

THE GARDENS AT NORTH CAREFREE

EL PASO COUNTY, COLORADO

PUD DEVELOPMENT / PRELIMINARY PLAN

GENERAL PROVISIONS:

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

LEGAL DESCRIPTION

BEING LOT 2, MULE DEER BUSINESS PARK FILING NO.1 AND A TRACT OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AKERS DRIVE (80 FEET WIDE) AS PLATTED IN MULE DEER BUSINESS PARK FILING NO.1, RECORDED WITH RECEPTION NO. 206712353 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH CAREFREE CIRCLE (120 FEET WIDE) AS PLATTED IN PRONGHORN MEADOWS FILING NO.1, RECORDED WITH RECEPTION NO. 202165571 OF SAID RECORDS;

THE FOLLOWING FIVE (5) COURSES ARE ON THE EASTERLY RIGHT-OF-WAY OF SAID AKERS DRIVE;

- 1) THENCE S00°41'40"E A DISTANCE OF 552.98 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 960.00 FEET, A DELTA ANGLE OF 04°35'19", AN ARC LENGTH OF 76.88 FEET, WHOSE LONG CHORD BEARS S02°59'19"E A DISTANCE OF 76.86 FEET;
- 3) THENCE S05°16'59"E A DISTANCE OF 277.56 FEET TO THE NORTHWEST CORNER OF LOT 2, OF SAID MULE DEER BUSINESS PARK FILING NO.1;
- 4) THENCE S05°16'59"E ON THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 142.31 FEET TO A POINT OF CURVE TO THE RIGHT;
- 5) THENCE ON THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF LOT 2, HAVING A RADIUS OF 1040.00 FEET, A DELTA ANGLE OF 03°59'26", AN ARC LENGTH OF 72.43 FEET, WHOSE LONG CHORD BEARS S03°17'16"E A DISTANCE OF 72.42 FEET TO THE SOUTH-WEST CORNER OF SAID LOT 2;

THENCE N88°42'27"E ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 413.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE N00°02'55"E ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 209.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE N00°02'55"E A DISTANCE OF 906.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID NORTH CAREFREE CIRCLE;

THENCE S89°18'20"W ON SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 467.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 503,669 SQUARE FEET OR 11.563 ACRES, MORE OR LESS.

TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	33,727SF	Open space, public access, public utilities, drainage, landscaping, signage	The Gardens at North Carefree Metropolitan District	The Gardens at North Carefree Metropolitan District
B	6,034 SF	Open space, public access, trail, drainage, landscaping, landscape wall	The Gardens at North Carefree Metropolitan District	The Gardens at North Carefree Metropolitan District
C	3,607 SF	Open space, public access, public utilities, landscaping	The Gardens at North Carefree Metropolitan District	The Gardens at North Carefree Metropolitan District
D	4,194 SF	Open space, public access, public utilities, drainage, landscaping	The Gardens at North Carefree Metropolitan District	The Gardens at North Carefree Metropolitan District
E	4,000 SF	Open space, public access, public utilities, landscaping	The Gardens at North Carefree Metropolitan District	The Gardens at North Carefree Metropolitan District
F	10,080 SF	Stormwater detention, drainage, landscaping, landscape wall	The Gardens at North Carefree Metropolitan District	The Gardens at North Carefree Metropolitan District
G	8,000 SF	Stormwater detention, drainage, landscaping	The Gardens at North Carefree Metropolitan District	The Gardens at North Carefree Metropolitan District
H	5,365 SF	Open space, public access, trail, drainage, landscaping, landscape wall	The Gardens at North Carefree Metropolitan District	The Gardens at North Carefree Metropolitan District
I	11,115 SF	Private Road/Access, landscaping	To be dedicated to adj. property owner Yellow Jacket LLC	Yellow Jacket LLC

County Certification
This rezoning request to PUD has been reviewed and found to be complete and in accordance with the _____ (Board resolution or motion #) _____ (date) approving the PUD and all applicable El Paso County regulations.

Mark Wells
President, Board of County Commissioners date

Big D 7/24/19
Director, Planning & Community Development Department date

Clerk and Recorder Certification
State of Colorado) ss.
El Paso County)

I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.

El Paso County Clerk and Recorder

Mule Deer Investments LLC
Name of Landowner
Debra A. Harber, manager
Landowner's Signature, notarized

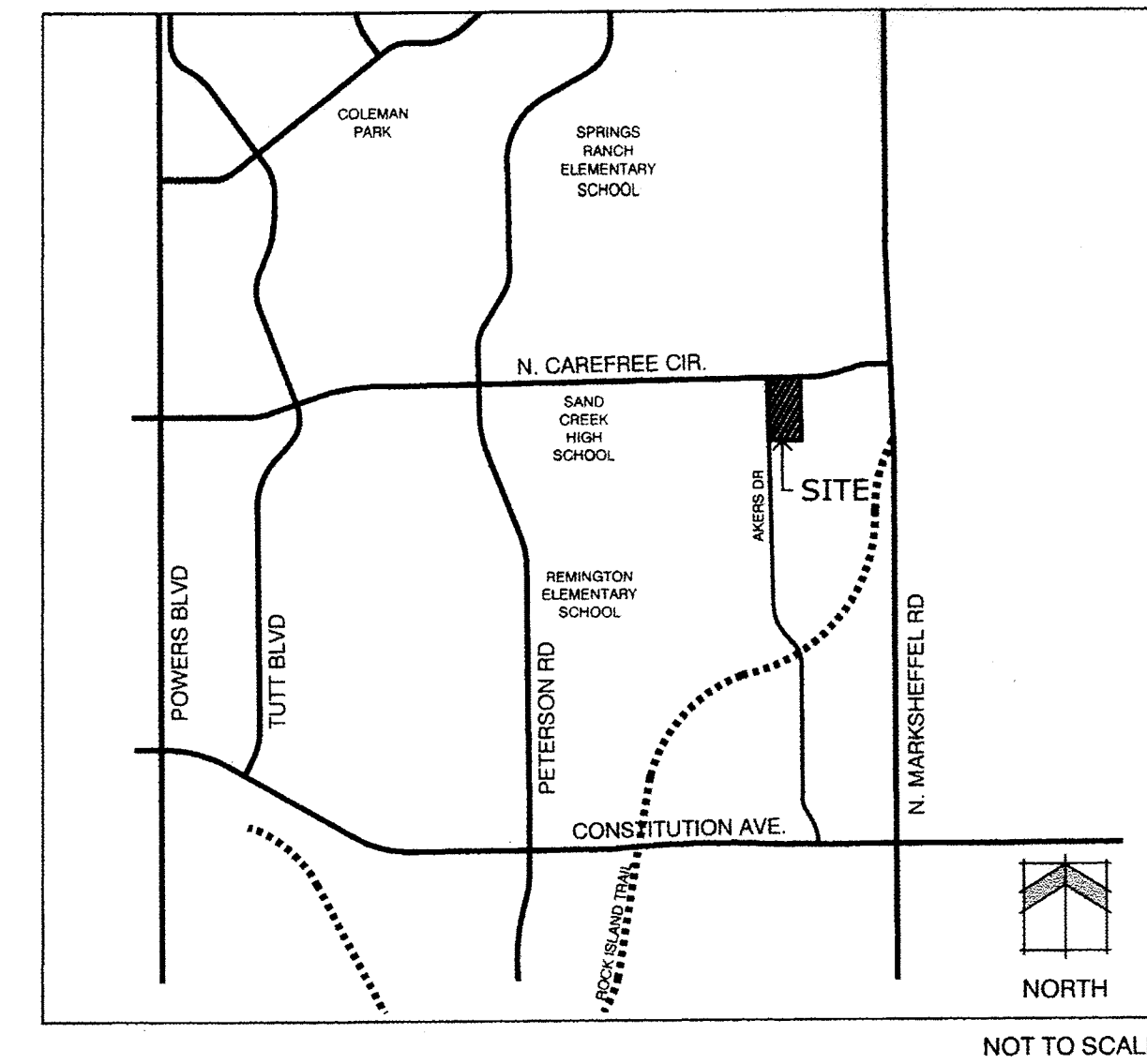
Ownership Certification
I/we Carol E. Smith a (one of the following: qualified title insurance company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.

Carol E. Smith
Notarized signature

OR Name of Attorney and registration number

Chuck Broerman
07/31/2019 09:07:13 PM
Doc \$0.00
Rec \$55.00
El Paso County, CO
8
Pages 219088100

VICINITY MAP



SITE DATA

OWNER/APPLICANT:	Mule Deer Investments LLC 2727 Glen Arbor Dr. Colorado Springs, CO 80920
Tax ID Number:	5329411002 & 5329400012
Area:	11.56 acres
Current Zoning:	RR-5 & CS
Proposed Zoning:	PUD
Current Land Use:	Vacant
Proposed Land Use:	Single Family Detached Residential
Number of Units:	71
Density:	6.14 DU/AC
Building Height:	35' Max.
Landscape Setbacks/Buffers:	
North Carefree Circle:	25' Landscape Setback
Akers Drive:	15' Landscape Setback
South Zone District Boundary:	15' Landscape Buffer
East Boundary:	15' Landscape Buffer
Lot Building Setback:	
Front:	10' Minimum (20' from back of sidewalk to front of garage)
Side:	5' Minimum (15' on corner lots)
Rear:	10' Minimum
Open Space Required =	(10% of 503,553 sf = 50,355 sf)
Open Space Provided =	56,927 sf (11%) (Tracts A, B, C, D, E, & H)
	25% min. usable open space required (25% of 50,355) = 12,588 sf
	usable open space provided (Tracts B, C, D, & E) = 17,835 sf (31%)

GENERAL NOTES

1. See Final Landscape Plan for proposed buffering and screening from surrounding properties.
2. Facilities and common area landscape will be maintained by The Gardens at North Carefree Metropolitan District.
3. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041C0276F, effective March 17, 1997.
4. There will be no direct lot access from Akers Drive & North Carefree Circle.
5. Geologic Hazards Disclosure Statement: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, loose or collapsible soils, and expansive soils. Mitigation can be achieved by proper engineering design and construction or avoidance. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc., dated October 25, 2017 and revised August 6, 2018, and is held in the PUD Development/Preliminary Plan File (PUDSP-18-004) at the El Paso County Planning and Community Development Department.
6. "Fire Lane, No Parking" signs to be posted on interior curb of Vineyard Circle.

PUD MODIFICATIONS

PUD Modification of ECM Figure 2-16: Urban Local Roadway Cross-Section
The street section is modified to measure 45 feet from back of sidewalk to back of sidewalk. The modification reduces the ROW width and eliminates the 2.5-foot buffer on either side of the sidewalk and accommodates the site constraints, provides additional open space throughout the project, and provides the 175-foot minimum intersection distance along Running Deer Way.

