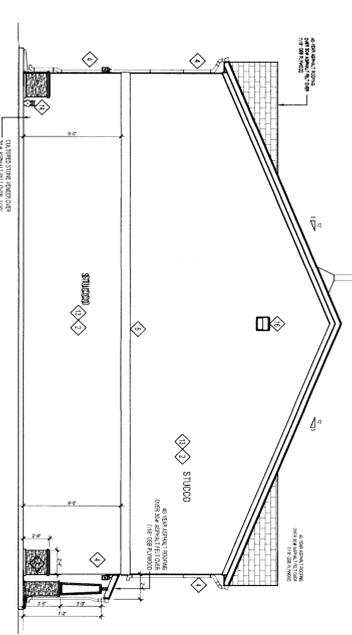
**STATE OF COLORADO LICENSED ARCHITECT**  
 PETER R. LAZZARA  
 12/25/2020  
 DRAWN BY: PRL  
 CHECKED BY: PRL  
 SHEET NUMBER  
**BUILDING ELEVATIONS**  
**A-3**



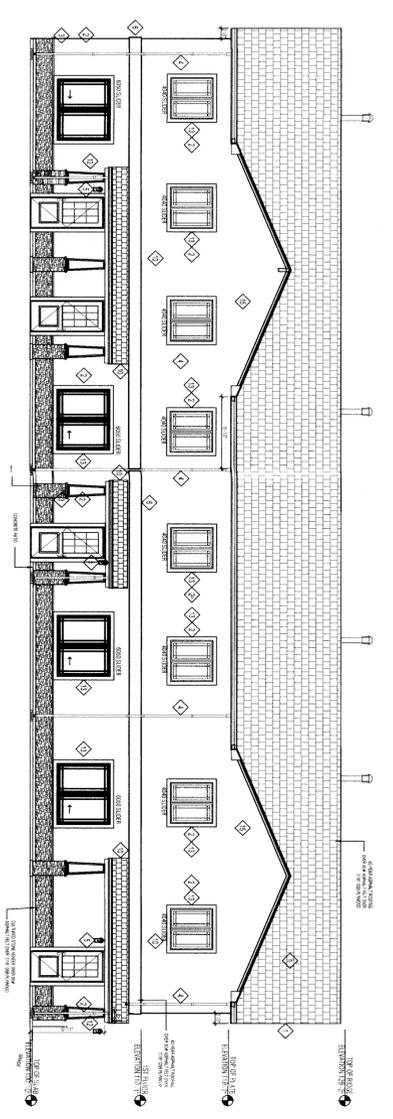
PETER LAZZARA - ARCHITECT  
 PL - arch@comcast.net  
 CENTENNIAL, CO 80015  
 303-324-6244  
 ARCHITECTURE PLANNING INTERIOR DESIGN



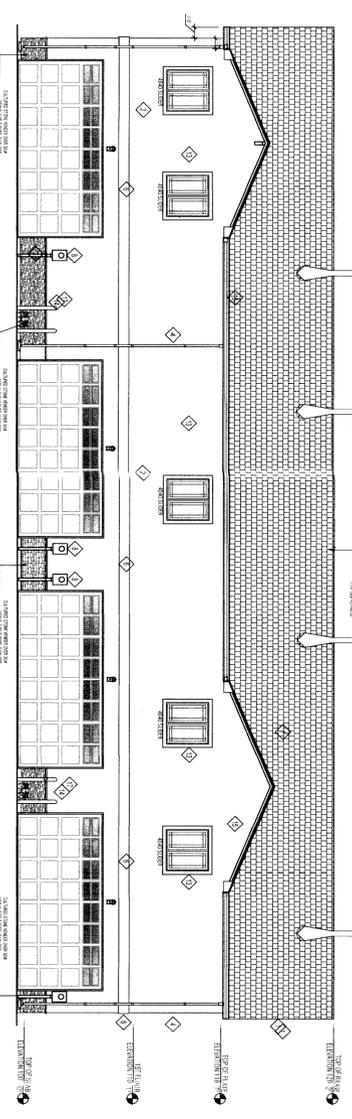
1 ELEVATION TYPE A  
 SCALE: 1/8" = 1'-0"



