

**THE GARDENS AT
NORTH CAREFREE**
PUD DEVELOPMENT/
PRELIMINARY PLAN
El Paso County, CO

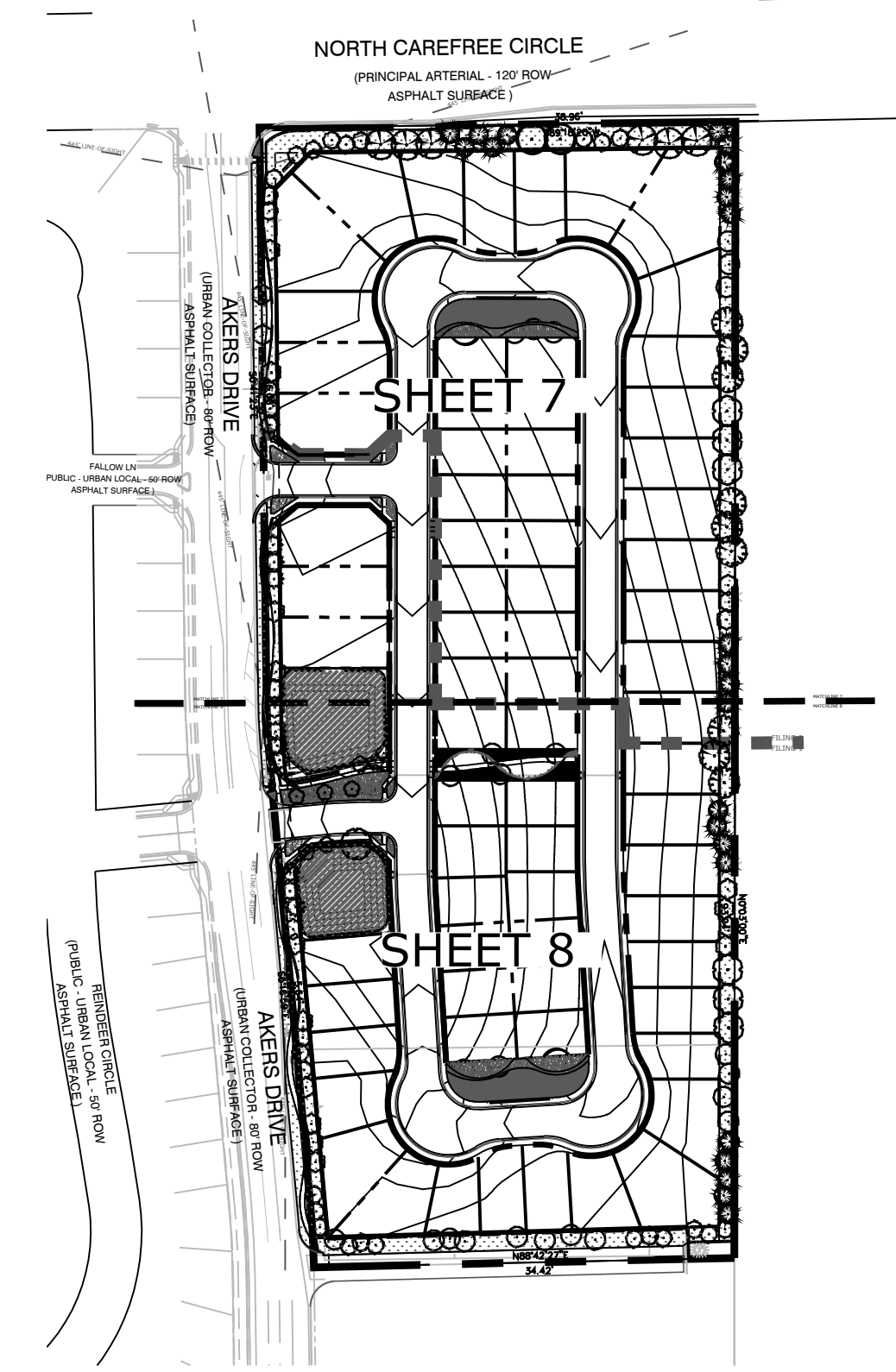
DATE: 8-08-18
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

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

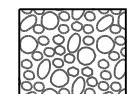

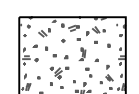
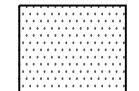
**FINAL
LANDSCAPE PLAN**

