Additional comments will be provided regarding items added or altered after the initial submittal.

SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

is this the subdivision name? filings 1-4

Correct title to read name of development and then PUD and Preliminary Plan

Add- Sec township range

PUD 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 DEPARTMENT 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 WATERSIDE AT LAKE WOODMOOR 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 COMPLIES 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 WATERSIDE AT LAKE WOODMOOR, 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 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 DEPARTMENT, 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.

PUD DEVELOPMENT GUIDELINES

these likley need to be broken down based on lot size or attached detached units

PERMITTED USES:

1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES,

*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED .

? Lorson Ranch? Please look at PUDSP256, PUDSP261; PUDSP253

TEMPORARY USES:

1. MODEL HOME/ SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES

*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED .

permitted principal use and accessory use?

ACCESSORY USES:

1. RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
5. MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

This is to broad now. our residential home occs have no exceptions if special uses are processed so please list what home occs are allowed...

so this reads no greenhouse for personal use is allowed; what about gazebo , play equipment, pergolas, decks spas?

*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED.

group homes need to be addressed here

SPECIAL USES:

1. CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

ACCESSORY STRUCTURES:

1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOS, PATIOS (COVERED OR UNCOVERED), HOT TUBS/ SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE WITH THE EXCEPTION OF COVERED/ SEMI-ENCLOSED PORCHES.

playground equipment, tree houses

so detached enclosed porches are allowed?

PURPOSE AND INTENT:
THE SCHMIDT PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN IS A PROPOSED 272 LOT DETACHED AND ATTACHED SINGLE-FAMILY RESIDENTIAL COMMUNITY UTILIZING BOTH PUBLIC AND PRIVATE ROADS TO ACCESS INDIVIDUAL LOTS.

GENERAL NOTES

1. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
2. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
3. ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATIONS. UPON ACCEPTANCE BY EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
4. THE FOLLOWING SERVICE PROVIDERS SHALL SERVICES THIS PROJECT:
   WATER: FAWWA
   WASTEWATER: FAWWA
   GAS: COLORADO SPRINGS UTILITIES
   ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
5. LANDSCAPE SETBACK TREES AND FUTURE NOISE WALL WILL BE INSTALLED WITH THE DIRECTLY ADJACENT SECTION OF MARKSHEFFEL ROAD.

Provide commitment letter

the noise wall detail and location shall be included here as residential is proposed next to a principal arterial. Installation , O and M identified

when, who, where will install this? who will maintain and own

GEOHAZARD NOTES

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY _____, DATED _____, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: (__EROSION AND EXPANSIVE BEDROCK__). A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE _____ OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

please use County standard note- Please look at the 2026 checklists for prelim plan and PUD and add missing information

FEMA NOTE

1. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08041C0529G, EFFECTIVE DECEMBER 7, 2018, INDICATES THAT PORTIONS OF THE PARCEL ARE LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD), ZONE AE (SPECIAL FLOOD HAZARD AREA), AND THE REGULATORY FLOODWAY.

is this correct firm map?

AVIGATION NOTES

1. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
2. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH THE (IS THEREIN ESTABLISHED BY THE _____) SUBDIVISION PLAT. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

modify this note since this is a preliminary plan

SIGNATURE BLOCKS

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF: xx

HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____ 20___ A.D. ,
A COLORADO LIMITED LIABILITY COMPANY

_____
AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
)SS.
COUNTY OF EL PASO)

SIGNED BEFORE ME ON _____, 20____ A.D. BY

_____
NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT

_____
NOTARY'S OFFICIAL SIGNATURE

_____ _____
TITLE OF OFFICE COMMISSION EXPIRATION

the State water form depicts 279

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION #_____ AND DATE_____ APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

_____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT 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_____ RECORDED PER

RECEPTION NO. _____.

_____
EL PASO COUNTY CLERK AND RECORDER

This language doesnt exist in code. if you are allowing Additional dwelling unit be clear on which products. If you are allowing accessory living quarters attached or detached be clear.