New Development Stormwater Management E.C.M. Appendix I.7.1.B.
A deviation is being requested for El Paso County ECM Appendix I Sections I.7.1.B: 1st Bulst; Providing Water Quality for Entire Development.

Basins D-7, D-11, D-15 and D-17 thru D-20 all release into Akers Drive and are intercepted by existing inlets and will not reach an on-site water quality facility. These basins account for approximately 8% (0.94 acres of 11.56) of the overall site area. The remaining 92% of the development area is treated through 1 of the 2 proposed ponds. The topography of the site will not allow all areas within the site to drain to the proposed ponds. Of the area inside the development boundary that will not reach a facility only 0.19 acres is proposed roadway, and 0.75 acres will be sloped areas at the back of lots along the exterior boundary.

PROJECT CONTACTS

Planner & Landscape Architect:
NES Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

Civil Engineers:
Stantec
31 Tejon Street, Suite 500
Colorado Springs, CO 80903

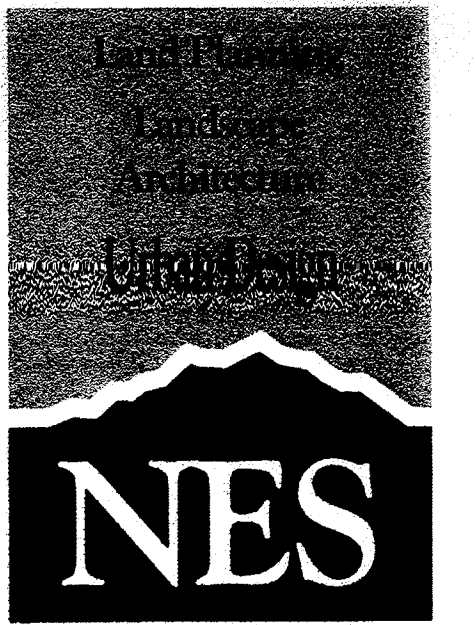
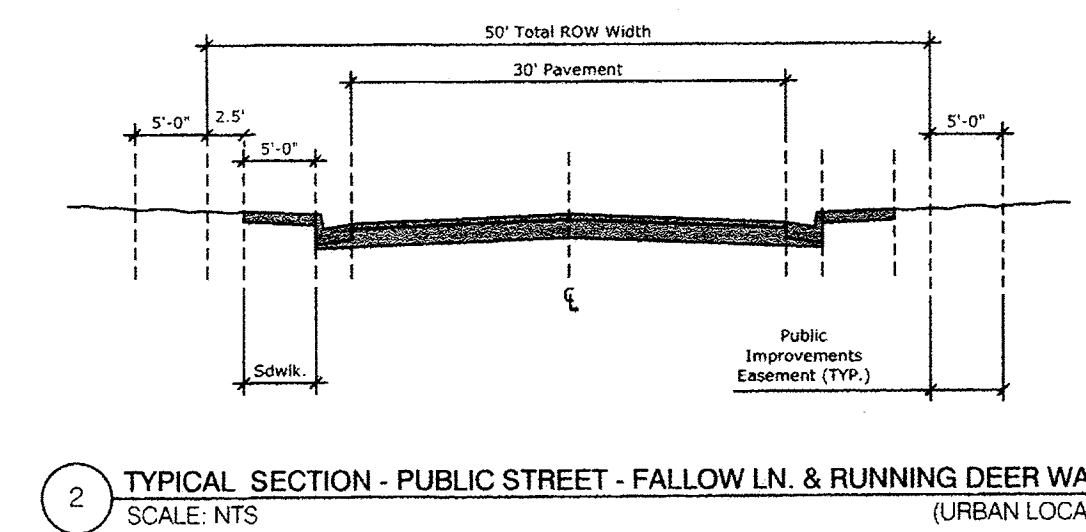
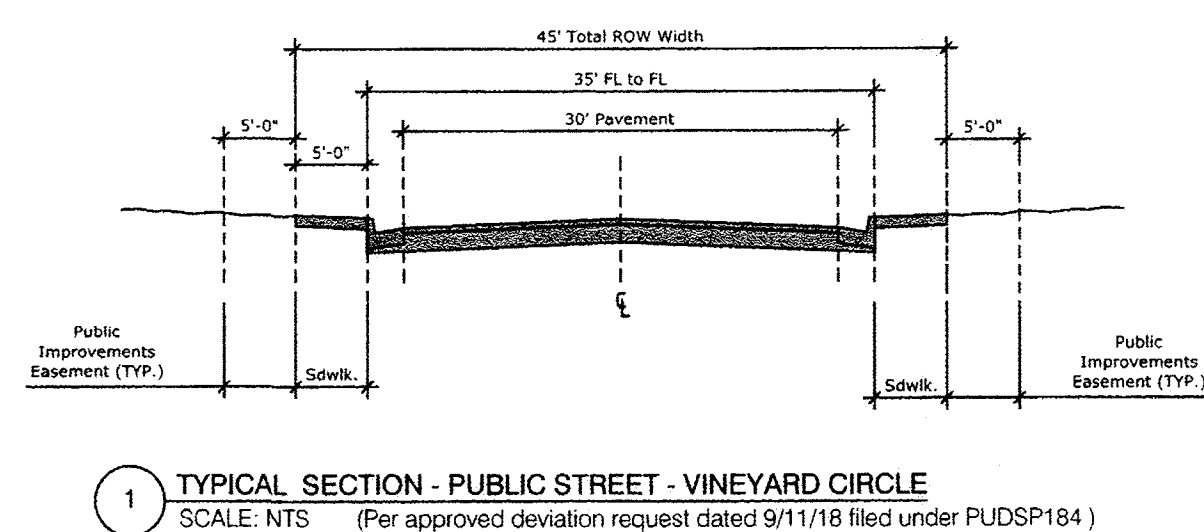
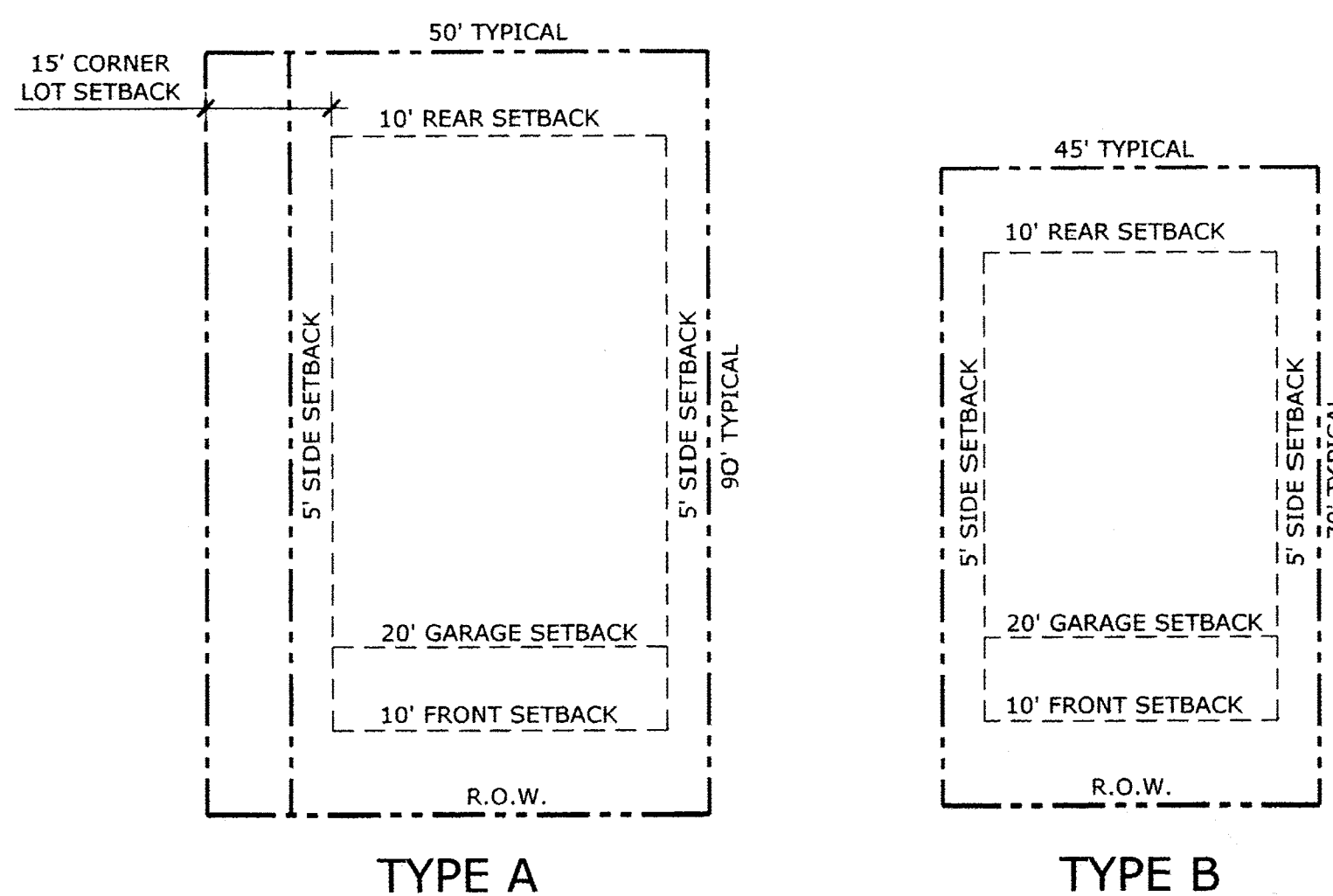
SHEET INDEX

- Sheet 1 of 8: Cover
Sheet 2 of 8: Development Plan
Sheet 3 of 8: Preliminary Grading Plan
Sheet 4 of 8: Site Utilities Plan
Sheet 5 of 8: Landscape Plan
Sheet 6 of 8: Landscape Plan
Sheet 7 of 8: Landscape Details
Sheet 8 of 8: Zoning Map

DEVELOPMENT GUIDELINES:

- A. Project Description:** The Gardens at North Carefree is a planned residential community on 11.56 acres of land located Southeast of N. Carefree Circle and Akers Drive. The project is planned as a single family detached community with a main looping road and centralized open spaces.
- B. Principal Uses:** Principal uses within the Gardens at North Carefree subdivision include single family detached, single family attached dwelling units, 2 family dwelling, manufactured home, open space, and trails. The use of any property within the subdivision as a Child Care Center, Family Care Home or Group Home shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended. Marijuana Clubs and Marijuana Grow Facilities are not permitted within this subdivision.
- C. Temporary Uses:** Temporary uses are limited to model home/subdivision sales office, construction equipment storage and field office, yard sales, and seasonal produce sales, and are subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended.
- D. Accessory Uses:** Accessory uses shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended. Accessory uses within this subdivision are limited to the following:
Personal use greenhouse
Solar energy system
Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping)
Residential home occupation
- E. Accessory Structures:** Accessory structures are not permitted either within the lot or within the common open space owned & maintained by the Home Owner Association.
- F. Signs:** Signs shall be permitted to identify entryways to The Gardens at North Carefree community. The maximum size of the Community Entryway Sign shall be 100 square feet with a maximum height of (6) 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.
- G. Development Standards:**
1. Maximum building height: thirty-five (35) feet.
 2. Setback minimums:
Front: 10' Minimum (20' minimum from back of sidewalk to front of garage)
Side: 5' Minimum (15' for corner lots)
Rear: 10' Minimum
 3. Minimum Lot Width: 45' at garage setback.
 4. Minimum Lot Size: 3,100 sf
 5. No projections into the tracts owned and maintained by The Gardens at North Carefree will be permitted.
- H. Streets:** Streets within The Gardens at North Carefree subdivision provide general vehicular circulation throughout the development. All Streets shall be paved unless otherwise indicated on the Development Plan. Sidewalks will be provided as illustrated on this plan.