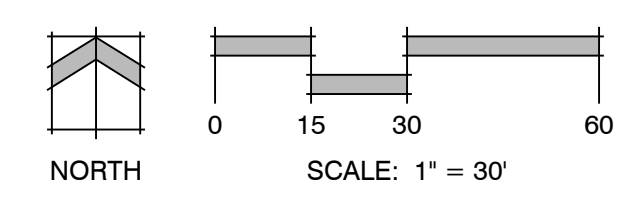
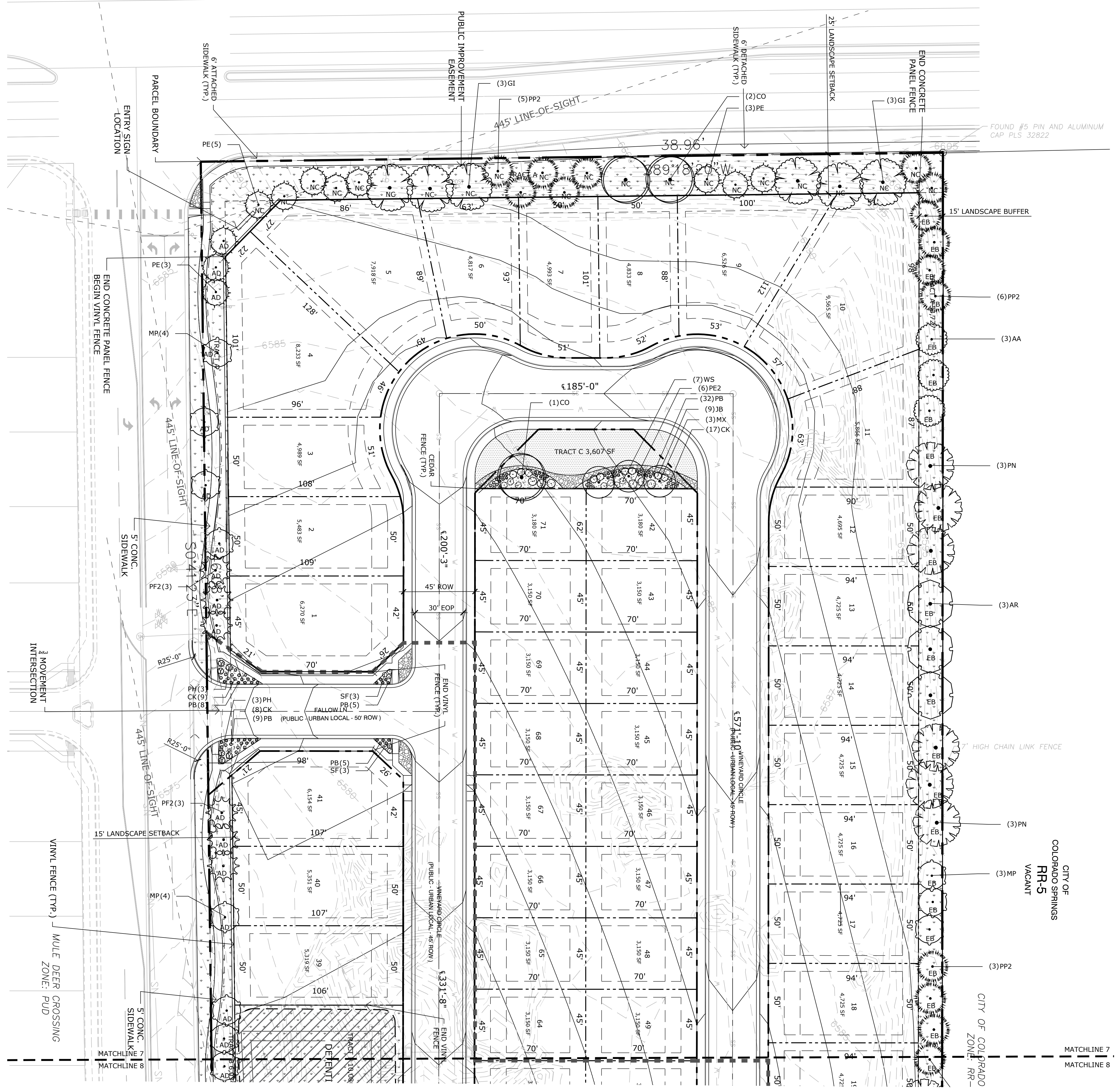
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KEY_MAP