SITE DATA

update these as owners have created multiple parcels

TAX SCHEDULE NUMBER :	5200000577 & 5200000570
TOTAL AREA:	72.979 ACRES
TOTAL REZONE AREA:	60.763 ACRES
CURRENT ZONE:	RS-5000 & RM-12
PROPOSED ZONE:	PUD
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED DENSITY:	4.44 DU/AC (270 LOTS / 60.763 AC)
MAX. BUILDING HEIGHT	35'
TOTAL LOTS	270
OPEN SPACE	
REQUIRED:	6.08 AC (INCL. 1.5 AC CONTIGUOUS)
PROVIDED:	13.26 AC (INCL. 8.99 AC CONTIGUOUS)

Preliminary Plan

and ? for a portion of the preliminary plan area

attached SF # units_____and detached SF # units _____

break down the 10 % OS and then the 20% usable requirement

if its not within the PUD boundary it can not be used as it may be used elsewhere.

LANDSCAPE SETBACKS

NORTH	(FUTURE MARKSHEFFEL RD): 25'
EAST	(Brush Top): 10'

LANDSCAPE BUFFERS

SOUTH	15' (COMBINED WITH BUILDING SETBACK)
WEST	15'

A building setback is different than the zone boundary Buffer- they may overlap but there is no setback relief option into a buffer

PARKING

FORMULA:	2 SPACES REQUIRED PER LOT + GUEST PARKING (1 SPACE PER 4 ATTACHED UNITS)
TOTAL REQUIRED:	540 SPACES + 12 GUEST PARKING STALLS (INCL. 1 ADA)
TOTAL PROVIDED:	540 OFF-STREET SPACES + 12 GUEST PARKING STALLS (INCL. 2 ADA)
ADA REQUIRED:	1 (1 VAN)
ADA PROVIDED:	2 (2 VAN)

provide the parking req; prov for each type of residential; 4 SF attached needs to meet the multi family standard

verify future dev tracts are not included. Verify the pond that was identified with the MF rezoning as a buffer is not double counted and included here.

Residential, Single-Family	
Single Family	2 spaces per dwelling unit
Single Family, Attached	2 spaces per dwelling unit, plus 1 guest space per 4 units
Residential, Multi-Family	
Studio or Efficiency	1.1 spaces per dwelling unit
1 Bedroom	1.5 spaces per dwelling unit
2 Bedroom	1.7 spaces per dwelling unit
3 Bedroom	2.0 spaces per dwelling unit
Guest	1 space per 3 dwelling units
Elderly (60 or over)	0.6 spaces per dwelling unit

does this include decks?

your going to have to provide lot numbers as there is no way staff can track a series - once sold marketing may change; in this review i have no idea what lots these refer to.

DEVELOPMENT STANDARDS

Dimensional Standards

LOT SERIES	NUMBER OF LOTS	LOT SIZE	MIN. WIDTH	MIN. DEPTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	ALLOWED ENCROACHMENTS	LOT COVERAGE
ASCENT SERIES	60	2,400 - 3,680 SF	32'	67'	10' STRUCTURE, 20' GARAGE	5', 15' CORNER LOT	10''	ROOF EAVES, BAY WINDOWS, 2ND/3RD LEVEL CANTILEVERS, UNCOVERED PATIOS, UNCOVERED DECKS LESS THAN 18" IN HEIGHT	DETERMINED BY SETBACKS
SKYLINE SERIES	61	3,400 - 5,370 SF	37'	79'	10' STRUCTURE, 20' GARAGE	5', 15' CORNER LOT	10'		
DUPLEX SERIES	48	2,790 - 3,100 SF/LOT	31'	86'	10' (NO DRIVEWAY PARKING IF DRIVEWAY < 20')	5'; 15' CORNER LOT, 0' ON COMMON LOT LINE	10'		
SOUTH 50'X105'&50'X110'; EAST 60'X115'	80	N/A	50' / 60'	105' / 110' / 115'	10' STRUCTURE, 20' GARAGE	5'	10'		
SOUTH 60'X115'	21	N/A	60'	115'	10' STRUCTURE, 20' GARAGE	5'	15'		

PUD Modification table

complete this as people can obtain variance to encroach into a setback -provide lot coverages

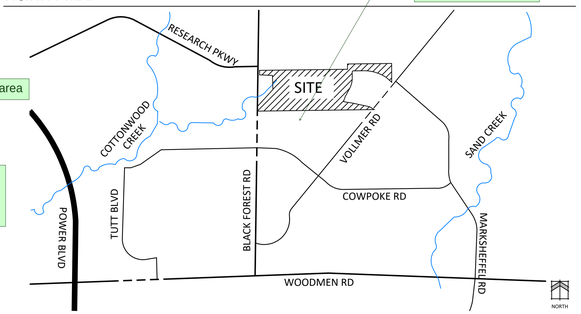
attached single family lots? or is this 2 units on one lot?

provide a full layout with the different filings/phasing lines

No residential or rural home occs as a special use allowed? Is that what you would like- so no contractors equipment yards or welding shops paint shops out of a home?

window wells? fire place exhaust vents?