LOT TYPICALS:



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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The Gardens
at North
Carefree
(15'
PUD DEVELOPMENT/
PRELIMINARY PLAN

DATE: 08/08/2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE:	BY:	DESCRIPTION:
08/08/2018	JBS	INITIAL SUBMITTAL
10/16/2018	JBS	PER COUNTY COMMENTS
11/19/2018	JBS	PER COUNTY COMMENTS

COVER

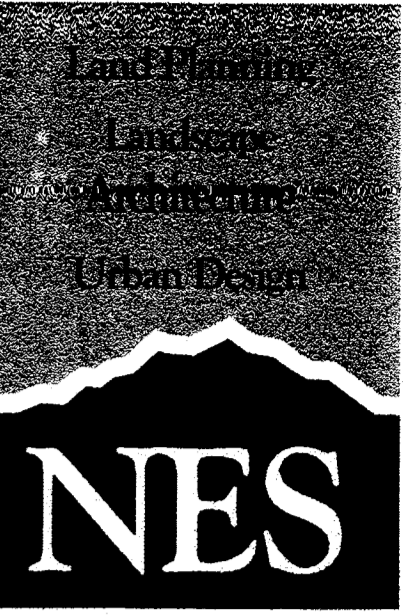
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OF 8

PUDSP-18-004

THE GARDENS AT NORTH CAREFREE

EL PASO COUNTY, COLORADO

CITY OF
COLORADO SPRINGS
RR-5
VACANT

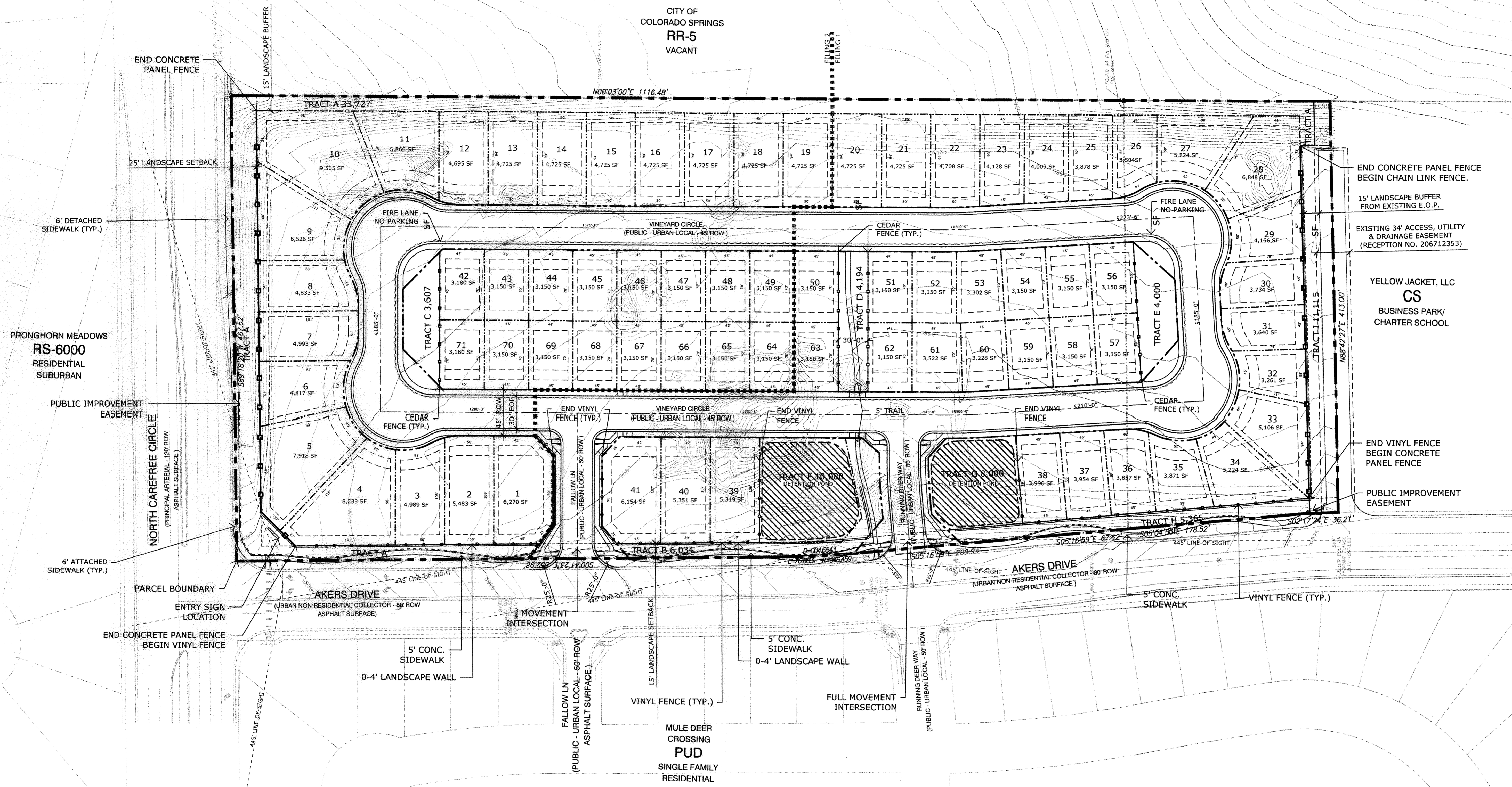


N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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END CONCRETE PANEL FENCE
BEGIN CHAIN LINK FENCE.

15' LANDSCAPE BUFFER
FROM EXISTING E.O.P.

EXISTING 34' ACCESS, UTILITY
& DRAINAGE EASEMENT
(RECEPTION NO. 206712353)

YELLOW JACKET, LLC
CS
BUSINESS PARK/
CHARTER SCHOOL

END VINYL FENCE
BEGIN CONCRETE
PANEL FENCE

PUBLIC IMPROVEMENT
EASEMENT

The Gardens
at North
Carefree
PUD DEVELOPMENT/
PRELIMINARY PLAN

DATE: 08/08/2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

PHASING PLAN

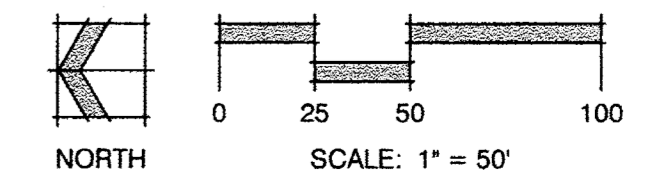
- PHASE 1** - Lots 20-41, 50-63 (36 Lots)
Tracts D, E, F, G, and a portion of tracts A and B
Detention Ponds
Running Deer Way access
- PHASE 2** - Lots 1-19, 42-49, 64-71 (35 Lots)
Tracts C, and a portion of tracts A and B
Fallow Lane access

NOTE: Phasing is subject to changes in the market/demand.
Final Plans may contain more than one phase and
may not be sequenced as shown on the Phasing Plan
Diagram.

LINE TYPE LEGEND

- — — — — PROPERTY BOUNDARY
- — — — — RIGHT OF WAY
- — — — — LOT BOUNDARY
- — — — — LOT BUILDING SETBACK
- — — — — FIRE LANE NO PARKING
- — — — — CONCRETE PANEL FENCE
- — — — — VINYL PRIVACY FENCE
- — — — — CEDAR FENCE
- — — — — ROAD CENTERLINE
- — — — — PHASE LINE