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



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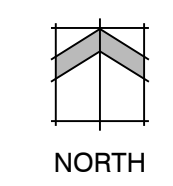
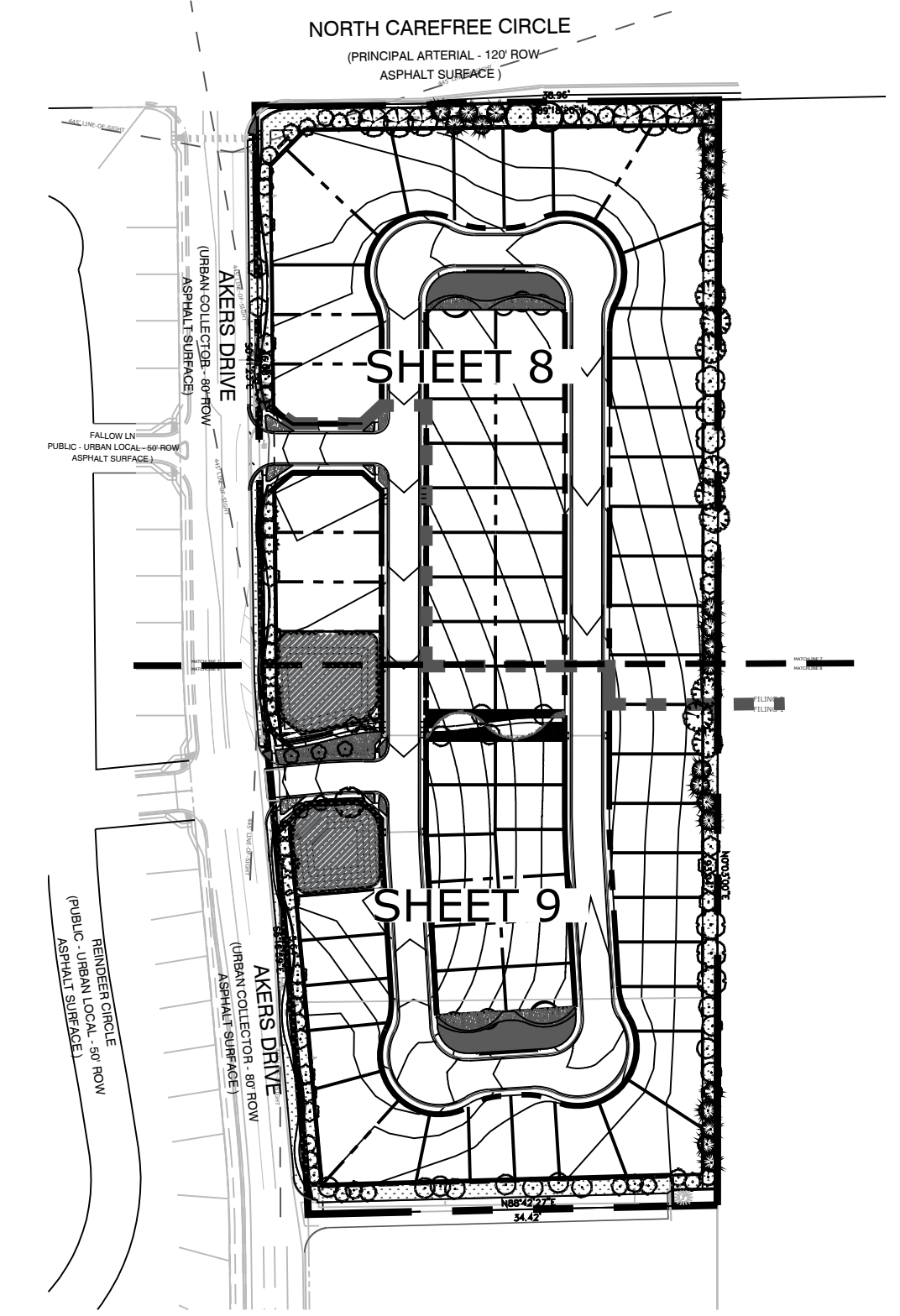
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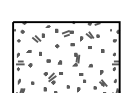