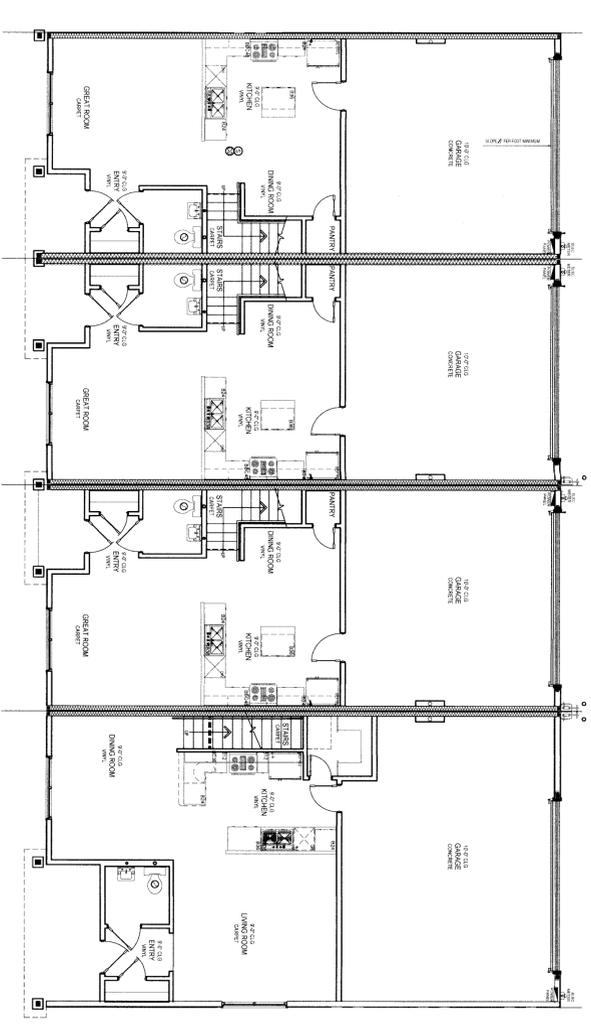
3 ELEVATION TYPE A  
 SCALE: 1/8" = 1'-0"



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/ S/D FLASHLOCK)
- 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**

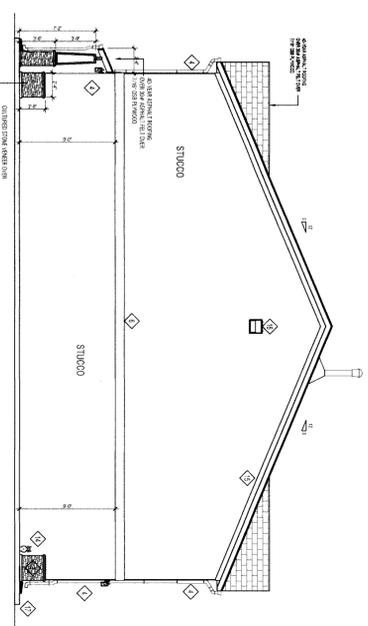
THE VILLAS AT  
 CLAREMONT RANCH  
 TOWN HOMES  
 COLORADO SPRINGS, CO

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

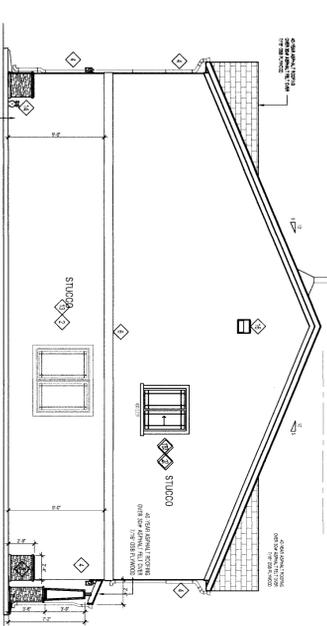
12/30/2020

STATE OF COLORADO  
 LICENSED ARCHITECT  
 PETER R. LAZZARA

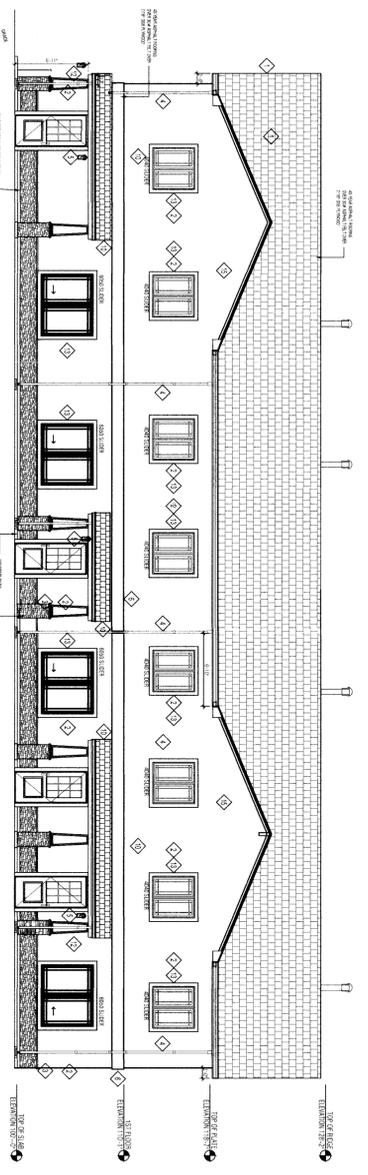
12/30/2020  
 DRAWN BY: PRL  
 CHECKED BY: PRL  
 SHEET NUMBER  
 BUILDING ELEVATIONS  
**A-4**



