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COTTAGES AT NORTH AT CAREFREE CONDITIONAL USE DEVELOPMENT PLAN

SOUTHEAST CORNER OF CAREFREE CIRCLE & VAN TELLINGEN DRIVE

DATE: 10/18/19
PROJECT NO.: 1019019
PREPARED BY: K. MARSHALL & ASSOCIATES

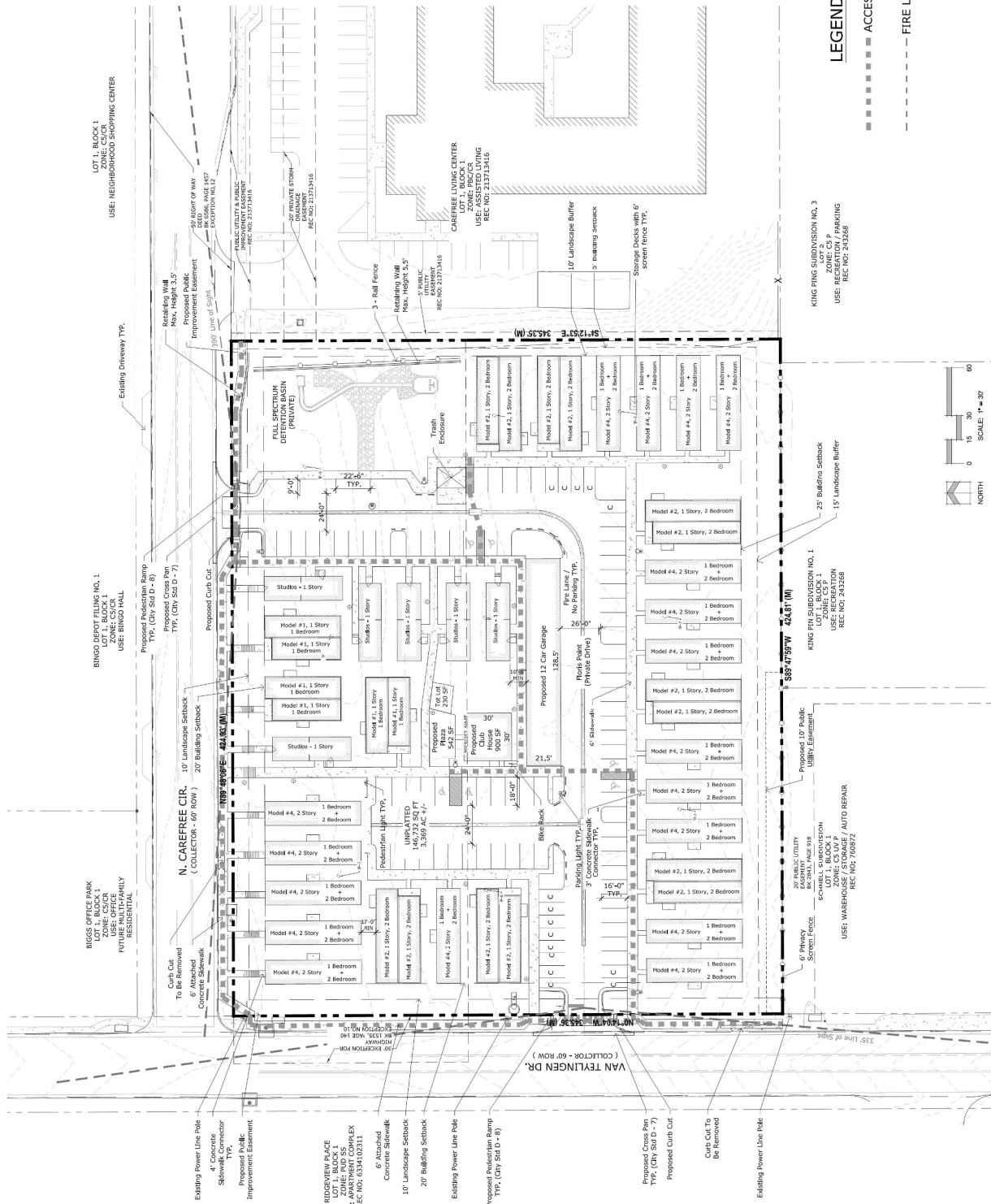
ENTITLEMENT

DATE:	BY:	REVISIONS:
10/18/19	BP	PER CITY COMMENTS
12/19/19	MM	PER CITY COMMENTS

DEVELOPMENT PLAN

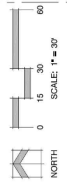
DP2
2 OF 14

CPC CU 19-00117



LEGEND

- ACCESSIBLE ROUTE
- FIRE LANE / NO PARKING



PROPOSED 10' PUBLIC UTILITY EASEMENT

PROPOSED 10' PUBLIC UTILITY EASEMENT

PROPOSED 10' PUBLIC UTILITY EASEMENT

PROPOSED 10' PUBLIC UTILITY EASEMENT

PROPOSED 10' PUBLIC UTILITY EASEMENT

FIGURE 1

PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

CPC CO 19-0017

FOR SPRINGS LAND VENTURES COTTAGES AT NORTH CAREFREE COLORADO SPRINGS, CO 80917

SEC OF N. CAREFREE CIR & VAN TETTINGEN DR. COLORADO SPRINGS, CO 80917



Galloway Construction logo and contact info

NOT FOR CONSTRUCTION

Table with 4 columns: Date, Issue Description, etc.

CAUTION - NOTICE TO CONTRACTOR

- List of notes for contractor regarding utility lines and construction requirements.

- NOTES section detailing utility line specifications and general notes for preliminary utility plans.