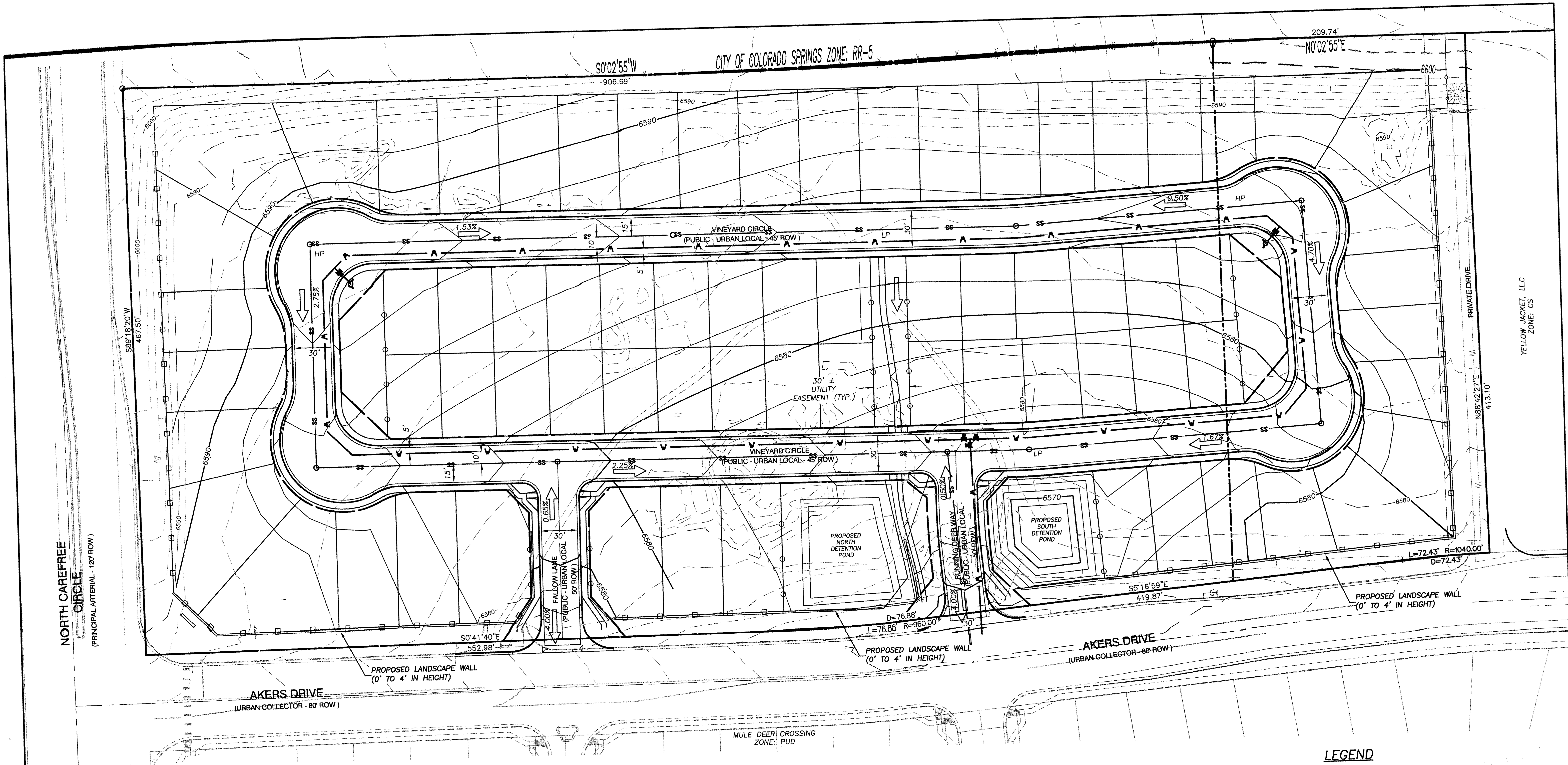
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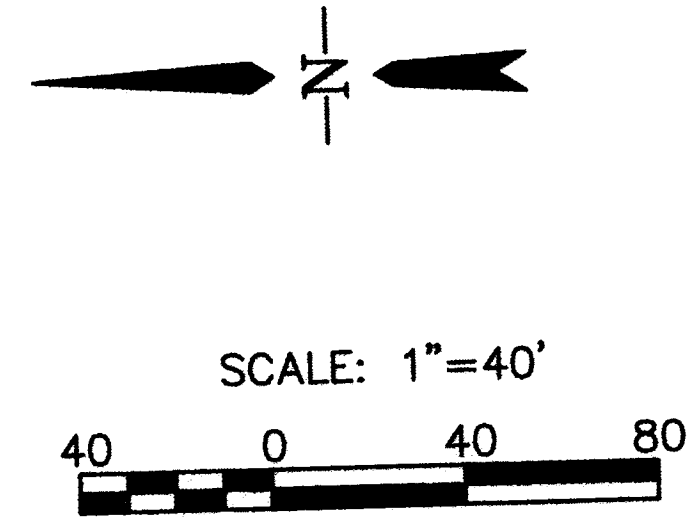
DEVELOPMENT PLAN

2
2 OF 8
PUDSP-18-004

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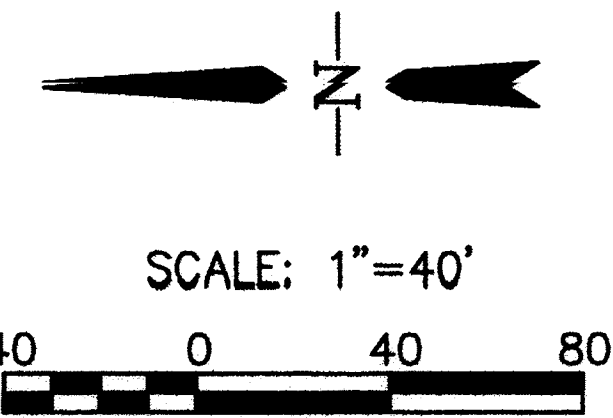
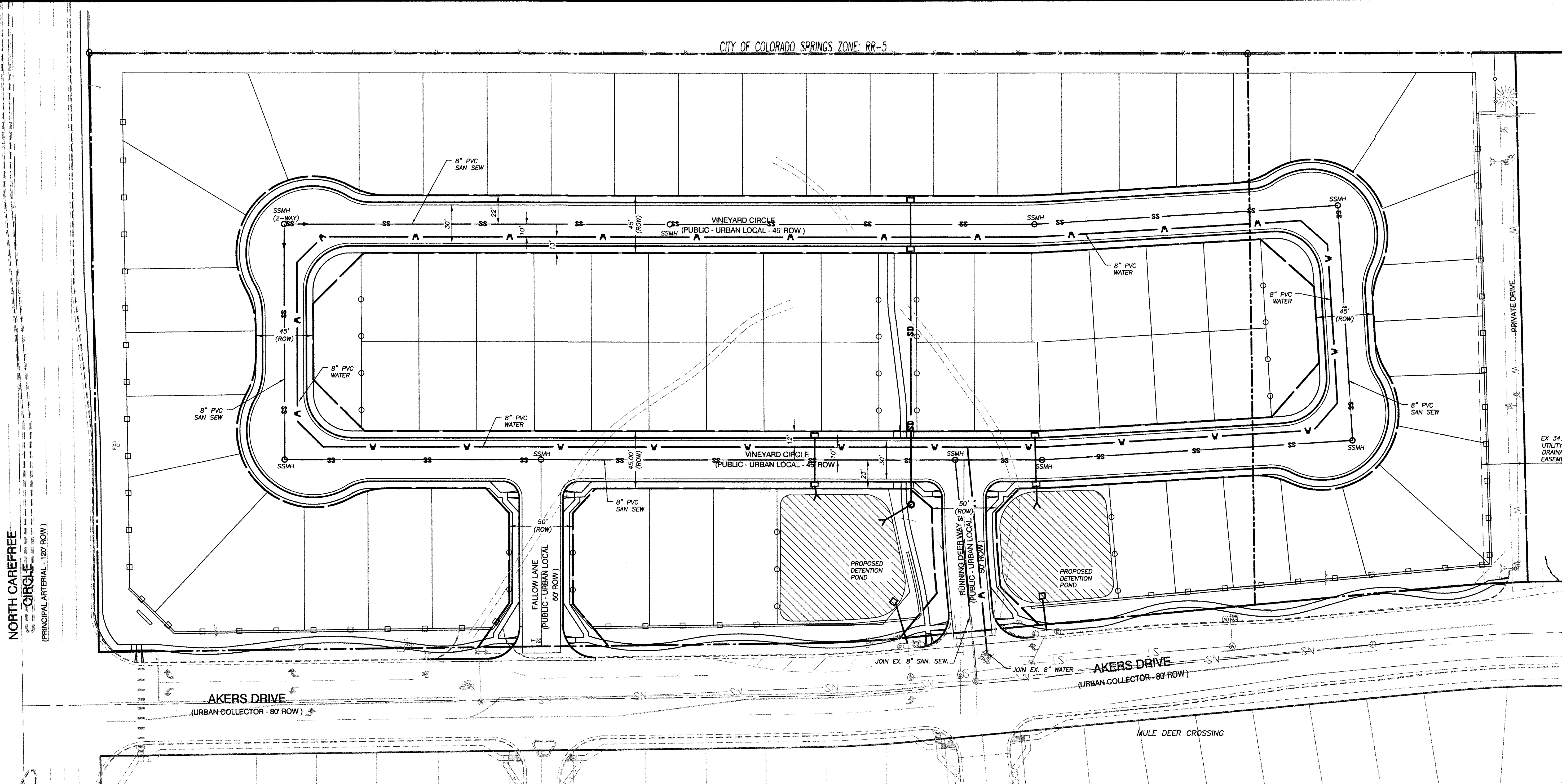
- LEGEND**
- 6595 --- EXISTING MAJOR CONTOUR
 - --- EXISTING MINOR CONTOUR
 - 6595 --- PROPOSED MAJOR CONTOUR
 - --- PROPOSED MINOR CONTOUR
 - --- LIMITS OF CONSTRUCTION/BOUNDARY
 - CONCRETE FENCE
 - SPLIT RAIL FENCE
 - ➔ FLOW ARROW



219088100 7/31/2019

2018/12/18 3:06 PM By: Durham, Charlene

Computer File Information		Index of Revisions		<p>Stantec Stantec Consulting Inc. 5725 MARK DABUNG BLVD Suite 190 Colorado Springs, CO 80919 Tel. (719) 594-4535 Fax. (719) 594-4535 www.stantec.com</p>	THE GARDENS AT NORTH CAREFREE PRELIMINARY GRADING PLAN		Project No./Code 187608744	
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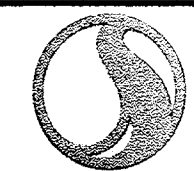
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- EX SAN SEWER SN
- EX GAS G
- PR WATER LINE V
- PR SANITARY SEWER SS