VICINITY MAP



Provide a vicinity for prelim area verses PUD zoning area only. Some of the Prelim is to remain what zone?

Concur with Traffic Engineering comment:
The development will be responsible for all of roadway and signal improvements stated in the IGA agreement. Please submit separate construction plan drawings to the City showing for all Marksheffel Rd. public improvements.

Joel Dignillo, P.E.
Engineering Development Review
City of Colorado Springs
(719)385-5412
Joel.dignillo@coloradosprings.gov

1- The development will be responsible for all of roadway and signal improvements stated in the IGA agreement.
2- Show and call out Marksheffel access as right in/out access.
3- Please remove the connections going to Salt Brush Road and Brush Top Road.

Zaker Akazan, P.E.
Traffic Engineering Manager/Deputy City Traffic Engineer
City of Colorado Springs
(719) 385-5468
Zaker.Akazan@coloradosprings.gov

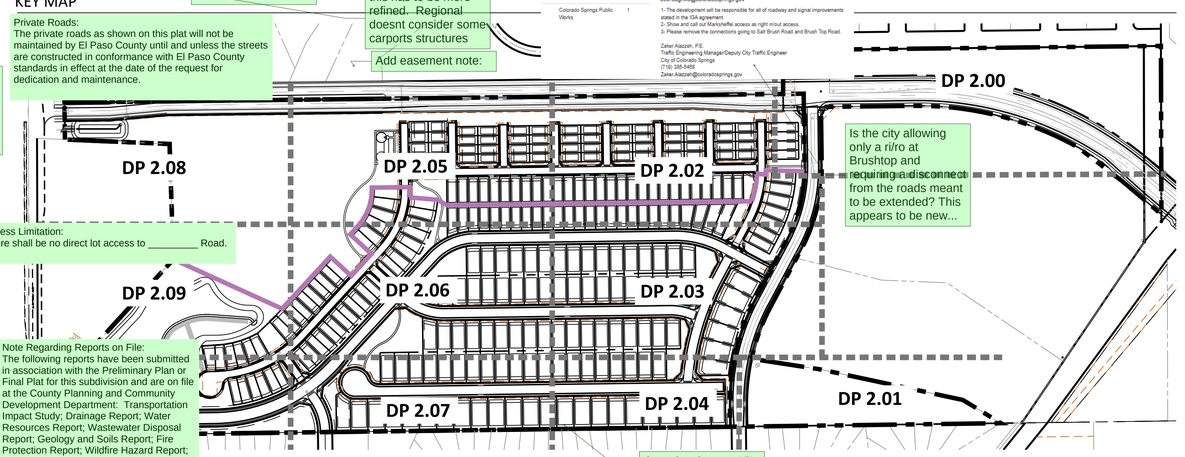
Colorado Springs Public Works 1

KEY MAP

this has to be more refined. Regional doesnt consider some carports structures

Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Add easement note:



Is the city allowing only a ri/ro at Brushtop and requiring a disconnect from the roads meant to be extended? This appears to be new...

Access Limitation:
There shall be no direct lot access to _____ Road.

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

these lots have a 15' buffer minimum

what is this?

layout PUD/Preliminary Plan

SHEET INDEX

NUMBER	TITLE	DESCRIPTION
1	DP 1.00	COVER
2	DP 1.01	SITE LEGAL AND TRACT TABLE
3	DP 1.02	LOT TYPICALS
4 - 14	DP 2.00 - DP 2.10	SITE PLAN
15	15	LEGEND
16	16	TYPICAL SECTIONS
17 - 21	17 - 21	PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
22 - 26	22 - 26	PRELIMINARY GRADING PLAN
27	LP 1.01	LANDSCAPE COVER
28 - 36	LP 2.00 - LP 2.08	PRELIMINARY LANDSCAPE PLAN
37	LP 3.01	LANDSCAPE DETAILS

where is the geo constraints/hazard mapping

PROJECT TEAM

OWNER:	MORLEY ENTERPRISES 609 S. CASCADE UNIT 204 COLORADO SPRINGS, CO, 80903
APPLICANT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903
ENGINEER:	ALL TERRAIN ENGINEERING COLORADO SPRINGS, 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