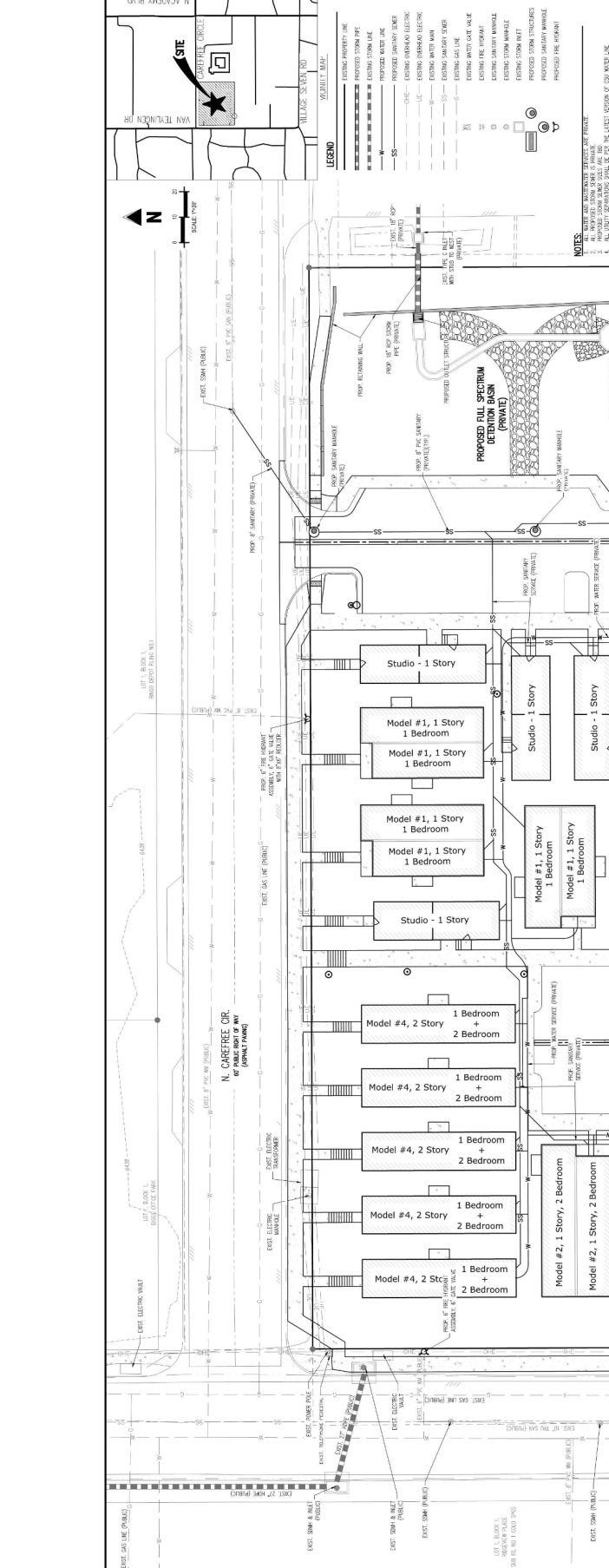


FIGURE 1

LANDSCAPE NOTES

- 1. SOIL ENHANCER... INCORPORATE 5 CYCLES... 2. FERTILIZER REQUIREMENTS... 3. MULCH... 4. SOIL BARRIERS... 5. MULCH... 6. IRRIGATION... 7. PLANTING... 8. PLANTS... 9. PLANTS... 10. PLANTS... 11. PLANTS... 12. PLANTS... 13. PLANTS... 14. PLANTS... 15. PLANTS... 16. PLANTS... 17. PLANTS... 18. PLANTS... 19. PLANTS... 20. PLANTS... 21. PLANTS... 22. PLANTS... 23. PLANTS...

LANDSCAPE REQUIREMENTS

Landscape Setbacks

Table with 6 columns: Street Classification, Width (ft Pl), Linear Req./Prov., Trees/Ft, No. of Trees, Setback Plant Abbr. Includes rows for Collector, Arterial, and Freeway.

Internal Landscaping

See Code Section/Policy 322.5317. Net Site Area (SF) 1,000. Internal Area (%) 15%. Permitted on Team: 1,000. Required: 150. Internal Area (SF) 150. Permitted on Team: 150. Required: 22.5.

Motor Vehicle Lots

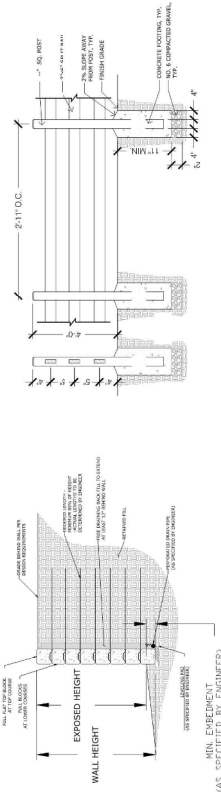
See Code Section/Policy 321 & 317. 7.7.7 (N)3. Spaces Provided: 82. Required: 82.

Landscape Buffer & Screens

See Code Section/Policy 323 & 317. Buffer Trees (1/20) 11.7. Internal Area (%) 15.7. Length of 6' Opaque Buffer Tree Abbr. 425. Percent Ground Plane 88.75%. Alternative Compliance Requirement: N/A.

PLANT SCHEDULE

Table with 11 columns: Deciduous Tree, Code, Qty, Botanical/Common Name, Height, Width, Size, Cond, Key. Lists various trees like Gleditsia, Quercus, and Pinus.



3 ULTRA BLOCK MSE RETAINING WALL. SCALE: NOT TO SCALE.

4 4' HT. 3-RAIL VINYL FENCE. SCALE: NOT TO SCALE.