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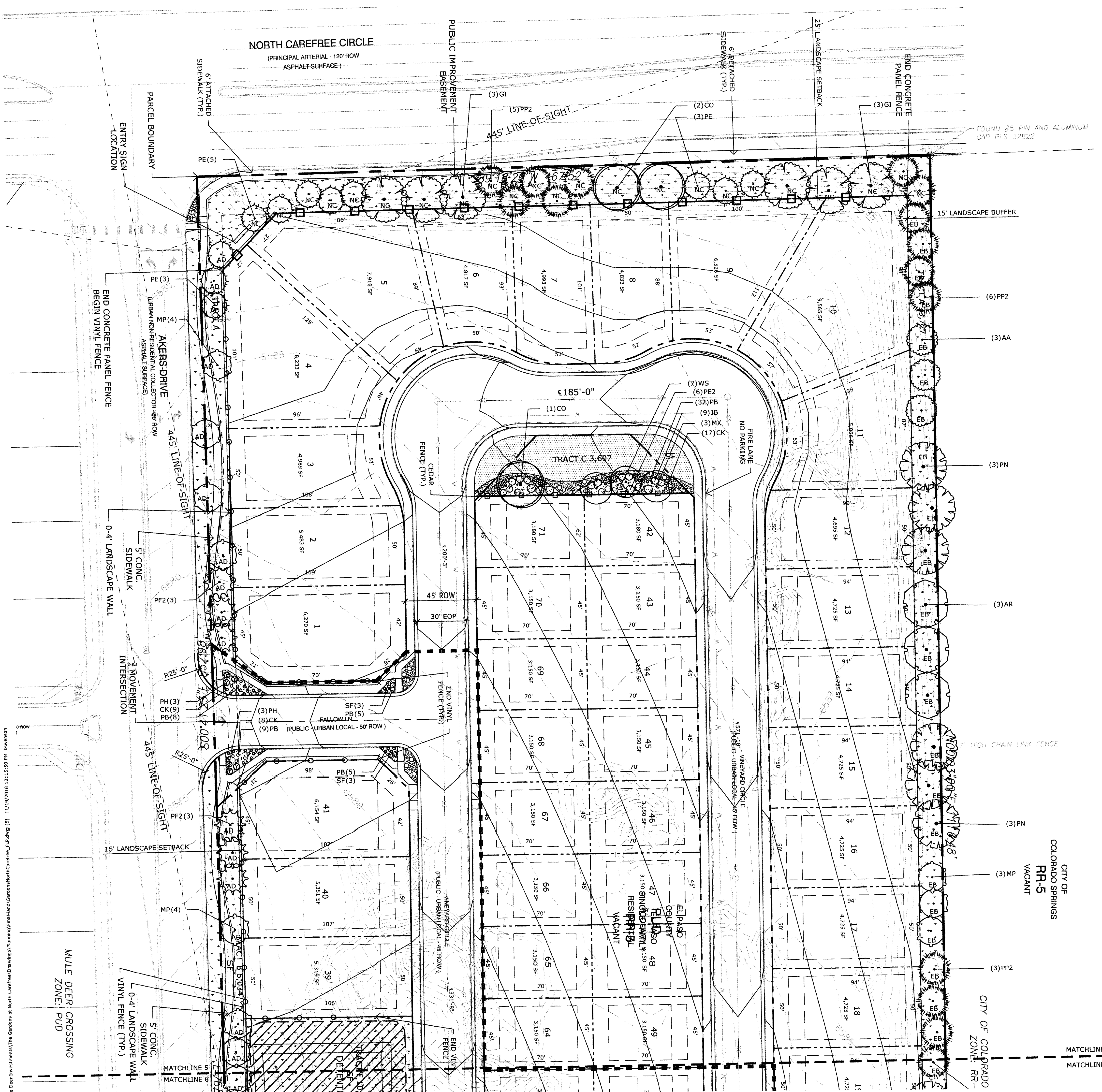
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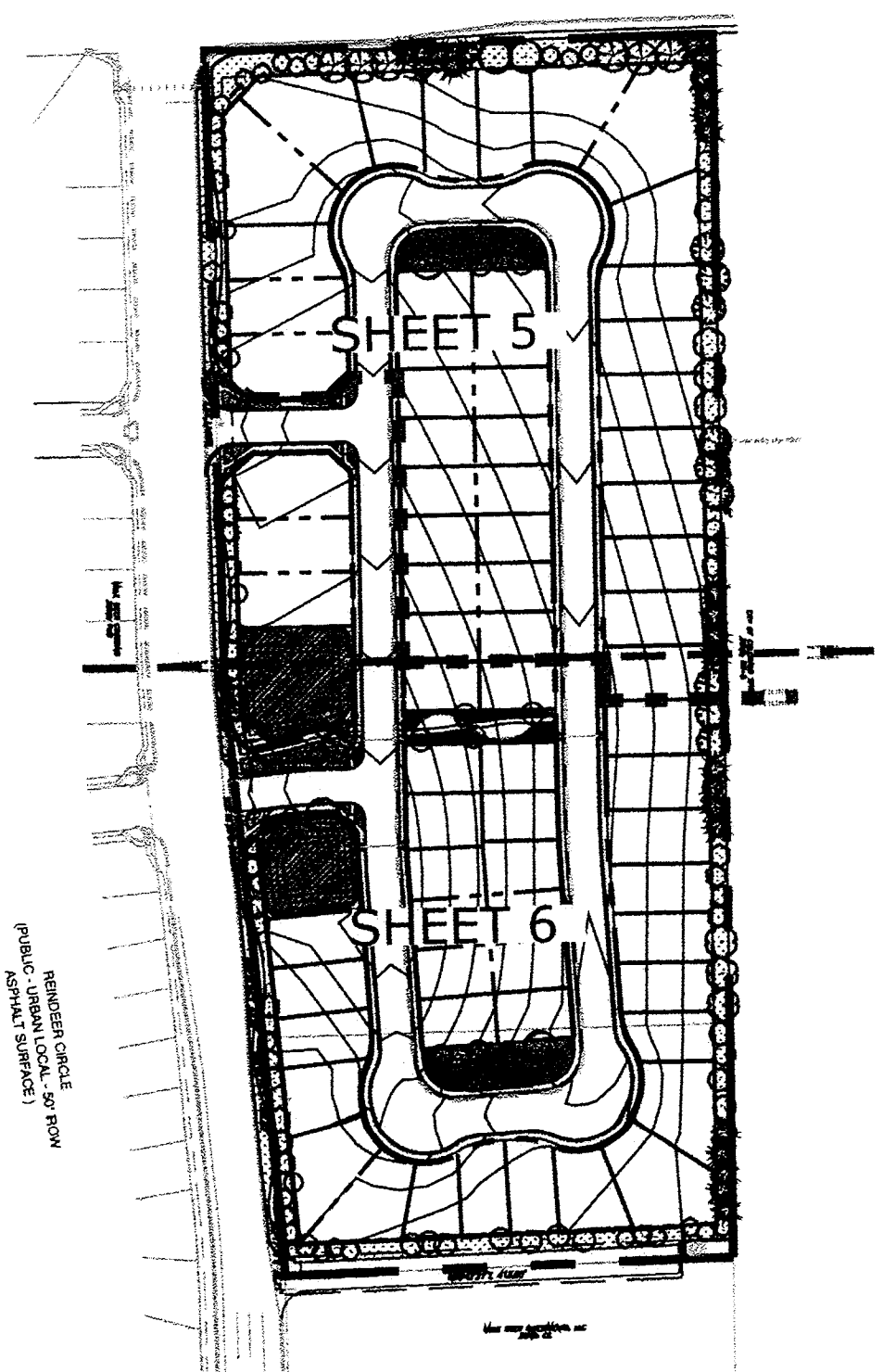
Stantec
 Stantec Consulting Inc.
 1110 Elkton Drive
 Suite B
 Colorado Springs, CO 80907
 Tel. (719) 432-6889
 Fax.
 www.stantec.com

THE GARDENS AT NORTH CAREFREE SITE UTILITIES	
Designer: BG	Structure Numbers
Detailer: PF	
Sheet Subset: GENERAL	

Project No./Code	187608744
PUDSP-18-004	
Sheet Number 4 of 8	

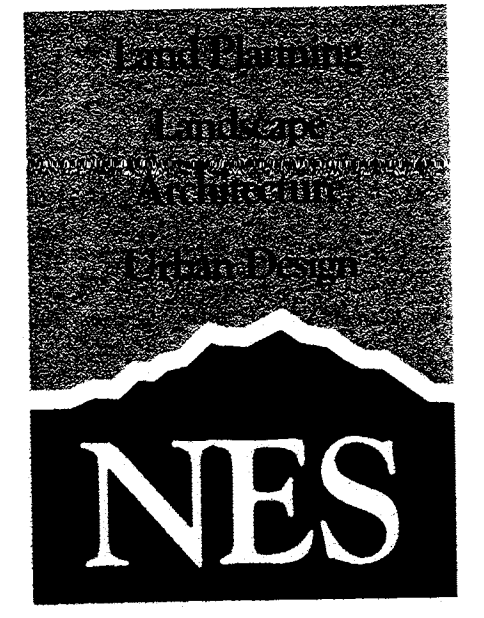
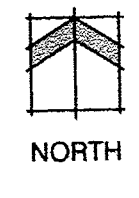


KEY_MAP



GROUNDPLANE LEGEND

- 2018-08-09 09:28
- 4-6" COBBLE
 - NATIVE SEED ARKANSAS VALLEY - LOW GROW SEED MIX SEEDING RATE: 50 lbs/acre
 - MULCH
 - SOD



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
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Fax 719.471.0267
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THE GARDENS AT NORTH CAREFREE
PUD DEVELOPMENT/
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El Paso County, CO

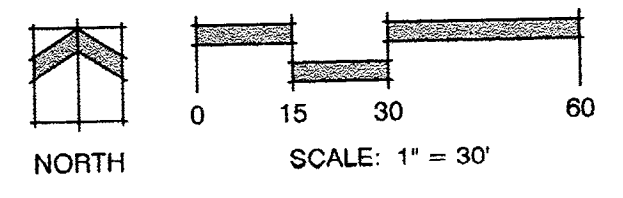
DATE: 8-08-18
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