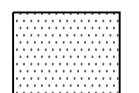
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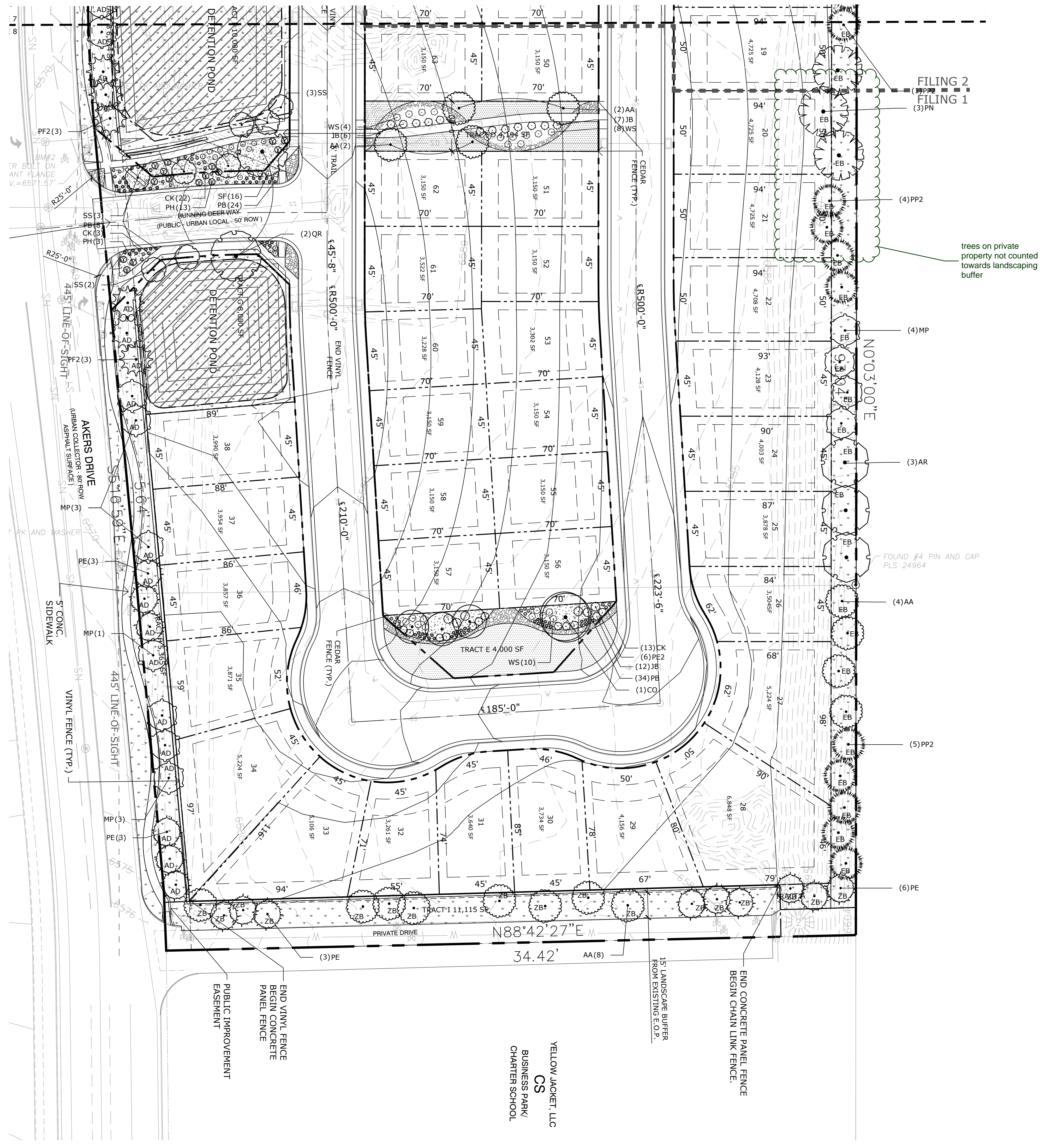
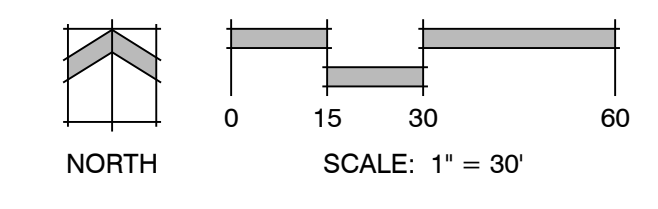
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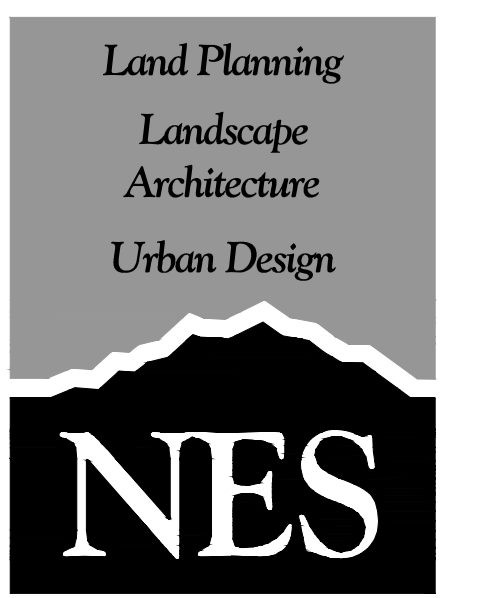