LEFT SIDE ELEVATION

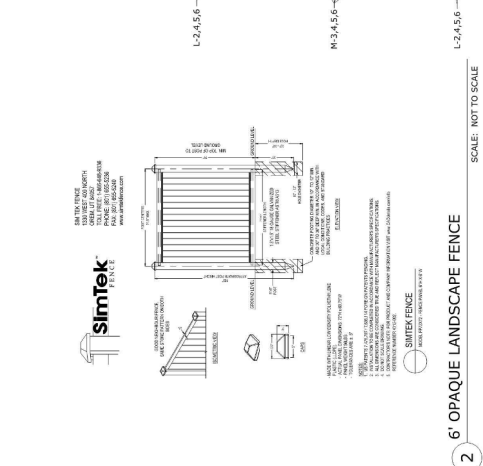
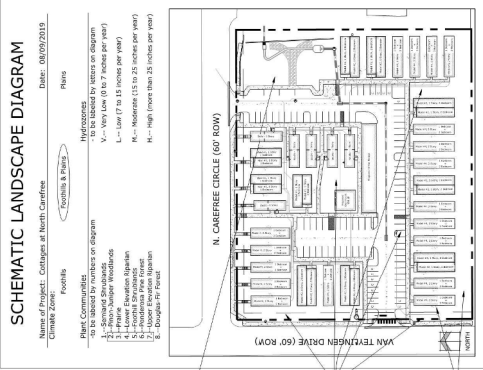
RIGHT SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION

1 TRASH ENCLOSURE. SCALE: NOT TO SCALE.

3 ULTRA BLOCK MSE RETAINING WALL. SCALE: NOT TO SCALE. 4 4' HT. 3-RAIL VINYL FENCE. SCALE: NOT TO SCALE.



2 6' OPAQUE LANDSCAPE FENCE. SCALE: NOT TO SCALE.

ENTITLEMENT table with columns DATE, REV, DESCRIPTION. Shows dates from 03/01/15 to 11/01/15.

PRELIMINARY LANDSCAPE NOTES & DETAILS

**COTTAGES
AT NORTH
CAREFREE**
CONDITIONAL USE
DEVELOPMENT PLAN

SOUTHWEST CORNER
OF NORTH CAREFREE
CIRCLE & VAN
TEYLING DRIVE
TO BUNGER BOULE
LOT 1, BLOCK 1
K. MARSHALL
A. GIBSON

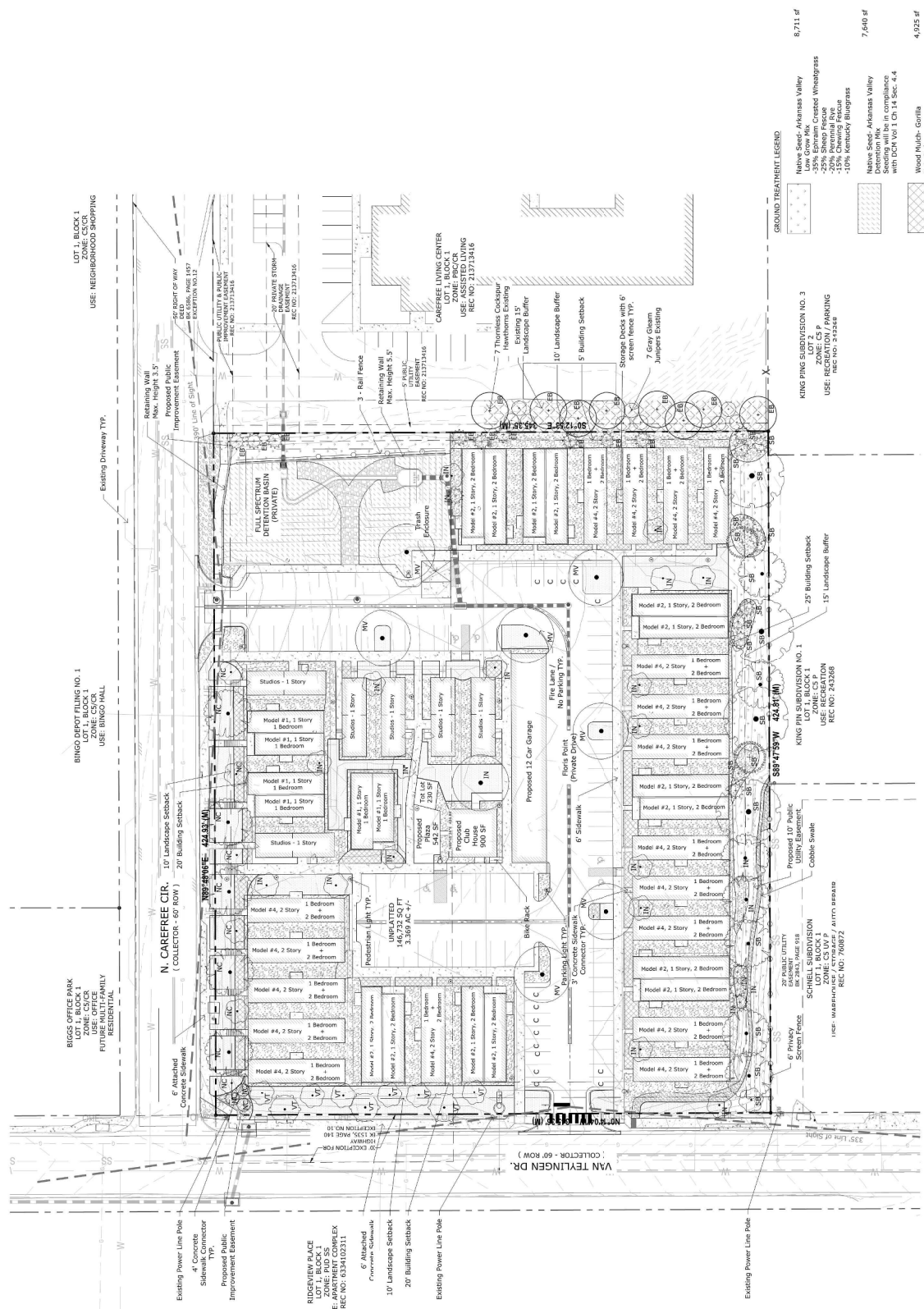
ENTITLEMENT

DATE	BY	DESCRIPTION
10/18/19	BP	PRELIMINARY ENTITLEMENT
11/14/19	KN	REVISION COMMENTS

**PRELIMINARY
LANDSCAPE PLAN**

LP2
6 OF 14

CPC CU 19-00117



GROUND TREATMENT LEGEND

SYMBOL	DESCRIPTION	AREA (sq ft)
[Pattern]	Native Seed: Arkansas Valley 15% Grass Seed 15% Sheep Fescue 15% Kentucky Bluegrass 15% Kentucky Blingrass	8,711 sf
[Pattern]	Native Seed: Arkansas Valley Detention Risk Sowing to be in compliance with 60A W 1.01, 1.04, 1.04	7,640 sf
[Pattern]	Wood Mulch - Corolla Hair Cedar	4,925 sf
[Pattern]	Rock Mulch - 3" Cinnamon Granite	25,073 sf
[Pattern]	Sod-Kentucky Blue Grass	13,877 sf
[Pattern]	Rock Cobble - 3" - 4" Blue Grey River Rock	2,169 sf