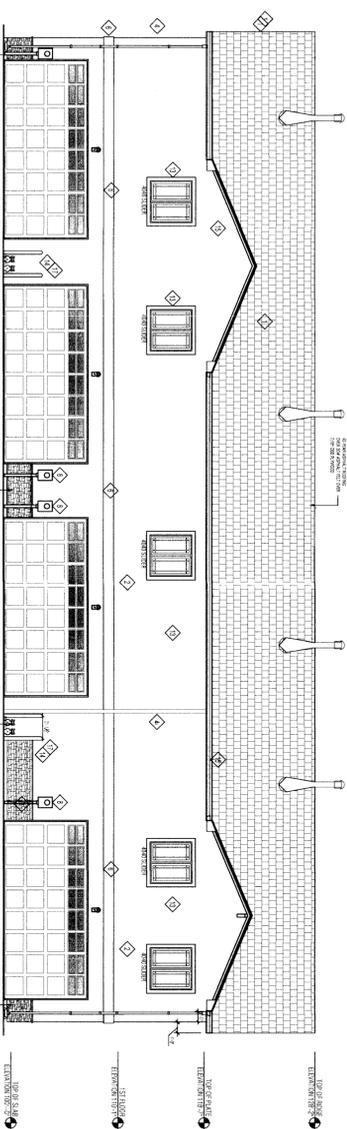
1 ELEVATION TYPE E  
SCALE: 1/8" = 1'-0"



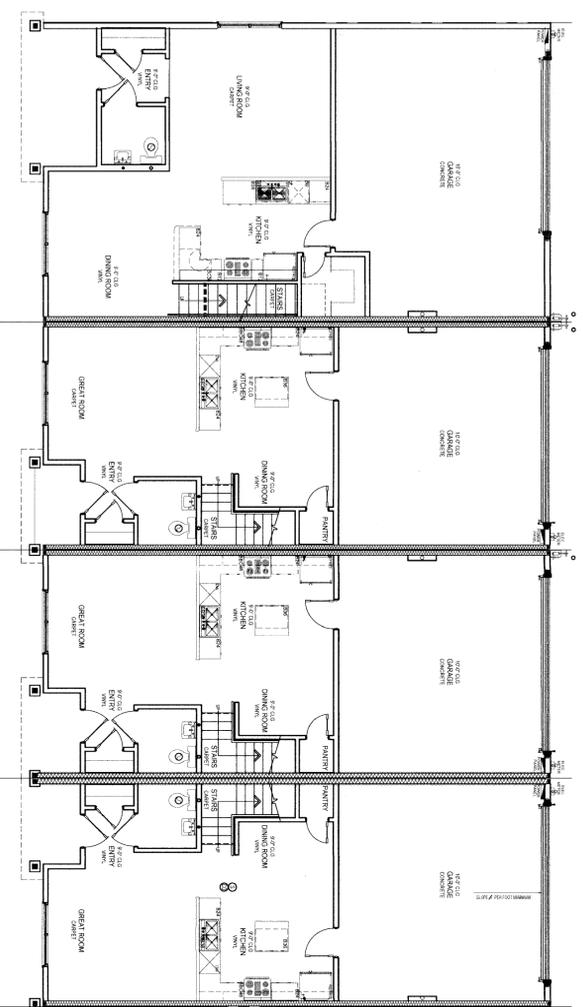
3 ELEVATION TYPE E  
SCALE: 1/8" = 1'-0"



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"



PETER LAZZARA - ARCHITECT  
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CENTENNIAL, CO 80015  
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ARCHITECTURE @ LANNING INTERIOR DESIGN

**LEGEND**

- 1 ASPHALT COMPOSITE SHINGLES
- 2 EIFS (STUDIO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GUTTER & DOWNSPOUT W/ SPASH-BLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
- 6 PAISED EIFS (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 RANSED EIFS 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

STATE OF COLORADO  
PETER R. LAZZARA  
LICENSED ARCHITECT