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THE GARDENS AT NORTH CAREFREE

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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LANDSCAPE NOTES

1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
2. 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.
3. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
5. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
6. ALL SOD SHALL BE TALL FESCUE BLEND.
7. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
8. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
9. 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.
10. 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.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
14. GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. 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.
16. 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.
17. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
18. 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.
19. 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: Aprox. 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/Feet 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

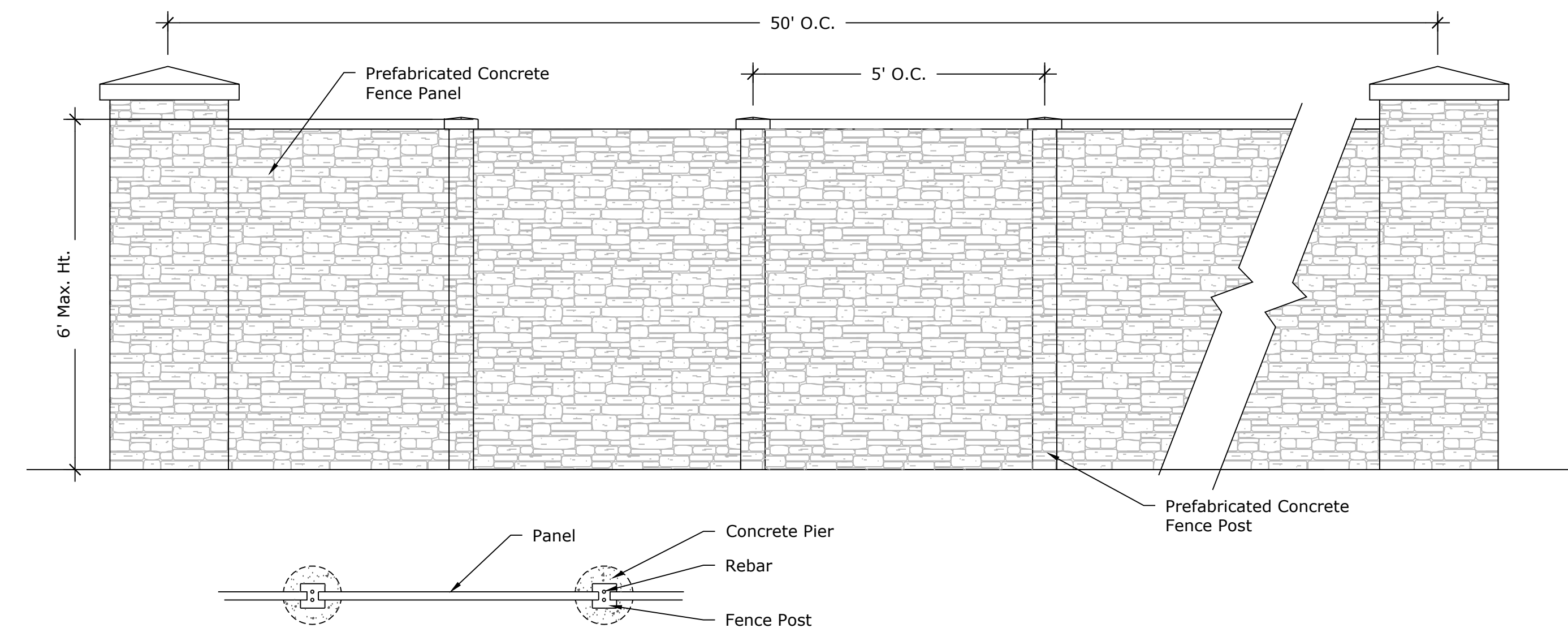
Landscape Buffer & Screens

See Code Section 6.2.2

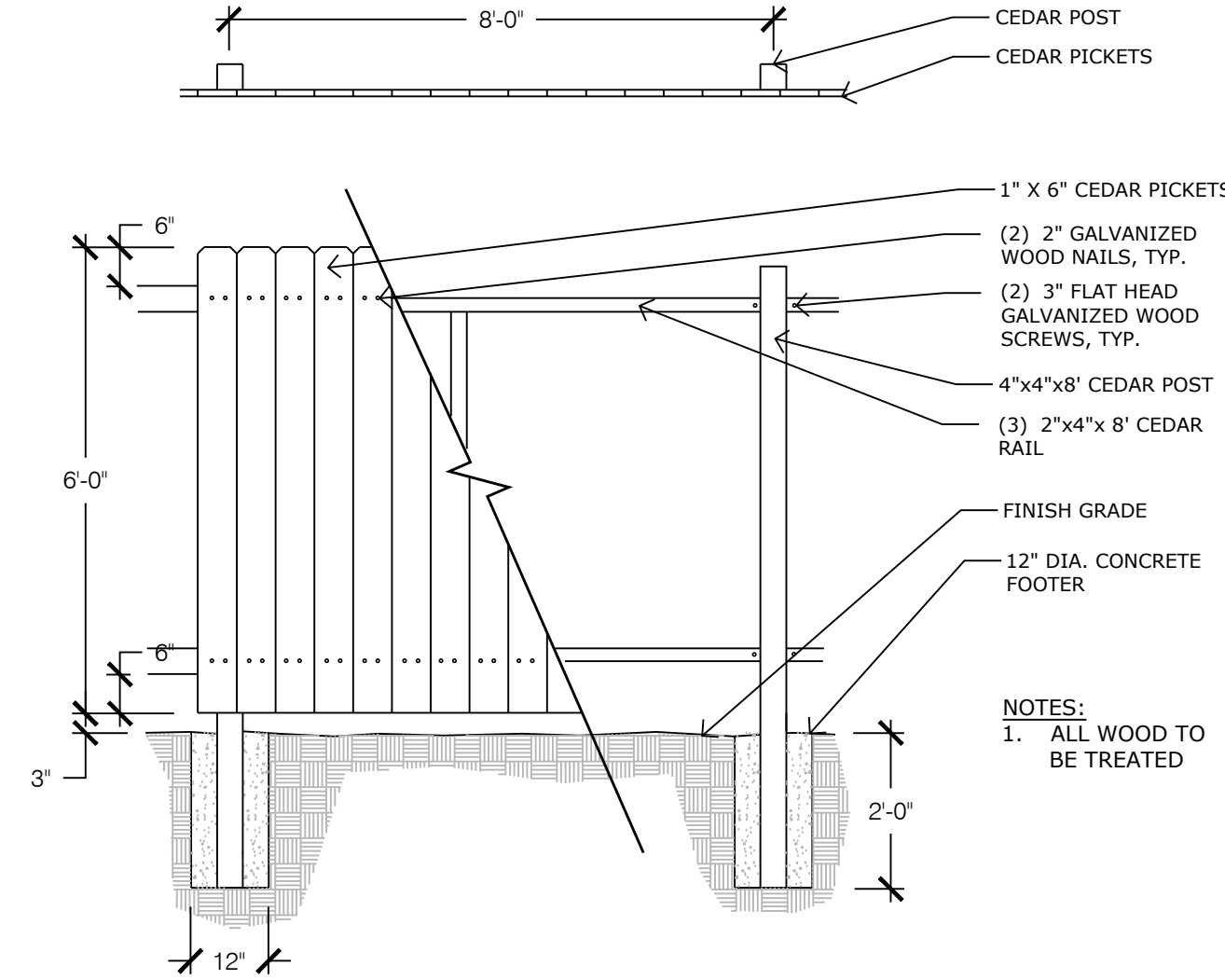
Street Name or Property Line	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.	Screening Treatment Length & Type Provided	Buffer Plant Abbr. on Plan
East Boundary	15 / 25'	1116'	1 / 25'	45 / 46	26 Evergreen Trees 20 Deciduous Trees	EB
Zone District Boundary	15 / 25'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