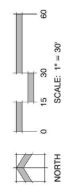


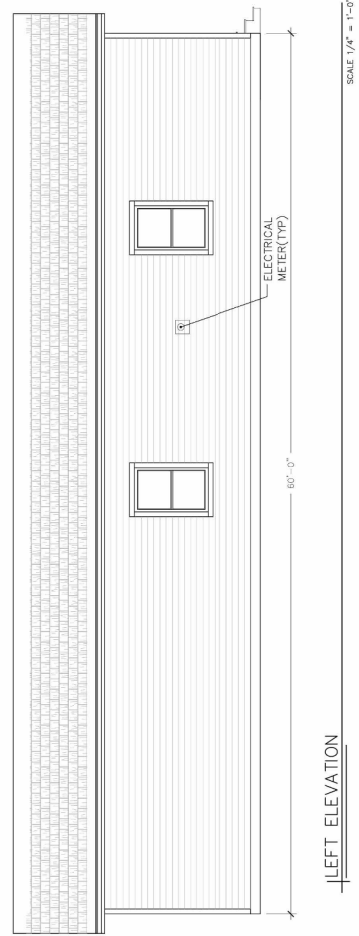
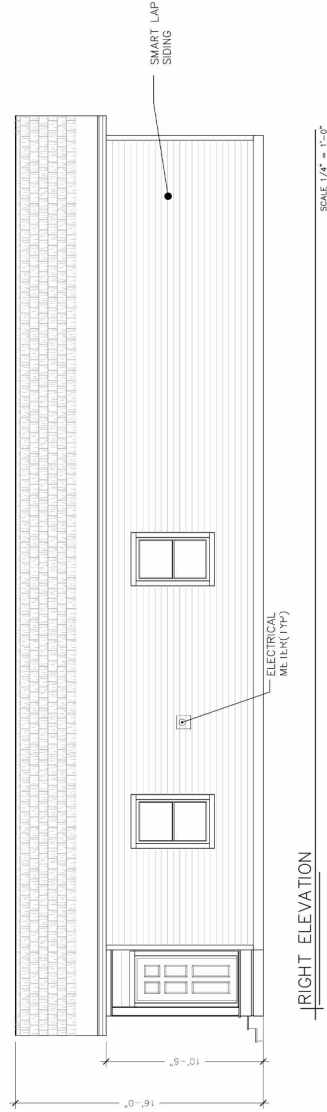
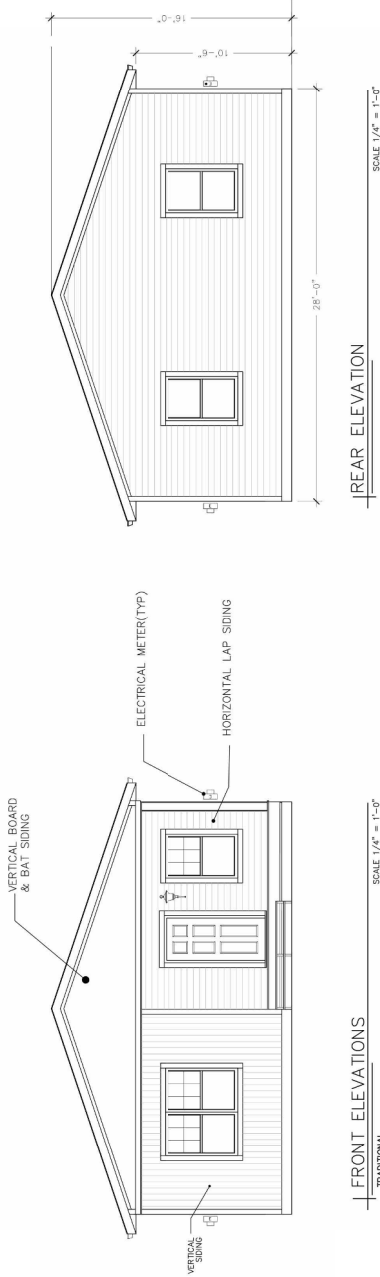
FIGURE 1

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ENTITLEMENT

DATE	BY	REVISION
01/11/14	BP	PERMITS COMMENTS
01/11/14	BN	PERMITS COMMENTS

ARCHITECTURAL
ELEVATIONS



ELEVATIONS SHOWN ARE CONCEPTUAL ONLY AND ARE NOT TO BE USED FOR PERMITS. THE ARCHITECT AND GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GENERAL BUILDING WIDTH, DEPTH AND HEIGHTS. THE ARCHITECT AND GENERAL CONTRACTOR SHALL RESERVE THE RIGHT TO MODIFY THE ELEVATIONS AND UNIT TYPES WITHOUT THE NEED TO REISSUE A DEVELOPMENT PLAN.