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SCHMIDT PARCEL

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST RD

PROJECT INFO

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

COVER

SHEET NUMBER/TITLE

DP1.00

1 OF 37

PLAN FILE #

CPC #

P:\Morley\Schmidt South PUD Preliminary Plan\Drawings\Planning\DP\Schmidt-DP.dwg [DP1.00] 6/26/2026 1:55:38 PM tknab

SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

update title block all pages

Based on the maps submitted it is unclear what is proposed to be preliminary planned verses PUD only

Is this the Preliminary Plan legal?

LEGAL DESCRIPTION- OVERALL SITE

COMMENCING at the Southwest corner of said Section 32, from which the South Quarter Corner bears

N 89°14'45" E, a distance of 2650.80 feet;

thence N 89°14'45" E along the South line of said Section 32, a distance of 60.00 feet to the Southeast corner of that parcel of land as described in that General Warranty Deed as recorded under Reception No. 222124940, said Southeast corner being the POINT OF BEGINNING;

thence N 00°11'44" W along the East line of said parcel of land, a distance of 131.02 feet to a point on the South line of that tract of land as described in that Deed recorded under Book 3859 at Page 151;

thence along the South, East and North boundary lines of said tract, the following three (3) courses:

1) N 42°23'21" E, a distance of 657.49 feet;

2) N 01°53'26" W, a distance of 403.35 feet;

3) N 87°33'35" W, a distance of 365.82 feet to the Southeast corner of that parcel of land as described in that General Warranty Deed as recorded under Reception No. 222124940;

thence N 00°39'53" W along the East line of said parcel of land, a distance of 129.22 feet to a point on the South line of Silver Ponds Subdivision Filing No. 1 as recorded under Reception No. 96082980;

thence along the South and East boundary lines of said Silver Ponds Subdivision Filing No. 1, the following two (2) courses:

1) N 89°18'51" E, a distance of 2510.92 feet;

2) N 00°10'28" W, a distance of 152.95 feet to the Southwest corner of Holiday Hills No. 1 as recorded in Plat Book E-2 at Page 12;

thence N 89°21'46" E along the South line of said Holiday Hills No. 1 and its Easterly extension, a distance of 1320.26 feet to a point on the East line of said Holiday Hills No. 1;

thence S 00°09'15" E along said East line, a distance of 588.46 feet;

thence N 49°38'29" W, a distance of 150.39 feet;

thence 29.97 feet along the arc of a 821.49 foot radius curve to the left, having a central angle of 2°05'25" and a chord that bears N 50°23'53" W, a distance of 29.97 feet;

thence N 52°37'30" W, a distance of 197.09 feet;

thence 593.01 feet along the arc of a 1146.50 foot radius curve to the left, having a central angle of 29°38'08" and a chord that bears N 75°52'05" W, a distance of 586.42 feet;

thence S 89°18'51" W, a distance of 308.13 feet;

thence S 29°18'51" W, a distance of 36.06 feet;

thence S 00°41'24" E, a distance of 173.54 feet;

thence 303.91 feet along the arc of a 605.00 foot radius curve to the right, having a central angle of 28°46'54" and a chord that bears S 13°42'03" W, a distance of 300.73 feet;

thence S 28°05'30" W, a distance of 226.47 feet;

thence 196.02 feet along the arc of a 705.00 foot radius curve to the left, having a central angle of 15°55'52" and a chord that bears S 20°07'34" W, a distance of 195.39 feet;

thence S 81°15'09" E, a distance of 244.58 feet;

thence S 77°53'11" E, a distance of 507.94 feet;

thence S 58°30'10" E, a distance of 155.44 feet to a point on the North line of Trails at Forest Meadows Filing No. 3 as recorded under Reception No. 215713704;

thence S 89°14'13" W along said North line, a distance of 743.09 feet;

thence S 89°14'45" W along the North line of said Trails at Forest Meadows Filing No. 3 and the North line of Trails at Forest Meadows Filing No. 4 as recorded under Reception No. 216713777, a distance of 2590.89 feet to the POINT OF BEGINNING.

Containing a calculated area of 3,213,159 square feet (73.764 acres) of land, more or less.