DATE	BY	DESCRIPTION
10-16-18	JBS	PER COUNTY COMMENTS
11-19-18	JBS	PER COUNTY COMMENTS

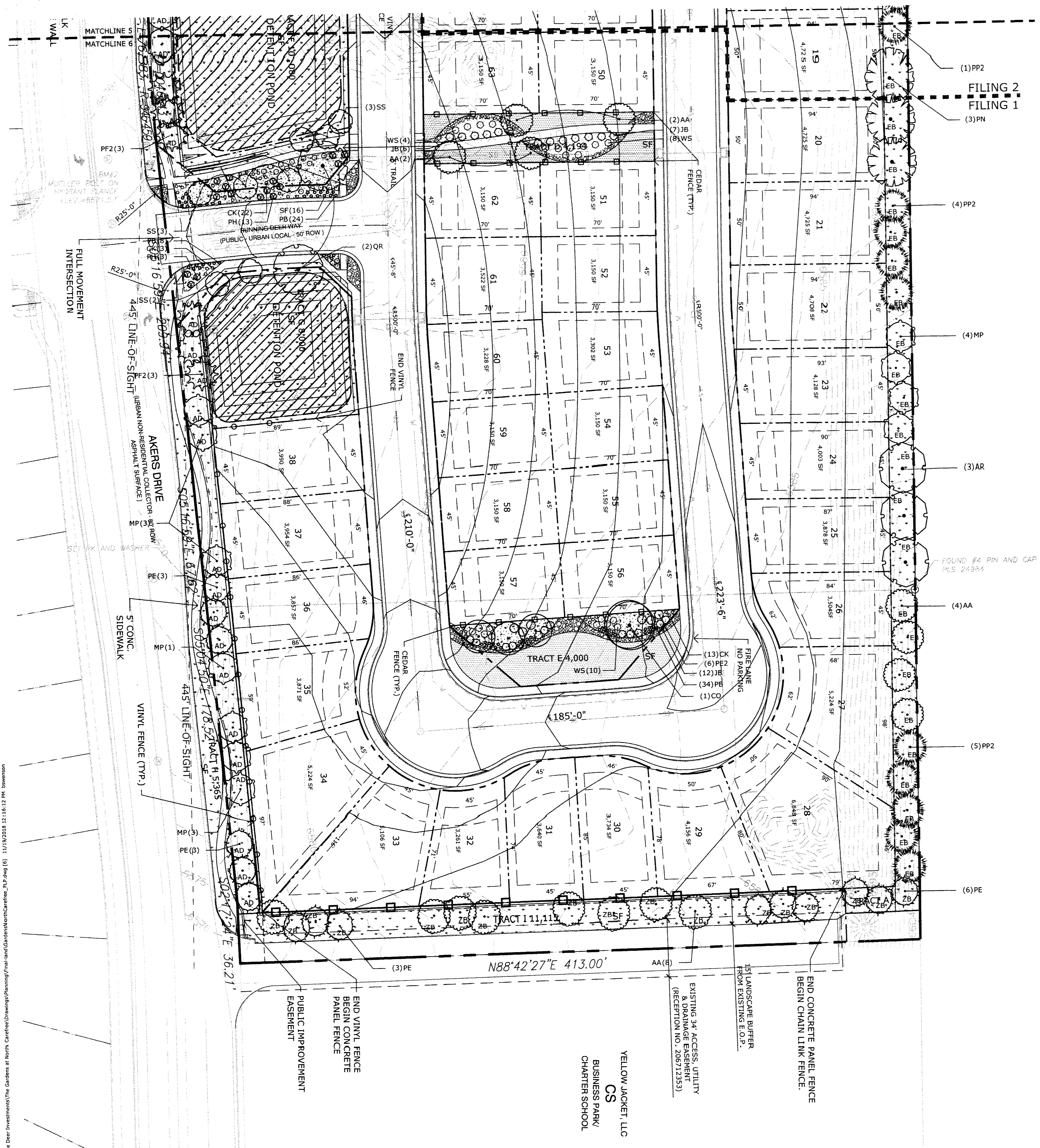
FINAL LANDSCAPE PLAN

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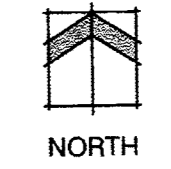
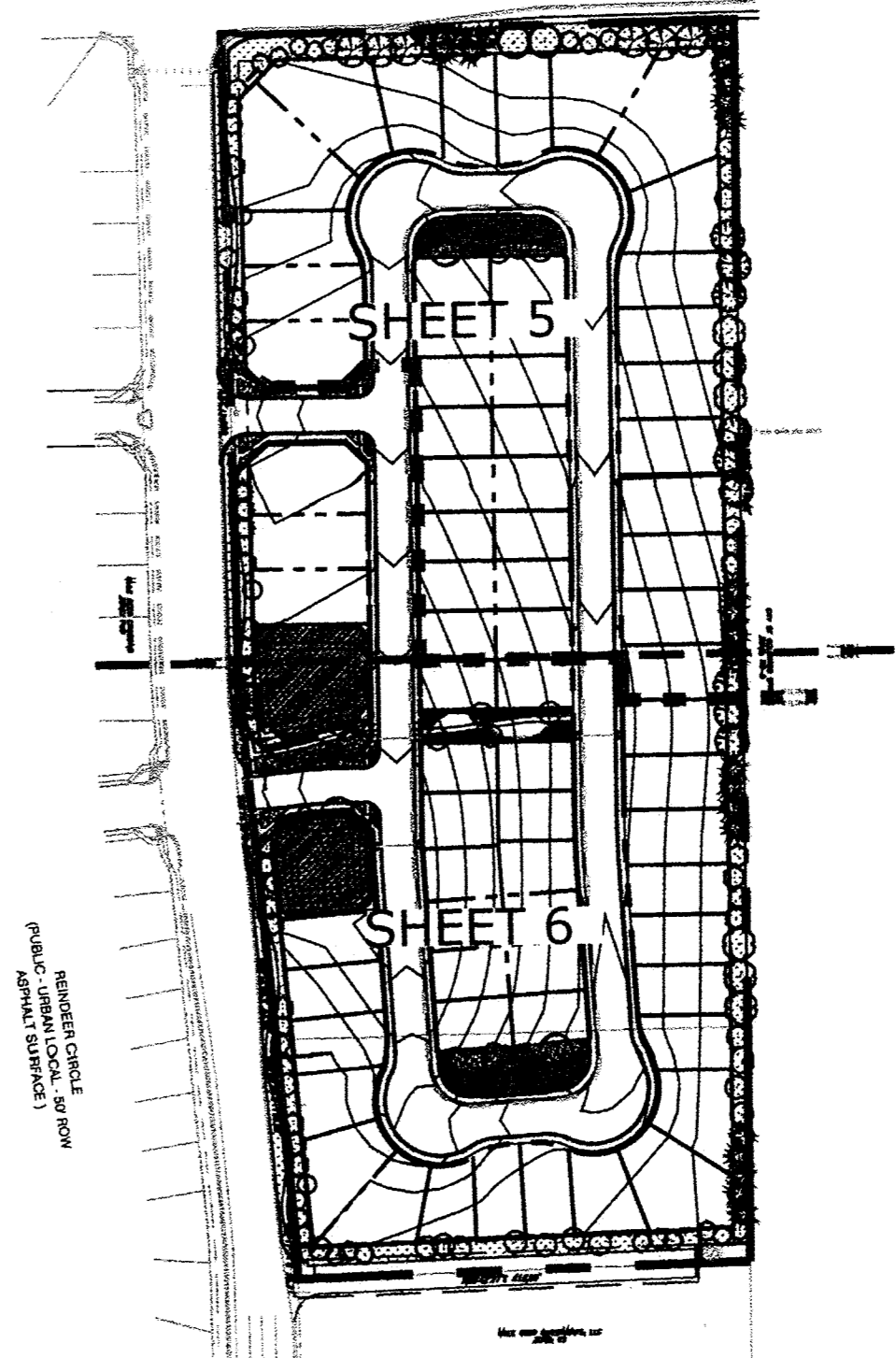
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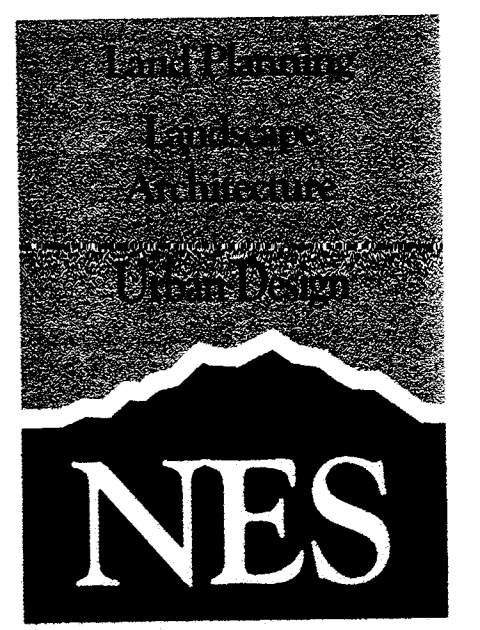
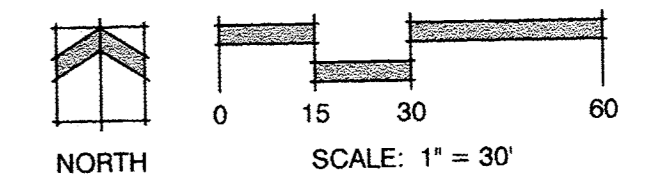
KEY_MAP



GROUNDPLANE LEGEND
2018-08-09 09:28

- 4-6\" COBBLE
- NATIVE SEED
ARKANSAS VALLEY -
LOW GROW SEED MIX
SEEDING RATE: 50 lbs/acre
- MULCH
- SOD

219088100 7/31/2019
219088100 7/31/2019



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El Paso County, CO

DATE: 8-08-18
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10-16-18	JBS	PER COUNTY COMMENTS
11-19-18	JBS	PER COUNTY COMMENTS

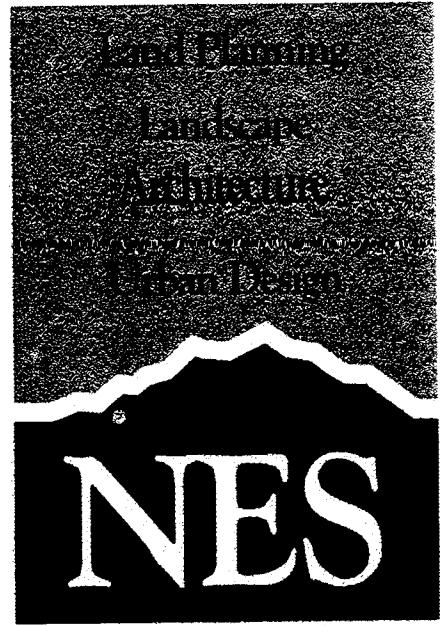
FINAL LANDSCAPE PLAN

6
6 of 8

PUDSP-18-004

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THE GARDENS AT NORTH CAREFREE EL PASO COUNTY, COLORADO PUD DEVELOPMENT / PRELIMINARY PLAN



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 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- 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.