Model #2

FIGURE 1

**COTTAGES
AT NORTH
CAREFREE
CONDITIONAL USE
DEVELOPMENT PLAN**
SOUTHEAST
CORNER OF NORTH
VAN TULLER DRIVE

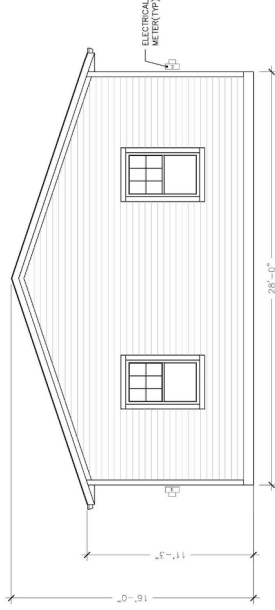
DATE: 08/14/12
PROJECT NO: 12-0001
PREPARED BY: K. JAKUBALY
S. PINKNEY

ENTITLEMENT

DATE	BY	DESCRIPTION
08/14/12	BP	PUBLIC COMMENTS
04/10/12	BN	PUBLIC COMMENTS
		REVISE COMMENTS

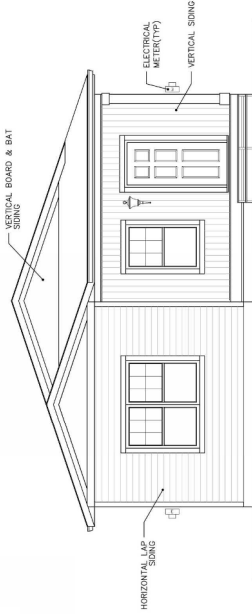
**ARCHITECTURAL
ELEVATIONS**

AE2
8 OF 14
CPC CU 19-00117



REAR ELEVATION

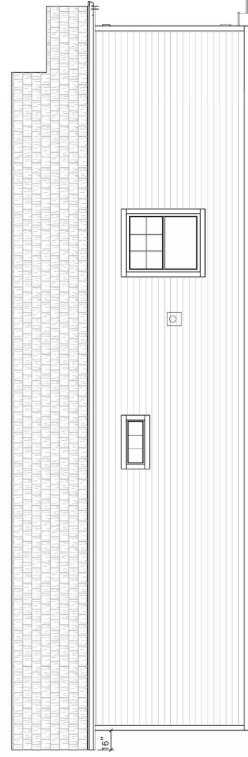
SCALE 1/4" = 1'-0"



FRONT ELEVATIONS
TRADITIONAL

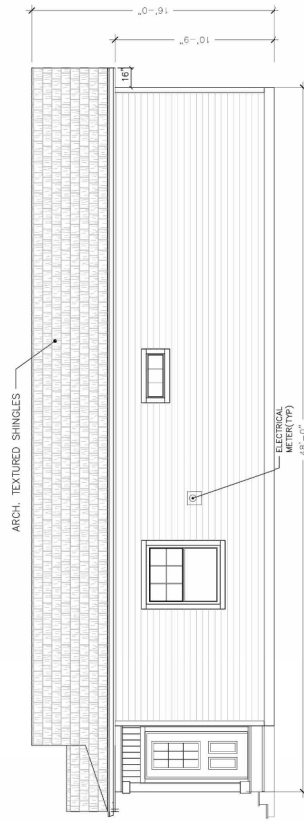
SCALE 1/4" = 1'-0"

ELEVATIONS SHOWN ARE CONCEPTUAL ONLY AND ARE PROVIDED TO ILLUSTRATE EXTERIOR MATERIALS AND GENERAL BUILDING WIDTH, DEPTH AND HEIGHTS. THIS IS NOT A DEVELOPMENT PLAN. TO RESUBMIT A DEVELOPMENT PLAN, ELEVATIONS AND UNIT TYPES WITHOUT THE NEED TO RESUBMIT A DEVELOPMENT PLAN.



LEFT ELEVATION

SCALE 1/4" = 1'-0"

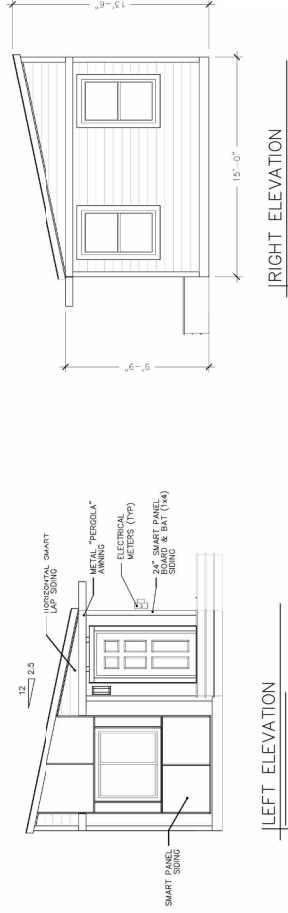
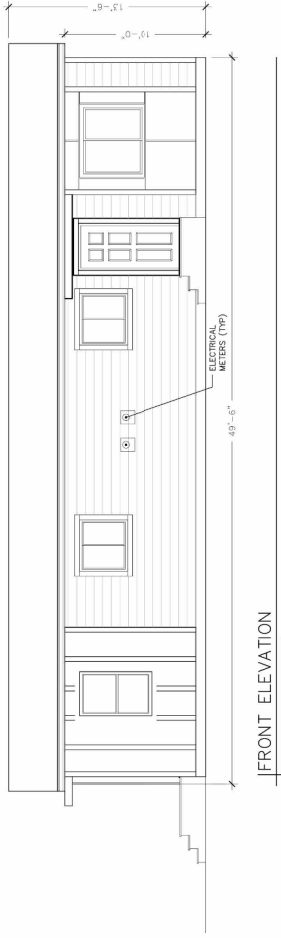


RIGHT ELEVATION

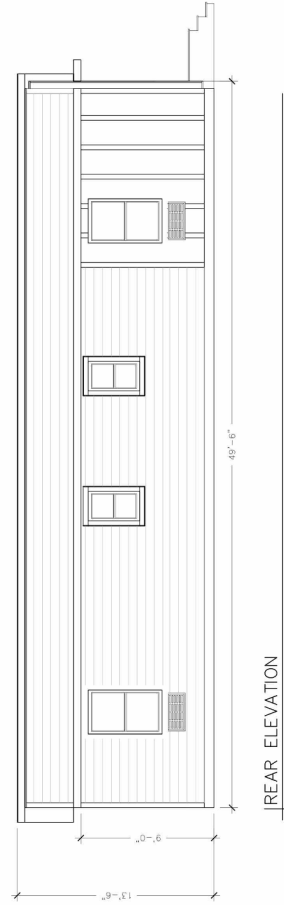
SCALE 1/4" = 1'-0"

Model #1

DATE	BY	DESCRIPTION
01/24/12	MP	PRELIMINARY
01/24/12	SM	REVISED COMMENTS



ELEVATIONS SHOWN ARE CONCEPTUAL ONLY AND ARE PROVIDED TO ILLUSTRATE EXTERIOR MATERIALS AND GENERAL BUILDING WIDTH, DEPTH AND HEIGHTS. THIS DRAWING IS NOT TO BE USED FOR PERMITS, ELEVATIONS AND UNIT TYPES WITHOUT THE NEED TO RESUBMIT A DEVELOPMENT PLAN.



