

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, 1/2" GALV. CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
2. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 & 1 ORGANIC PREMIUM ORGANIC COMPOST ON TALL TREES. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOST ON LOW TREES (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENT MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INSTALL.
3. FOR GRASSES 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 BLIND.
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 DIRT IRRIGATION SYSTEM.
10. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL BE IRRIGATE ALL TREE, SHRUB, AND GRASS 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 PLANTING DATES BASED ON TURF TYPE. RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTING. 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. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDER GEAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDER GEAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
13. CORRAL: 2-4" ARKANSAS TAN RIVER ROCK AT 3'-4" DEPTH. AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL CORRAL AREAS.
14. GRAVEL ROCK: 1-1.5" SADDLEBACK SWIRL 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. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANTS 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.
18. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

ALTERNATIVE LANDSCAPE PLAN NOTES

1. DUE TO SLOPES AT 3:1 OR GREATER ALONG THE EAST BOUNDARY THE DEVELOPER WILL INSTALL ONE TREE IN THE REAR YARD OF LOTS 10-28 IN LIEU OF LANDSCAPE BUFFER TREE REQUIREMENTS.
2. PER REQUEST OF THE PROPERTY OWNER TO THE SOUTH, THE SOUTHERN ZONE DISTRICT BOUNDARY (TRACT 1) IS KERISCAVED TO REDUCE WATER USE. IN ADDITION, THE DEVELOPER WILL INSTALL ONE TREE IN THE REAR YARD OF LOTS 28 - 33 IN LIEU OF LANDSCAPE BUFFER TREE REQUIREMENTS.

Landscaping Setbacks

See Code Section 6.2.2

Street Name or Zone Boundary	Street Classification	Width (in Ft.)	Linear Req./Prov.	Tree/Footage	Tree/Footage	No. of Trees	Setback	Abbr.
Urban Res. Collector	10'/15'	1024'	1/30'	35/135'	AD			
Principle Arterial	25'/25'	467'	1/20'	23/23'	NC			
North Corridor Circle								

Landscaping Buffer & Screens

See Code Section 6.2.2

Street Name or Property Line	Width (in Ft.)	Linear Req./Prov.	Tree/Footage	No. of Trees	Screening Treatment	Buffer Plant
East Boundary	15/25'	1116'	1/25'	45/7'	0 Evergreen Trees 0 Deciduous Trees	EB
Zone District Boundary	15/25'	413'	1/25'	17/1'	0 Evergreen Trees 0 Deciduous Trees	ZB

* BOUNDARY TREES PROVIDED PER ALTERNATIVE LANDSCAPE PLAN NOTES 1 & 2.

THE GARDENS AT NORTH CAREFREE

EL PASO COUNTY, COLORADO

PUD DEVELOPMENT / PRELIMINARY PLAN AMENDMENT

SITE DATA

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

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	WIDTH	COND	SIZE
	AA	4	Amelecantheris canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	20-25"	B 8 B	2" Cal.
	CO	4	Celtis occidentalis / Common Hackberry	40-50"	B 8 B	2.5" Cal.
	GI	6	Gleditsia triacanthos Inermis / Thornless Common Honeylocust	40-50"	B 8 B	2" Cal.
	MP	15	Malus x 'Prairifire' / Prairifire Crab Apple	15-20"	B 8 B	2" Cal.
	MX	6	Malus x 'Spring Snow' / Spring Snow Crab Apple	20-25"	B 8 B	2.5" Cal.
	PP2	7	Picea pungens glauca 'Baby Blue Eyes' TM / Baby Blue Eyes Colorado Blue Spruce	10-20"	B 8 B	6" HT
	PE	17	Pinus edulis / Pinyon Pine	10-20"	B 8 B	6" HT
	QR	2	Quercus rubra / Red Oak	30-40"	B 8 B	2" Cal.
	SS	8	Syringa reticulata 'China Snow' / Japanese Tree Lilac	15-20"	B 8 B	2" Cal.
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	WIDTH	COND	SIZE
	PR2	12	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	10-15"	B 8 B	8" HT
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	WIDTH	SIZE	HABITAT
	ES	20	Eranthemna nauseosa speciosa / Dwarf Blue Rabbitbrush	4-5"	5 GAL.	
	FP	10	Fallugia paradoxa / Apache Plume	3-5"	CONT.	5 GAL.
	JB	34	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	4-6"	5 GAL.	
	PA	10	Perovskia atriplicifolia / Russian Sage	3-4"	CONT.	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 Spiraea	3-4"	5 GAL.	
	WS	29	Wegelia florida 'Bokraspwi' / Spotted Wine Wegelia	4-5"		
GRASSES	CODE	QTY	BOTANICAL / 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.	