SITE DATA

Area: 11.56 Acres
 Current Zoning: RR-5 & CS
 Proposed Zoning: PUD
 Proposed Land Use: Single Family Residential
 Number of Units: 71
 Landscape Tract Area: Approx. 75,090 SF

Landscape Setbacks See Code Section 6.2.2

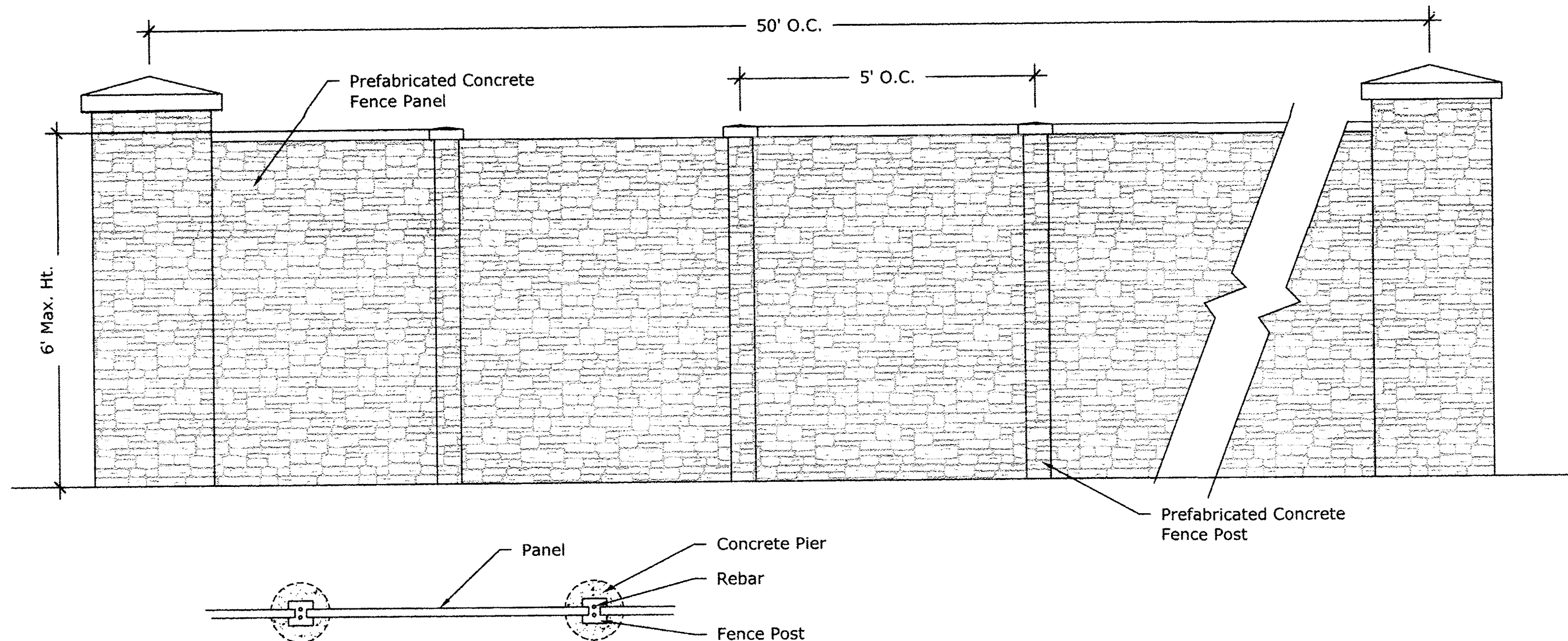
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Foot Required	No. of Trees Req./Prov.	Setback Abbr. Denoted on Plan
Akers Drive	Urban Res. Collector	10' / 15'	1024'	1 / 30'	35 / 35	AD
North Carefree Circle	Principal Arterial	25' / 25'	467'	1 / 20'	23 / 23	NC

Landscape Buffer & Screens See Code Section 6.2.2

Street Name or Property Line	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Foot Required	No. of Trees Req./Prov.	Screening Treatment Length & Type Provided	Buffer Plant Abbr. on Plan
East Boundary	15' / 25'	1116'	1 / 25'	45 / 46	26 Evergreen Trees 20 Deciduous Trees	EB
Zone District Boundary	15' / 25'	413'	1 / 25'	17 / 17	9 Evergreen Trees 8 Deciduous Trees	ZB

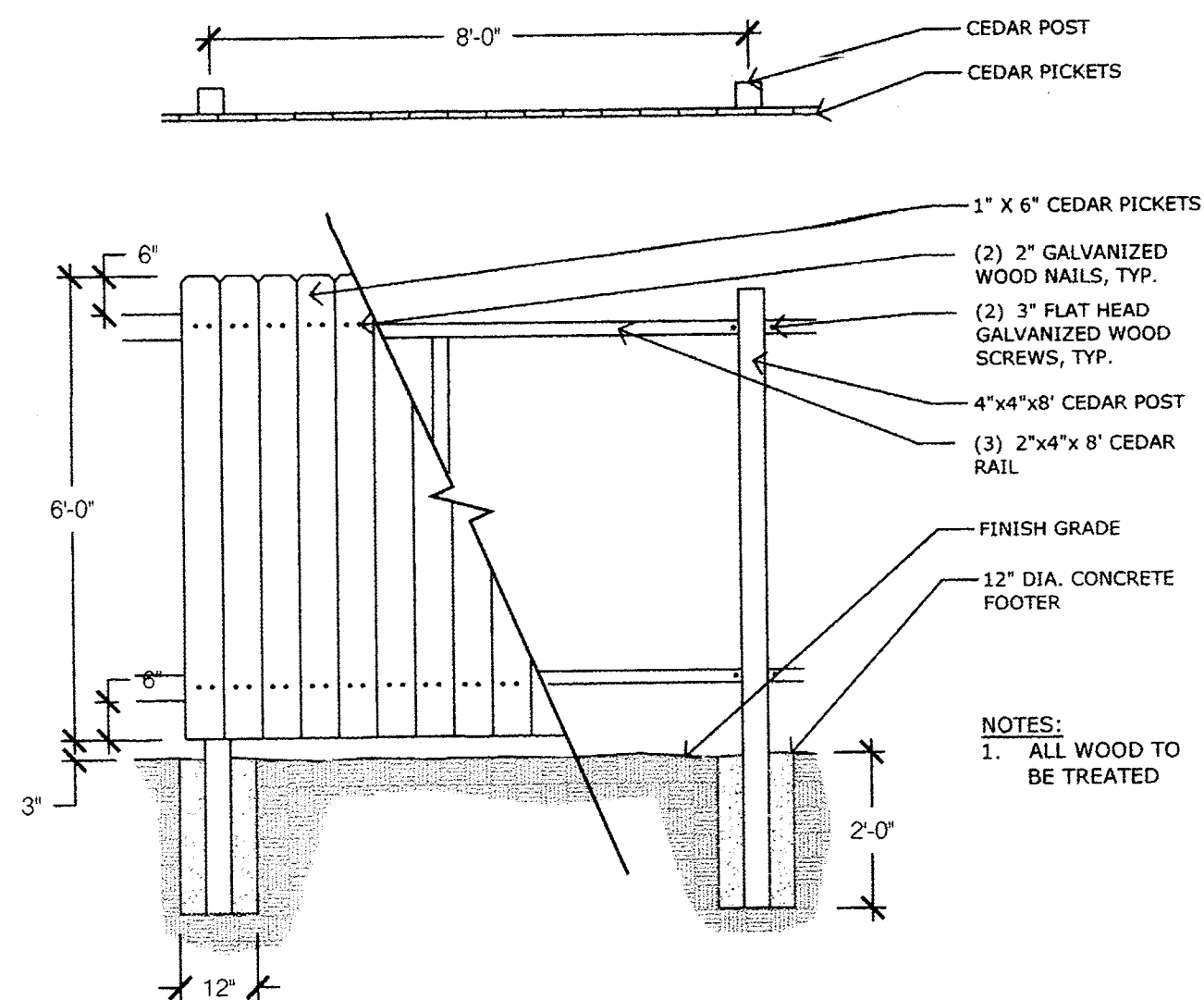
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	COND	SIZE
	AR	6	Acer grandidentatum 'Rocky Mountain Glow' / Bigtooth Maple	30-40'	B & B	2" Cal.
	AA	19	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	20-25'	B & B	2" Cal.
	CO	4	Celtis occidentalis / Common Hackberry	40-50'	B & B	2.5" Cal.
	GI	6	Gleditsia triacanthos inermis / Thornless Common Honeylocust	40-50'	B & B	2" Cal.
	MP	22	Malus x 'Prairifire' / Prairifire Crab Apple	15-20'	B & B	2" Cal.
	MX	6	Malus x 'Spring Snow' / Spring Snow Crab Apple	20-25'	B & B	2.5" Cal.
	PP2	24	Picea pungens glauca 'Baby Blue Eyes' TM / Baby Blue Eyes Colorado Blue Spruce	10-20'	B & B	6' HT
	PE	26	Pinus edulis / Pinon Pine	10-20'	B & B	6' HT
	PN	9	Pinus nigra / Austrian Black Pine	25-30'	Cont.	6' HT
	QR	2	Quercus rubra / Red Oak	30-40'	B & B	2" Cal.
	SS	8	Syringa reticulata 'China Snow' / Japanese Tree Lilac	15-20'	B & B	2" Cal.
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	COND	SIZE
	PF2	12	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	20-30'	B & B	2" Cal.
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	SIZE	HABITAT
	JB	34	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	4-6'	5 GAL.	
	PE2	12	Pinus strobus 'Nana' / Dwarf Eastern White Pine	3'		
	PH	22	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	4-5'	5 GAL.	
	SF	25	Spiraea japonica 'Neon Flash' / Neon Flash Spirea	3-4'	5 GAL.	
	WS	29	Weigela florida 'Bokraspiwi' / Spilled Wine Weigela	4-5'		
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	SIZE	HABITAT
	CK	72	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1-2'		
	PB	130	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1-2'	CONT.	