Studio Unit

**COTTAGES
AT NORTH
AT CAREFREE**
CONDITIONAL USE
DEVELOPMENT PLAN

SOUTHEAST
CAREFREE CIRCLE &
VAN TETLINGEN DRIVE
CAREFREE, AZ 85929

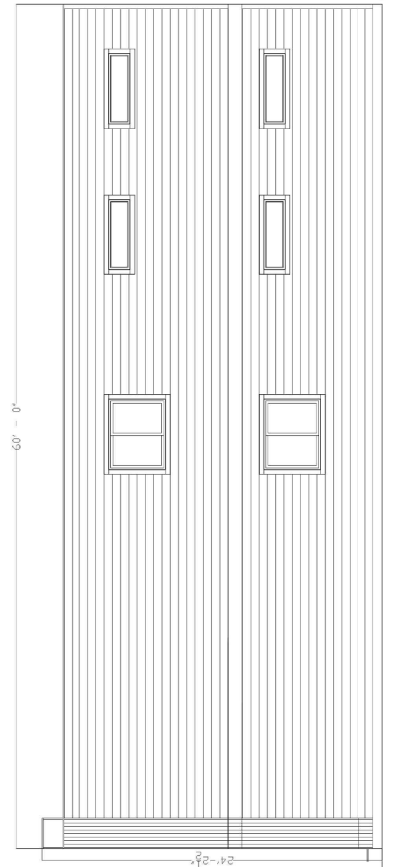
DATE: 12/17/19
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS

ENTITLEMENT

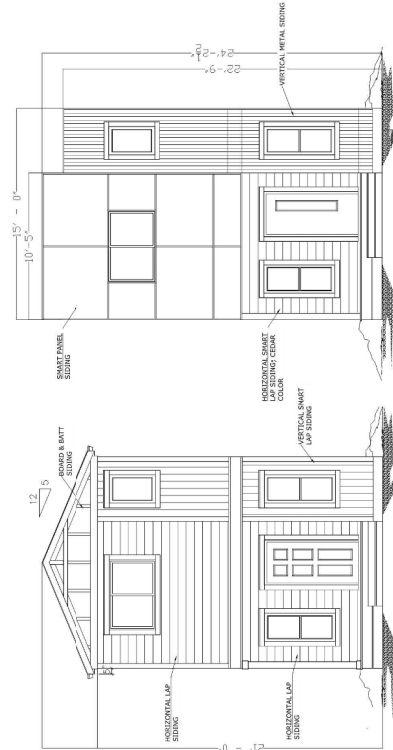
DATE:	12/17/19	
BY:	J. HARRIS	
FOR:	DEVELOPER	
REVISIONS:		
NO. 1	DATE	DESCRIPTION
1	12/17/19	REVISED COMMENTS
2	12/17/19	REVISED COMMENTS

**ARCHITECTURAL
ELEVATIONS**

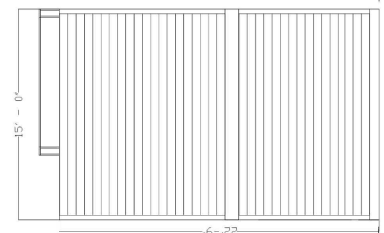
AE4
10 OF 14
CPC CU 19-00117



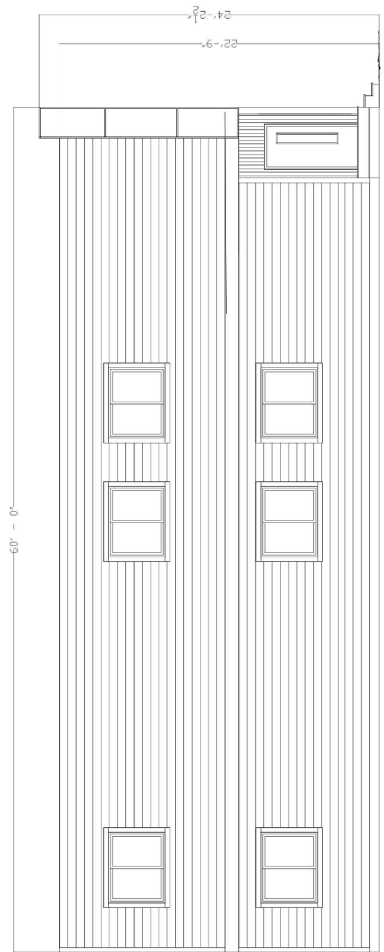
RIGHT ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