Ownership Certification
 I, Mike Deer Investments LLC
 by Sheela B. Shukla, mgr
 Landowner's signature, notarized
 I, Nancy Public (one of the following: qualified title insurance company, title company, the attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I 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.
 Notarized signature: Carol E Smith
 STATE OF COLORADO
 NOTARY ID 19874199481
 COMMISSION EXPIRES JUNE 17, 2022

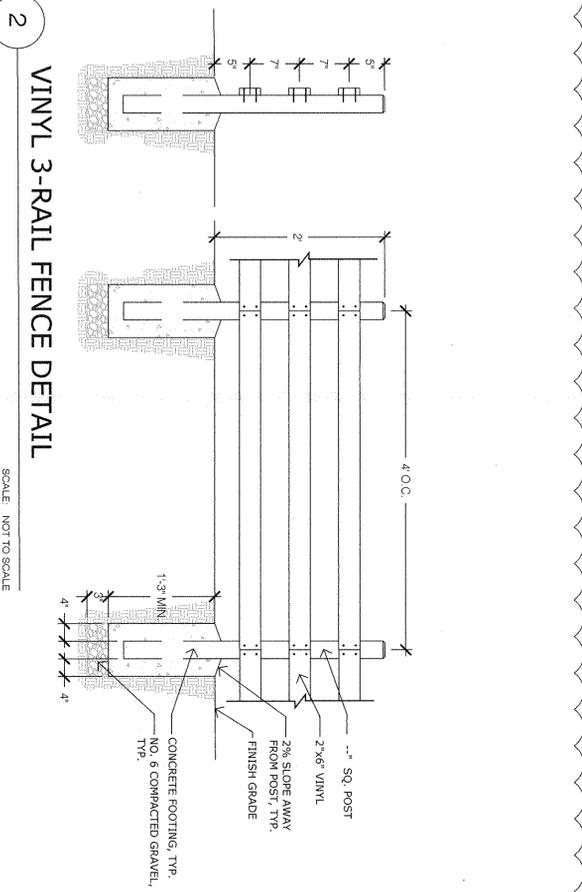
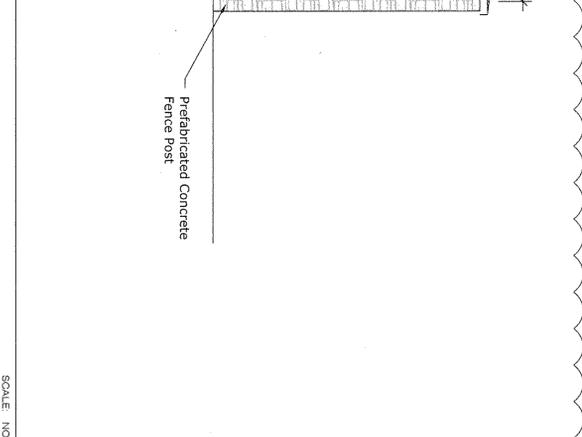
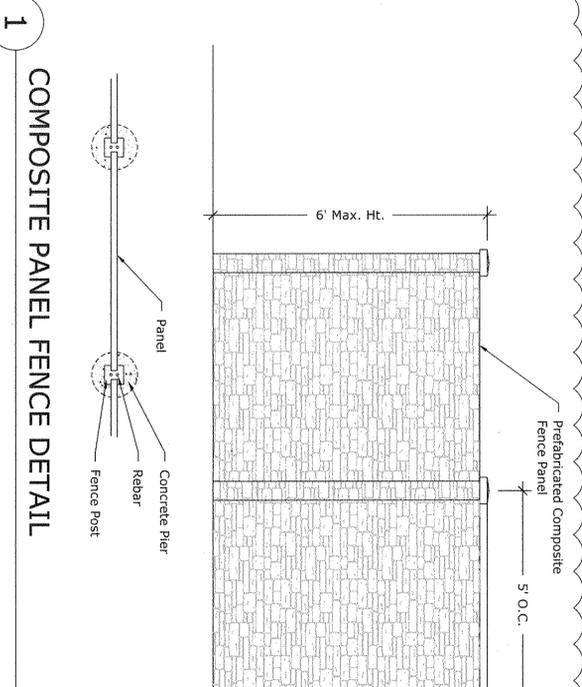
Ownership Certification
 I, Covington Homes LLC