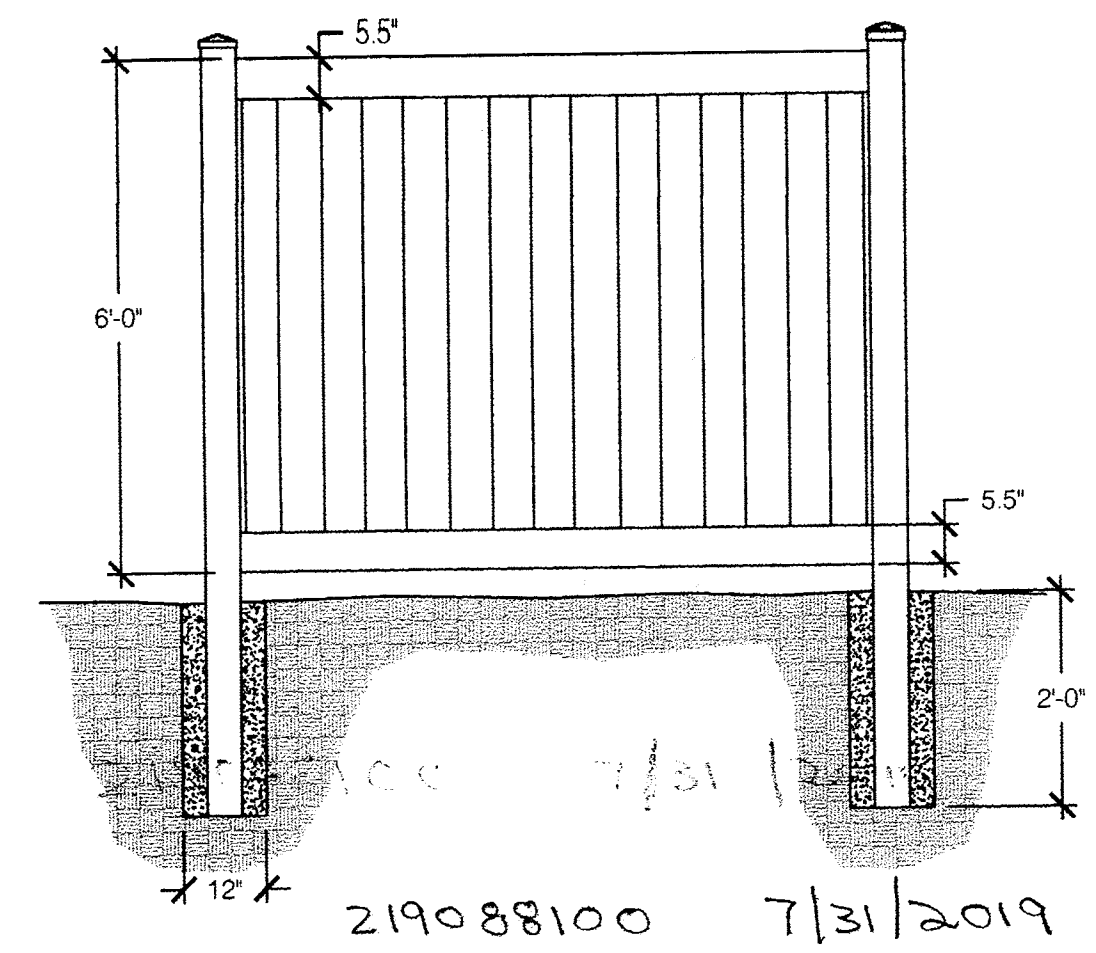
1 CONCRETE PANEL FENCE DETAIL

SCALE: NOT TO SCALE



2 6' OPAQUE CEDAR FENCE

SCALE: NOT TO SCALE



3 6' VINYL PRIVACY FENCE

SCALE: NOT TO SCALE

THE GARDENS AT NORTH CAREFREE

PUD DEVELOPMENT/
PRELIMINARY PLAN
El Paso County, CO

DATE: 8-08-18
 PROJECT MGR: A. BARLOW
 PREPARED BY: B. SWENSON

DATE	BY	DESCRIPTION
10-16-18	JBS	PER COUNTY COMMENTS
11-19-18	JBS	PER COUNTY COMMENTS

DETAILS & NOTES

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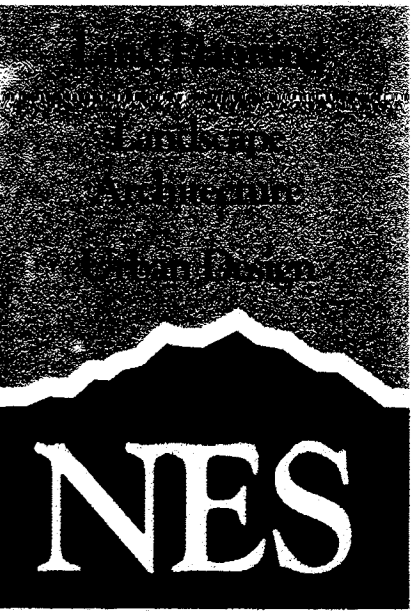
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GARDENS AT NORTH CAREFREE

EL PASO COUNTY, COLORADO

PUD DEVELOPMENT / 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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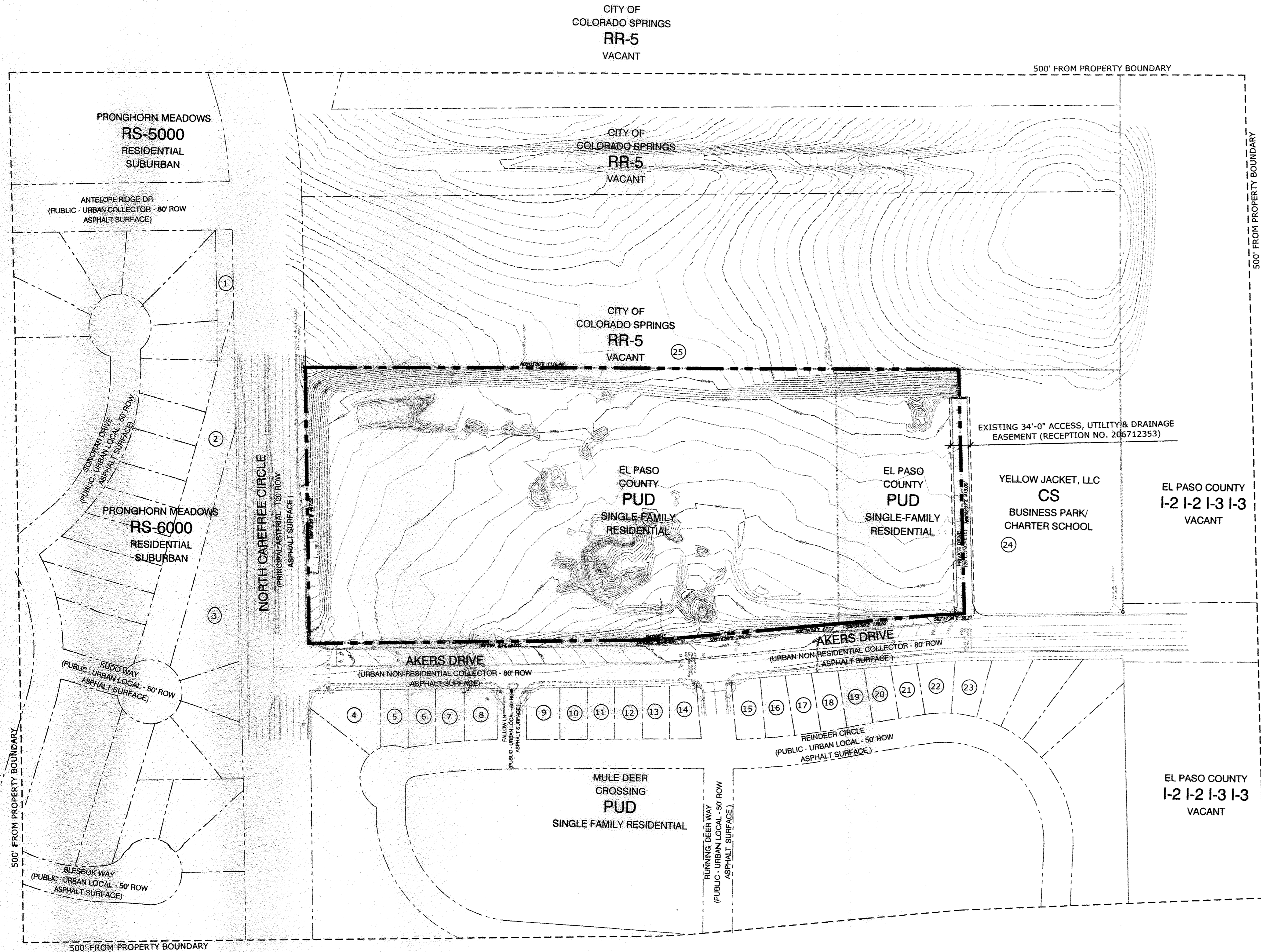
SITE DATA

PETITIONER: Mule Deer Investments LLC
2727 Glen Arbor Dr.
Colorado Springs, CO 80920

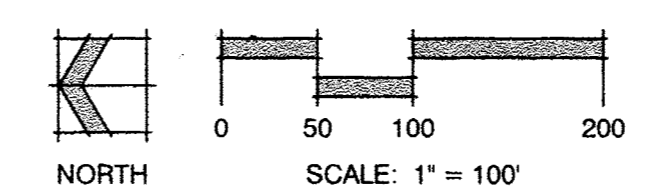
PREPARER: NES INC.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

ADJACENT OWNERS

1	5329401053	El Paso County	27 E. Vermilo Ave.	Colorado Springs	CO	80902
2	5329401042	El Paso County	27 E. Vermilo Ave.	Colorado Springs	CO	80903
3	5329401041	Kimberly Moore	3729 Kudo Way	Colorado Springs	CO	80922
4	5329402116	Tommy Cabanting	3677 Reindeer Cir.	Colorado Springs	CO	80922
5	5329402115	Kyle Sutton	3671 Reindeer Cir.	Colorado Springs	CO	80922
6	5329402114	Uwe Hoffman	3665 Reindeer Cir.	Colorado Springs	CO	80922
7	5329402113	Marcus Mingo	3659 Reindeer Cir.	Colorado Springs	CO	80922
8	5329402112	Glen Vrooman	3653 Reindeer Cir.	Colorado Springs	CO	80922
9	5329410001	Suraya Demirtas	3635 Reindeer Cir.	Colorado Springs	CO	80922
10	5329410002	Andrew Gonzales	3629 Reindeer Cir.	Colorado Springs	CO	80922
11	5329410003	Victor Ortega	3623 Reindeer Cir.	Colorado Springs	CO	80922
12	5329410004	James Brown	3617 Reindeer Cir.	Colorado Springs	CO	80922
13	5329410005	Sherry Hultstrom	3611 Reindeer Cir.	Colorado Springs	CO	80922
14	5329410006	Richard List	17820 Queensmere Dr.	Monument	CO	80132
15	5329402026	Nicodemo Martinez	3989 Reindeer Cir.	Colorado Springs	CO	80922
16	5329402027	Jay Lieberman	139 Sunset Ave.	Island Park	NY	11558
17	5329402028	Sean Ferris	3977 Reindeer Cir.	Colorado Springs	CO	80922
18	5329402029	Mandi Gordon	3971 Reindeer Cir.	Colorado Springs	CO	80922
19	5329402030	Jesse Mchaffie	3965 Reindeer Cir.	Colorado Springs	CO	80922
20	5329402031	Max Peterson	3959 Reindeer Cir.	Colorado Springs	CO	80922
21	5329402089	Ivan Gallegos	3947 Reindeer Cir.	Colorado Springs	CO	80922
22	5329402090	Jennifer Canter	3941 Reindeer Cir.	Colorado Springs	CO	80922
23	5329402091	Benge Wesley	3935 Reindeer Cir.	Colorado Springs	CO	80922
24	5329411004/6	Yellow Jacket LLC.	2 Steele St. Ste 202	Denver	CO	80206
25	5329400005	City of Colorado Springs	PO Box 1575	Colorado Springs	CO	80901



2 PROPOSED ZONING



219088100 7/31/2019

The Gardens at North Carefree

PUD DEVELOPMENT / PRELIMINARY PLAN

DATE: 08/08/2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION
08/08/2018	JBS	INITIAL SUBMITTAL
10/16/2018	JBS	PER COUNTY COMMENTS
11/19/2018	JBS	PER COUNTY COMMENTS

ZONING MAP

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PUDSP-18-004

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