LEGAL DESCRIPTION- PUD ZONE BOUNDARY

COMMENCING at the Southwest corner of said Section 32, from which the South Quarter Corner bears

N 89°14'45" E, a distance of 2650.89 feet;

thence N 89°14'45" E along the South line of said Section 32, a distance of 60.00 feet to the Southeast corner of that parcel of land as described in that General Warranty Deed as recorded under Reception No. 222124940, said Southeast corner being the POINT OF BEGINNING;

thence N 00°11'44" W along the East line of said parcel of land, a distance of 131.02 feet to a point on the South line of that tract of land as described in that Deed recorded under Book 3859 at Page 151;

thence along the South, East and North boundary lines of said tract, the following three (3) courses:

1) N 42°23'21" E, a distance of 657.49 feet;

2) N 01°53'26" W, a distance of 403.35 feet;

3) N 87°33'35" W, a distance of 365.82 feet to the Southeast corner of that parcel of land as described in that General Warranty Deed as recorded under Reception No. 222124940;

thence N 00°39'53" W along the East line of said parcel of land, a distance of 129.22 feet to a point on the South line of Silver Ponds Subdivision Filing No. 1 as recorded under Reception No. 96082980;

thence N 89°18'51" E along said South line, a distance of 2582.53 feet;

thence S 00°41'24" E, a distance of 251.78 feet;

thence 273.77 feet along the arc of a 545.00 foot radius curve to the right, having a central angle of 28°46'54" and a chord that bears S 13°42'03" W, a distance of 270.90 feet;

thence S 28°05'30" W, a distance of 226.47 feet;

thence 385.14 feet along the arc of a 765.00 foot radius curve to the left, having a central angle of 28°50'45" and a chord that bears S 13°40'07" W, a distance of 381.09 feet;

thence S 00°45'15" E, a distance of 79.00 feet to a point on the North line of Trails at Forest Meadows Filing No. 3 as recorded under Reception No. 215713704;

thence S 89°14'45" W along the North line of said Trails at Forest Meadows Filing No. 3 and the North line of Trails at Forest Meadows Filing No. 4 as recorded under Reception No. 216713777, a distance of 2388.28 feet to the POINT OF BEGINNING.

Containing a calculated area of 2,646,857 square feet (60.763 acres) of land, more or less.



Please identify the riparian habitat and preserve it by no build (excluding row and bridge); Chapter 8 identifies preserving nat features.

is there a trail along creek?

add the tract lines and dimensions & SF

Preliminary plan?

which district

this is not a legal description?

LEGAL DESCRIPTION- OVERALL SITE

TRACT NAME	SF	AC	USE	OWNERSHIP AND MAINTENANCE
A	238,188.81	5.47	DETENTION	METRO DISTRICT
B	34,281.85	0.79	OPEN SPACE	METRO DISTRICT
C	40,277.70	0.92	OPEN SPACE, UTILITIES	METRO DISTRICT
D	7,516.09	0.17	OPEN SPACE	METRO DISTRICT
E	391,815.54	8.99	PARK, STREAM, OPEN SPACE, UTILITIES	METRO DISTRICT
F	11,346.93	0.26	OPEN SPACE	METRO DISTRICT
G	10,471.38	0.24	OPEN SPACE	METRO DISTRICT
H	44,192.57	1.01	ROADS AND ASPHALT, UTILITIES	METRO DISTRICT
I	77,829.68	1.79	ROADS AND ASPHALT, UTILITIES	METRO DISTRICT
J	4,137.47	0.09	OPEN SPACE	METRO DISTRICT
K	6,314.17	0.14	OPEN SPACE	METRO DISTRICT
L	13,522.86	0.31	OPEN SPACE	METRO DISTRICT
M	8,755.25	0.20	ROADS AND ASPHALT, UTILITIES	METRO DISTRICT
N	16,151.92	0.37	OPEN SPACE	METRO DISTRICT
O	9,540.52	0.22	OPEN SPACE	METRO DISTRICT
P	8,288.46	0.19	OPEN SPACE	METRO DISTRICT
Q	9,956.52	0.23	OPEN SPACE, UTILITIES	METRO DISTRICT
R	129,178.32	2.97	ROW DEDICATION	EL PASO COUNTY
S	138,510.99	3.18	FUTURE DEVELOPMENT	METRO DISTRICT
T	214,302.97	4.92	FUTURE DEVELOPMENT	METRO DISTRICT
U	130,030.86	2.99	FUTURE DEVELOPMENT	METRO DISTRICT
V	1,955.90	0.04	OPEN SPACE	METRO DISTRICT
W	2,158.10	0.05	OPEN SPACE	METRO DISTRICT
X	2,155.76	0.05	OPEN SPACE	METRO DISTRICT
Y	2,158.10	0.05	OPEN SPACE	METRO DISTRICT
Z	2,155.76	0.05	OPEN SPACE	METRO DISTRICT
AA	2,158.10	0.05	OPEN SPACE	METRO DISTRICT
BB	2,154.22	0.05	OPEN SPACE	METRO DISTRICT
TOTAL	**1,550,880.61**	**35.80**		