 by Carol E Smith
 Landowner's signature, notarized
 I, Nancy Public (one of the following: qualified title insurance company, title company, the attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I 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.
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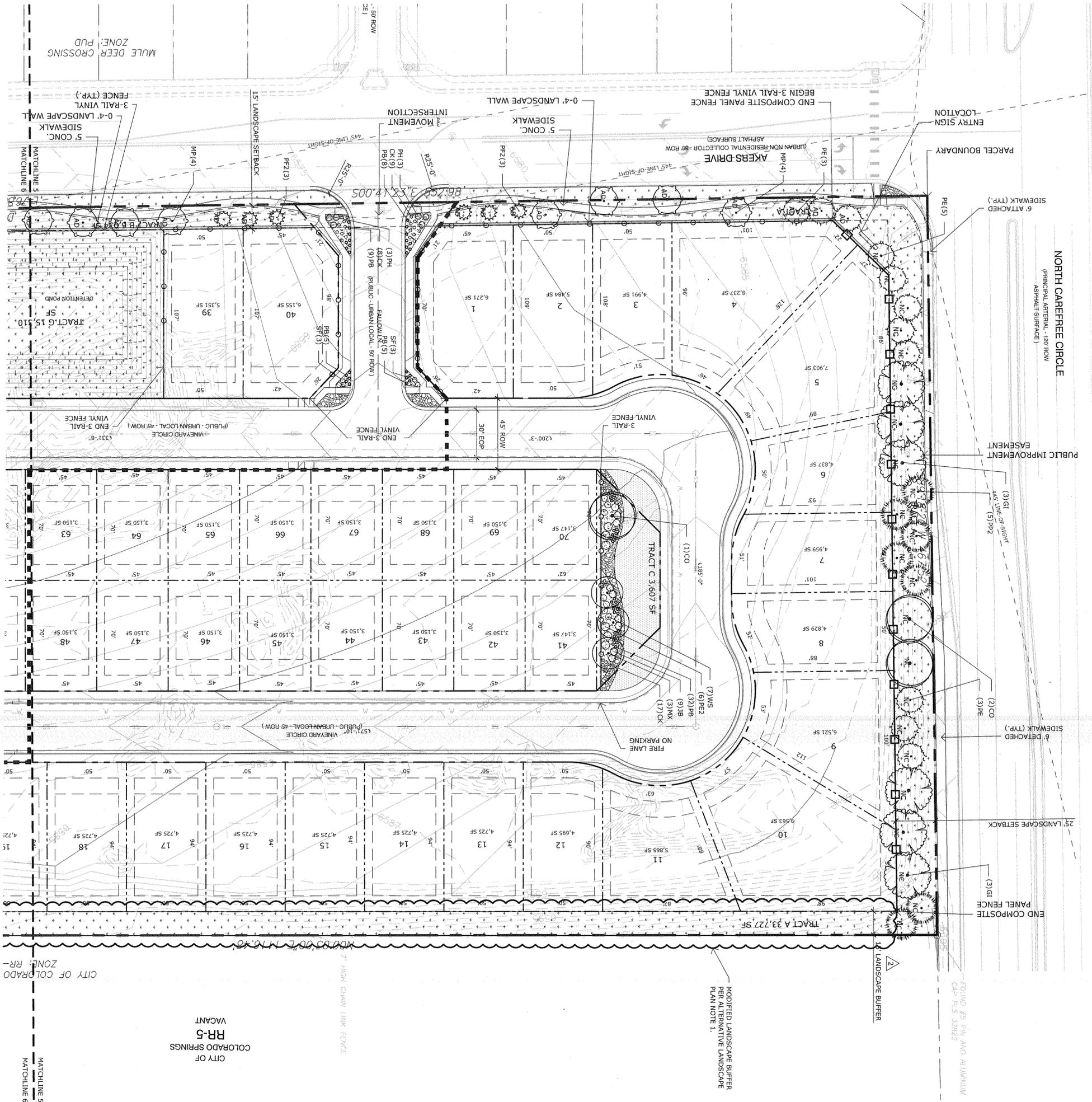
County Certification
 This PUD Amendment Request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code, as amended, this 20th day of July, 2022 and is hereby approved.
 Director, Planning & Community Development Department: Tyler
 date