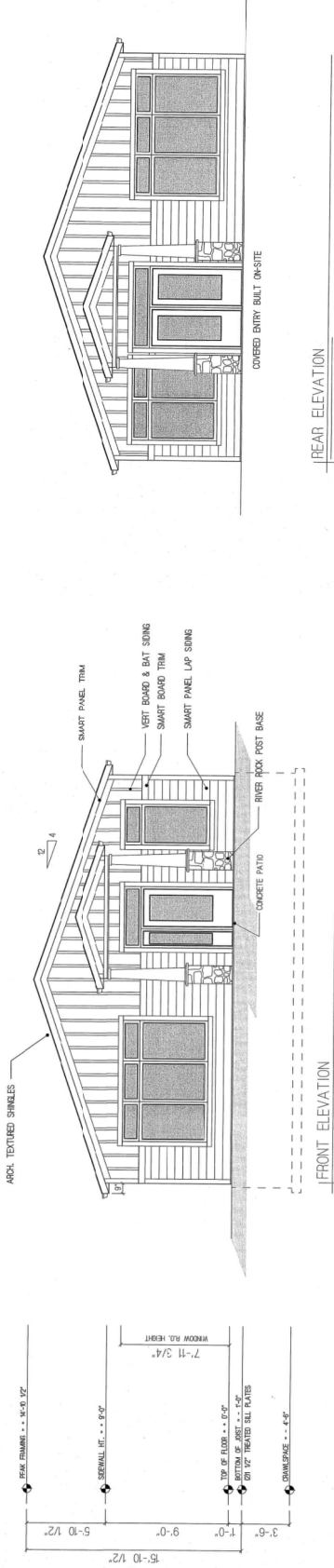


LEFT ELEVATION
SCALE 1/4" = 1'-0"

ELEVATIONS SHOWN ARE CONCEPTUAL ONLY AND ARE PROVIDED TO ILLUSTRATE EXTERIOR MATERIALS AND FINISHES. ARCHITECT RESERVES THE RIGHT TO MODIFY THE ELEVATIONS AND UNIT TYPES WITHOUT THE NEED TO RESUBMIT A DEVELOPMENT PLAN.

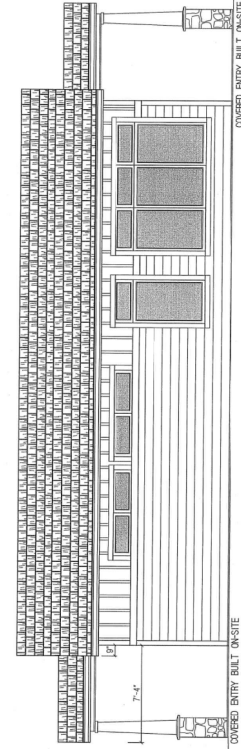
MODEL #4

FIGURE 1

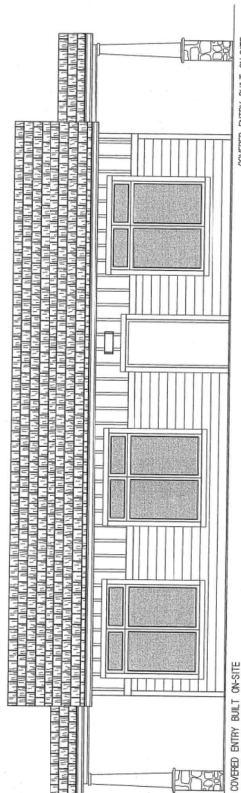


REAR ELEVATION

FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

ELEVATIONS SHOWN ARE CONCEPTUAL ONLY AND DO NOT REPRESENT THE EXACT DESIGN AND GENERAL BUILDING WIDTH, DEPTH AND HEIGHTS. ARCHITECT RESERVES THE RIGHT TO MODIFY THE ELEVATIONS AND UNIT TYPES WITHOUT THE NEED TO RESUBMIT A DEVELOPMENT PLAN.

CLUBHOUSE / RENTAL MANAGEMENT

FIGURE 1

NOT FOR CONSTRUCTION

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#	Date	Issue Description	Rev.