are these private roads then?

this is detention is it not?

please identify the pocket parks verses other park areas; these are different than open space. Please identify the channel tract

open space is not the same as landscape nor parkland

how can a metro district own the future dev tracts? that is not within a districts purview.

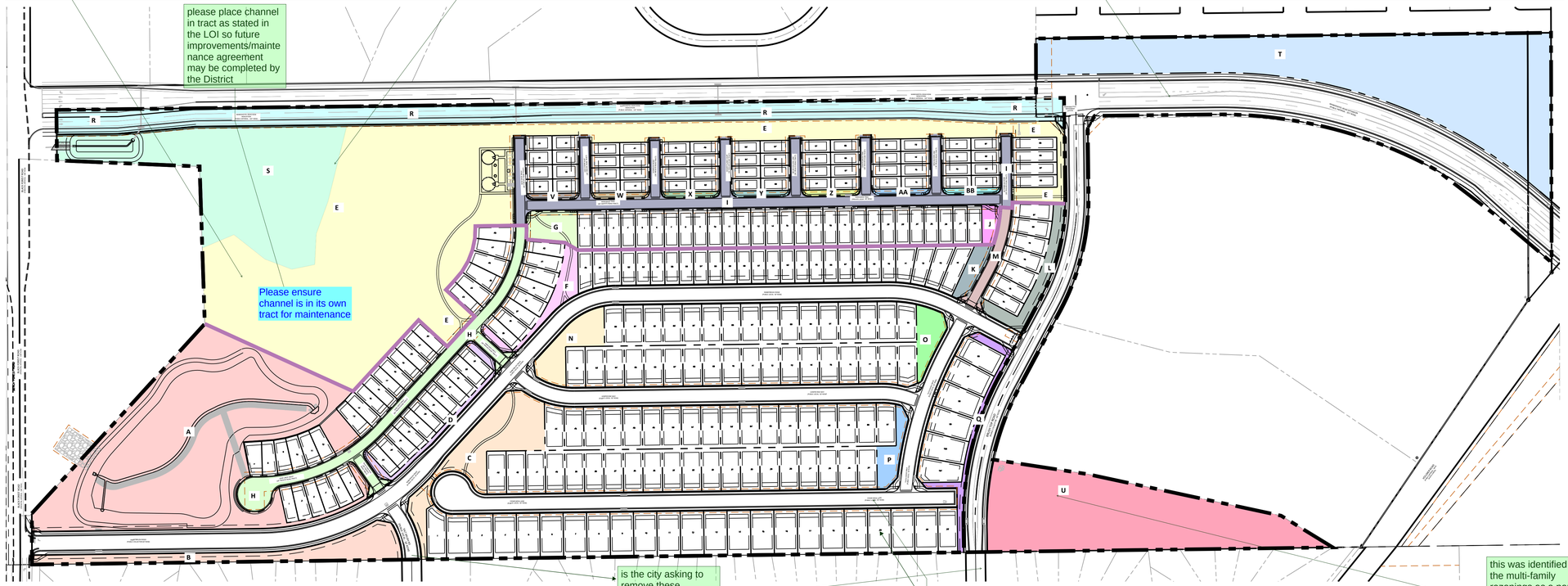
i believe you will have a tract for the Prelim plan and a tract for the PUD since the Prelim will have future dev tracts. Would it be better to include all in the PUD as future development tracts to be rezoned.

road labels

TRACT DIAGRAM

please place channel in tract as stated in the LOI so future improvements/maintenance agreement may be completed by the District

Please ensure channel is in its own tract for maintenance



TRACT NAME
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z
AA
BB

Provide the tract table, SF, use, ownership and maintenace

is the city asking to remove these connections? That is a new path- perhaps a meeting to dicuss?

please increase text size; its not legible

this was identified in the multi-family rezonings as a part of that MF rezoning buffer to adj Please remove this from the OS count.