Clerk and Recorder Certification
 I, Tyler, Clerk and Recorder of El Paso County, do hereby certify that this plan was filed in my office on this 20th day of July, 2022 at 10:00 a.m./p.m. and was recorded per Reception No. 2022-05-28
 El Paso County Clerk and Recorder

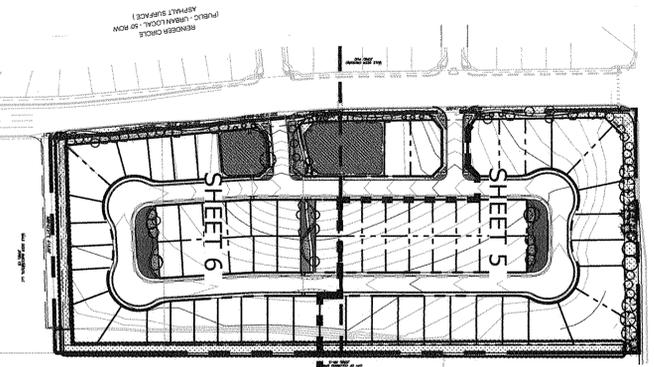


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 Landscape
 Architecture
 Urban Design
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PLAN FILE #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE INFO	SCALE	PROJECT INFO	IN ASSOCIATION WITH	PLANNER / LANDSCAPE ARCHITECT
PUDSP-18-004	7 OF 8	DETAILS & NOTES				DATE: 5-28-20 PROJECT NO: 18-004 DRAWN BY: B. SWANSON	THE GARDENS AT NORTH CAREFREE PUD DEVELOPMENT/ PRELIMINARY PLAN AMENDMENT El Paso County, CO	