Project No. 24-0000006-00
 Drawn By: [Name]
 Checked By: [Name]
 Date: 11/09/21

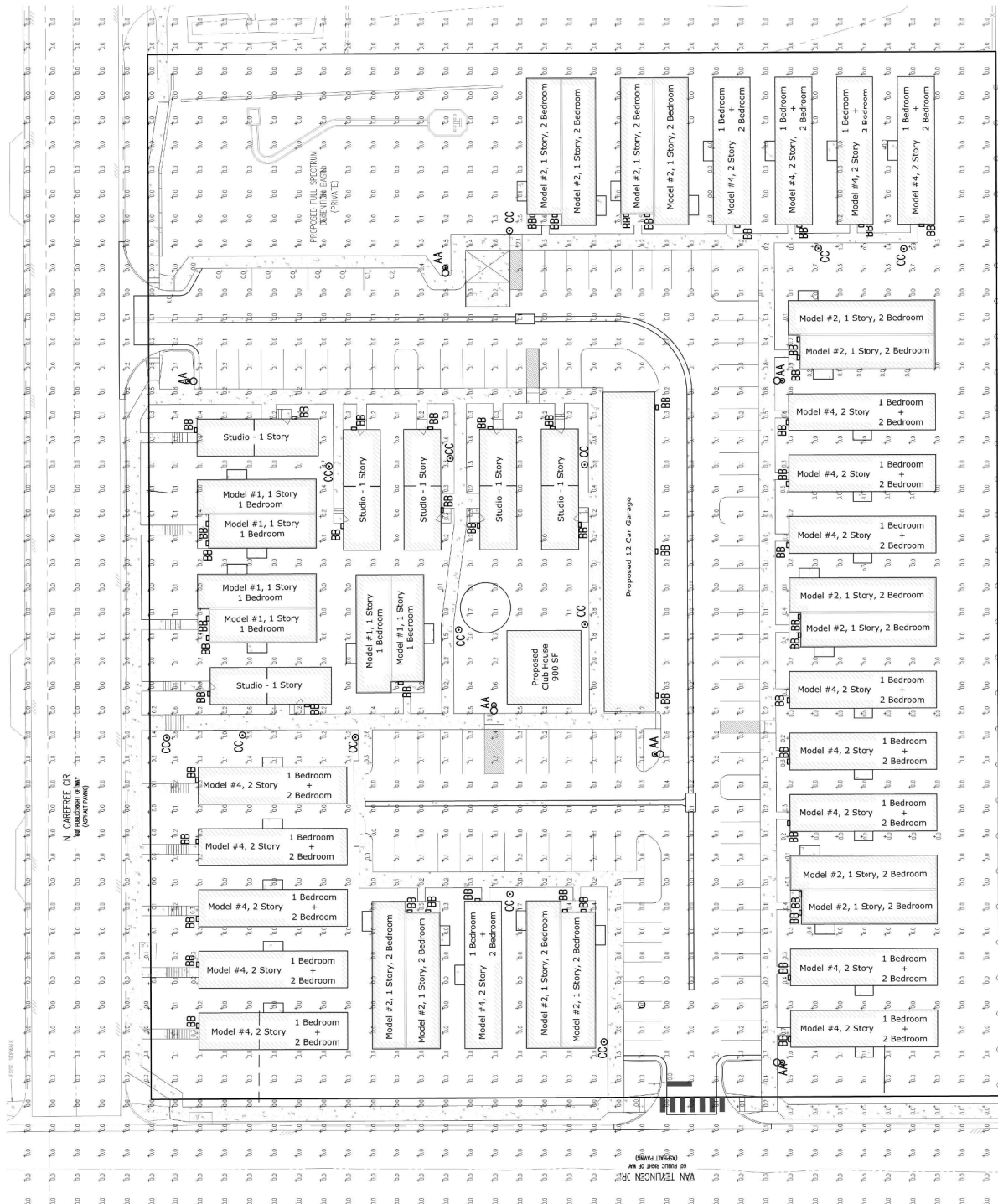


GENERAL NOTES:
 1. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
 2. THE CALCULATED LUMINOUS FLUXES MAY VARY FROM THE LUMINOUS FLUXES LISTED IN THESE DRAWINGS DUE TO VARIATIONS IN FIELD CONDITIONS.
 3. THE CALCULATED LUMINOUS FLUXES MAY VARY FROM THE LUMINOUS FLUXES LISTED IN THESE DRAWINGS DUE TO VARIATIONS IN FIELD CONDITIONS.
 4. THE CALCULATED LUMINOUS FLUXES MAY VARY FROM THE LUMINOUS FLUXES LISTED IN THESE DRAWINGS DUE TO VARIATIONS IN FIELD CONDITIONS.
 5. THE CALCULATED LUMINOUS FLUXES MAY VARY FROM THE LUMINOUS FLUXES LISTED IN THESE DRAWINGS DUE TO VARIATIONS IN FIELD CONDITIONS.
 6. THE CALCULATED LUMINOUS FLUXES MAY VARY FROM THE LUMINOUS FLUXES LISTED IN THESE DRAWINGS DUE TO VARIATIONS IN FIELD CONDITIONS.
 7. THE CALCULATED LUMINOUS FLUXES MAY VARY FROM THE LUMINOUS FLUXES LISTED IN THESE DRAWINGS DUE TO VARIATIONS IN FIELD CONDITIONS.
 8. THE CALCULATED LUMINOUS FLUXES MAY VARY FROM THE LUMINOUS FLUXES LISTED IN THESE DRAWINGS DUE TO VARIATIONS IN FIELD CONDITIONS.
 9. THE CALCULATED LUMINOUS FLUXES MAY VARY FROM THE LUMINOUS FLUXES LISTED IN THESE DRAWINGS DUE TO VARIATIONS IN FIELD CONDITIONS.
 10. THE CALCULATED LUMINOUS FLUXES MAY VARY FROM THE LUMINOUS FLUXES LISTED IN THESE DRAWINGS DUE TO VARIATIONS IN FIELD CONDITIONS.

STATISTICAL AREA SUMMARY

Model	Count	Area (sq ft)	Perimeter (ft)
Model #1	10	1,100	110
Model #2	10	1,100	110
Model #3	10	1,100	110
Model #4	10	1,100	110
Model #5	10	1,100	110
Model #6	10	1,100	110
Model #7	10	1,100	110
Model #8	10	1,100	110
Model #9	10	1,100	110
Model #10	10	1,100	110

CAUTION - NOTICE TO CONTRACTOR
 1. THIS DRAWING IS THE PROPERTY OF GALLOWAY CONSTRUCTION COMPANY, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF GALLOWAY CONSTRUCTION COMPANY, INC. ANY VIOLATION OF THESE TERMS SHALL BE AT THE USER'S SOLE RISK.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



LUMINAIRE SCHEDULE

Model	Height (ft)	Beam Spread (ft)	Beam Spread (ft)	Beam Spread (ft)	Beam Spread (ft)	Beam Spread (ft)	Beam Spread (ft)	Beam Spread (ft)	Beam Spread (ft)
Model #1	10	10	10	10	10	10	10	10	10
Model #2	10	10	10	10	10	10	10	10	10
Model #3	10	10	10	10	10	10	10	10	10
Model #4	10	10	10	10	10	10	10	10	10
Model #5	10	10	10	10	10	10	10	10	10
Model #6	10	10	10	10	10	10	10	10	10
Model #7	10	10	10	10	10	10	10	10	10
Model #8	10	10	10	10	10	10	10	10	10
Model #9	10	10	10	10	10	10	10	10	10
Model #10	10	10	10	10	10	10	10	10	10

PHOTOMETRIC SITE PLAN

Model	Count	Area (sq ft)	Perimeter (ft)
Model #1	10	1,100	110
Model #2	10	1,100	110
Model #3	10	1,100	110
Model #4	10	1,100	110
Model #5	10	1,100	110
Model #6	10	1,100	110
Model #7	10	1,100	110
Model #8	10	1,100	110
Model #9	10	1,100	110
Model #10	10	1,100	110

PHOTOMETRIC SITE PLAN

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Model #4	10	1,100	110
Model #5	10	1,100	110
Model #6	10	1,100	110
Model #7	10	1,100	110
Model #8	10	1,100	110
Model #9	10	1,100	110
Model #10	10	1,100	110

PHOTOMETRIC SITE PLAN

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Model #5	10	1,100	110
Model #6	10	1,100	110
Model #7	10	1,100	110
Model #8	10	1,100	110
Model #9	10	1,100	110
Model #10	10	1,100	110

FIGURE 1

