
SCHMIDT PUD PRELIMINARY PLAN / DEVELOPMENT PLAN

NOXIOUS WEED MANAGEMENT PLAN

MAY 2026

APPLICANT	OWNERS		CONSULTANT:
Turkey Canon Quarry Inc 20 Boulder Crescent St. Colorado Springs, CO 80903	Turkey Canon Quarry Inc 20 Boulder Crescent St. Colorado Springs, CO 80903	Sugar Daddy's LLC 1601 N Franklin St Colorado Springs, CO. 80907	N.E.S. Inc. 619 North Cascade Ave. Colorado Springs, CO 80903

TSN: 5200000577 & 5200000570

ACREAGE: 58.6 ACRES

CURRENT ZONING: RS-5000 & RM-12

PROPOSED ZONING: PUD

CURRENT USE: VACANT

PROPOSE USE: DETACHED AND ATTACHED SINGLE-FAMILY

VEGETATION AND NOXIOUS WEEDS

The existing ground cover on site is sparse vegetation consisting of a slight to moderate stand of mostly grasses and weeds and a concentration of evergreen trees on the central-north boundary of the site and riparian vegetation along the Cottonwood Creek corridor.

The site is unoccupied and undeveloped however; a significant portion has been overlot graded. Native noxious weeds exist throughout the property. Weed control prior to and during construction shall take place to eliminate existing weeds and to prevent introducing new weeds. Following construction, the Metro District will be responsible for weed control in the common areas throughout the development.