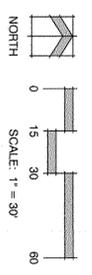
KEY MAP



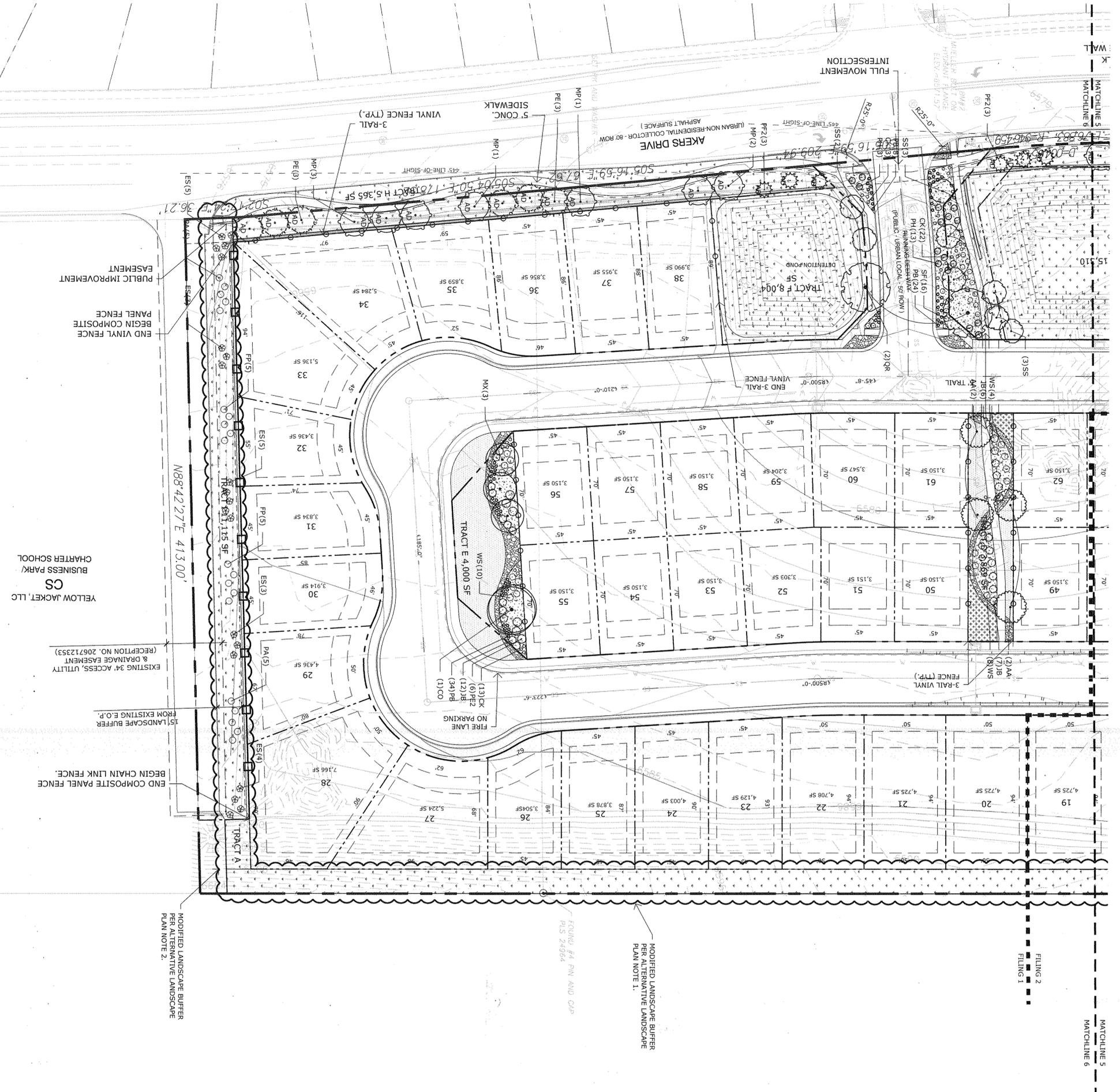
GROUNDPLANE LEGEND

- 2-4" COBBLE
- ARKANSAS TAN RIVER ROCK
- NATIVE SEED
- KENTUCKY BLUEGRASS
- MULCH
- SHREDED CEDAR MULCH
- ROCKMULCH
- 1-1.5" SADDLEBACK SWIRL

22 0105071
7-20-2020



PLAN FILE #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE INFO	SEAL	PROJECT INFO	IN ASSOCIATION WITH	PLANNER / LANDSCAPE ARCHITECT
PUDSP-18-004	5 OF 8	FINAL LANDSCAPE PLAN				THE GARDENS AT NORTH CAREFREE PUD DEVELOPMENT/ PRELIMINARY PLAN AMENDMENT El Paso County, CO		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 © 2012. All Rights Reserved.