PLANT SCHEDULE

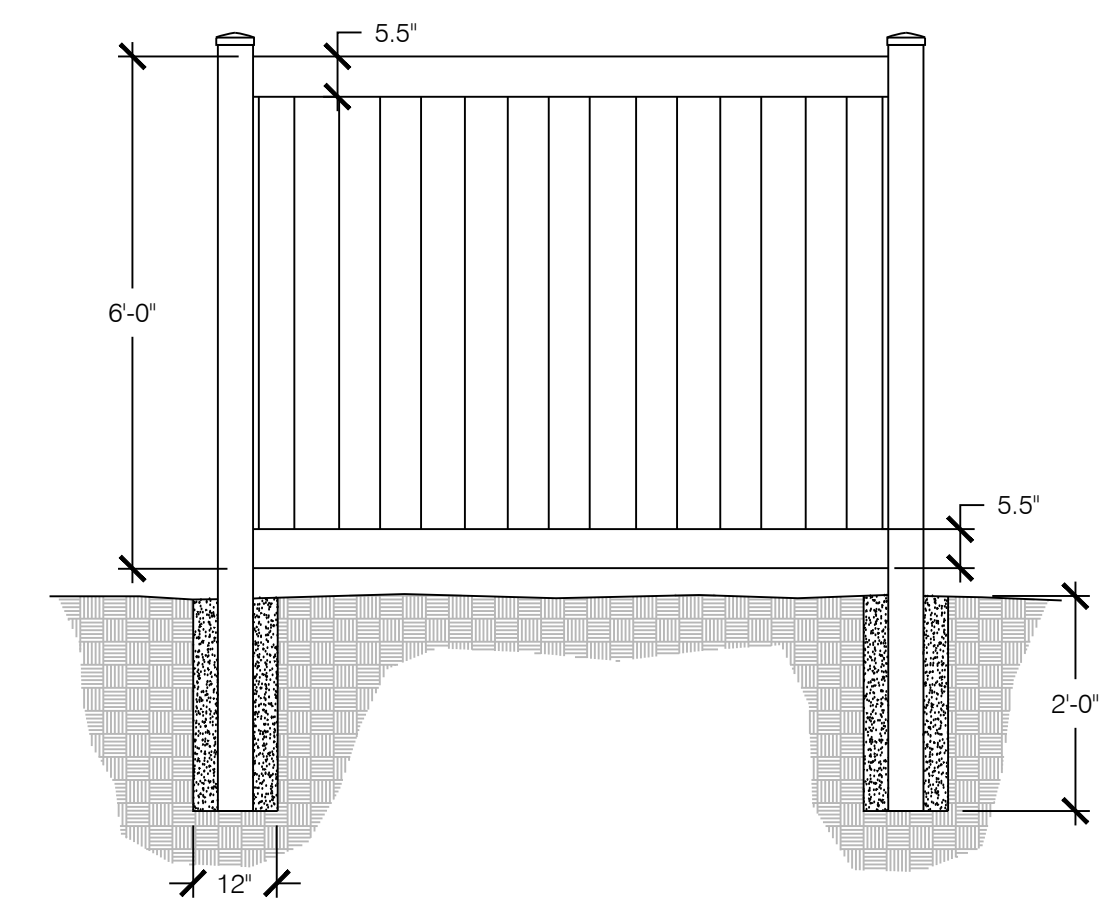
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	COND	SIZE
	AR	6	Acer grandidentatum `Rocky Mountain Glow` / Bigtooth Maple	30-40'	B & B	2" Cal.
	AA	19	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	20-25'	B & B	2" Cal.
	CO	4	Celtis occidentalis / Common Hackberry	40-50'	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

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DETAILS & NOTES

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