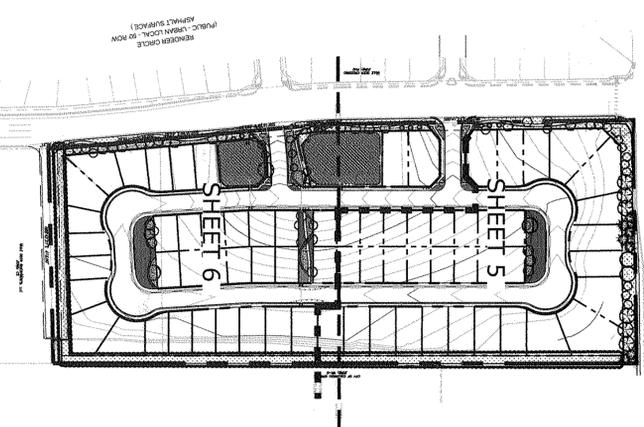
PUBLIC IMPROVEMENT
 BEGIN VINYL FENCE
 END VINYL FENCE
 BEGIN CHAIN LINK FENCE
 END COMPOSITE PANEL FENCE
 EXISTING 34' ACCESS, UTILITY
 & DRAINAGE EASEMENT
 (RECEPTION NO. 206712353)
 LANDSCAPE BUFFER
 FROM EXISTING E.O.P.
 BUSINESS PARK/
 YELLOW JACKET, LLC
 CS
 CHARTER SCHOOL

MODIFIED LANDSCAPE BUFFER
PER ALTERNATIVE LANDSCAPE
PLAN NOTE 2.

MODIFIED LANDSCAPE BUFFER
PER ALTERNATIVE LANDSCAPE
PLAN NOTE 1.

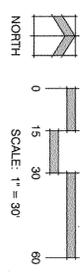
ROUND #4 FIN AND CAP
P.L.S. 24854

KEY MAP



- GROUNDPLANE LEGEND**
2020-05-28 16:48
- 2-4" COBBLE
 - ARKANSAS TAN RIVER ROCK
 - NATIVE SEED
ARKANSAS VALLEY -
LOW GROW SEED MIX
SEEDING RATE: 50 lbs/acre
 - SOD
KENTUCKY BLUEGRASS
 - MULCH
SHREDDED CEDAR MULCH
 - ROCKMULCH
1-1.5" SADDLEBACK SWIRL

2201050691
7-20-2020



<p>DATE: 5-28-20 PROJECT MGR: A. BARLOW PREPARED BY: B. SWENSON</p>	<p>DATE: 7-20-2020 BY: [Signature] DESCRIPTION: [Signature]</p>	<p>ISSUE INFO</p>	<p>ISSUE INFO</p>	<p>SEAL</p>	<p>PROJECT INFO</p> <p>THE GARDENS AT NORTH CAREFREE PUD DEVELOPMENT/ PRELIMINARY PLAN AMENDMENT</p> <p>El Paso County, CO</p>	<p>IN ASSOCIATION WITH</p>	<p>PLANNER/ LANDSCAPE ARCHITECT</p> <p>N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com © 2012. All Rights Reserved.</p>	<p>Land Planning Landscape Architecture Urban Design</p> <p>NES</p>
<p>PLAN FILE #</p>	<p>SHEET NUMBER</p> <p>6 OF 8</p>	<p>SHEET TITLE</p> <p>FINAL LANDSCAPE PLAN</p>	<p>ISSUE / REVISION</p>	<p>DATE</p>	<p>DATE</p>	<p>DATE</p>	<p>DATE</p>	<p>DATE</p>
<p>PUDSP-18-004</p>	<p>6</p>	<p>LANDSCAPE PLAN</p>						