N.E.S. Inc.
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Tel. 719.471.0073
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SCHMIDT PARCEL

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST RD

PROJECT INFO

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

STAMP

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET DESCRIPTION

SITE LEGAL AND TRACT TABLE

SHEET NUMBER/TITLE

DP1.01

2 OF 37

PLAN FILE #

CPC #

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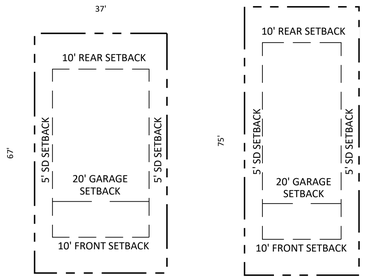
EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

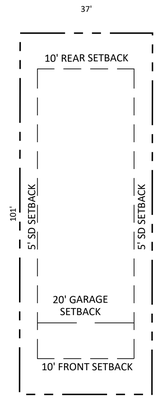
maybe add the development standards and PUD guidelines for each here, but still staff will have no idea which lots these apply to without lot numbers or sizes.

Provide all easements or tracts for subdivision sign-age and provide details of those signs

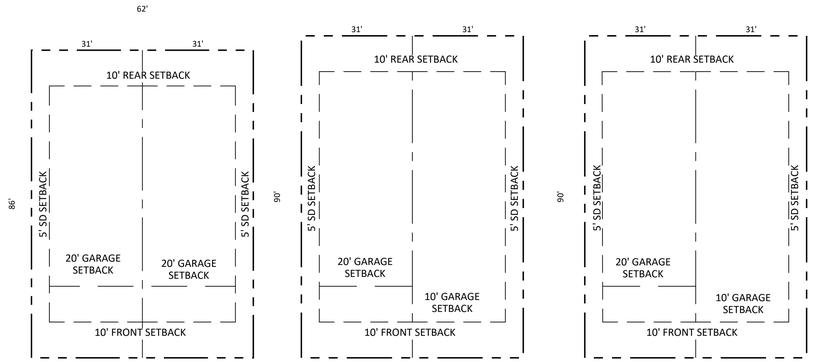
SCHMIDT NORTH LOT TYPICALS



ASCENT SERIES



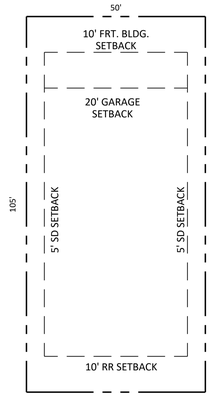
SKYLINE SERIES



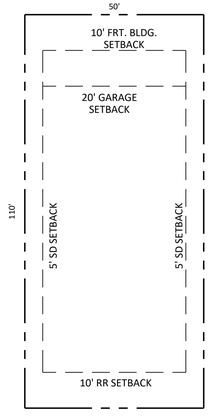
DUPLEX PLANS

are these 2 attached sf units on one lot? or are these 2 lots? where are the easements, where is the driveway and back of curb and sidewalk? please look st PUDSP examples provided and update details all pages for lot typicals. Add the lot numbers to these.

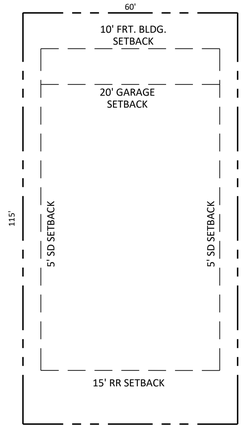
SCHMIDT SOUTH LOT TYPICALS



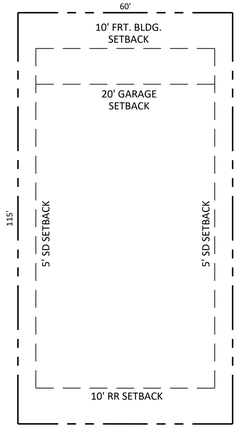
SOUTH 50' X 105'



SOUTH 50' X 110'



SOUTH 60' X 115'



EAST 60' X 115'

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SCHMIDT PARCEL

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST RD

PROJECT INFO

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

LOT TYPICALS

SHEET NUMBER / TITLE

DP1.02

3 OF 37

PLAN FILE #

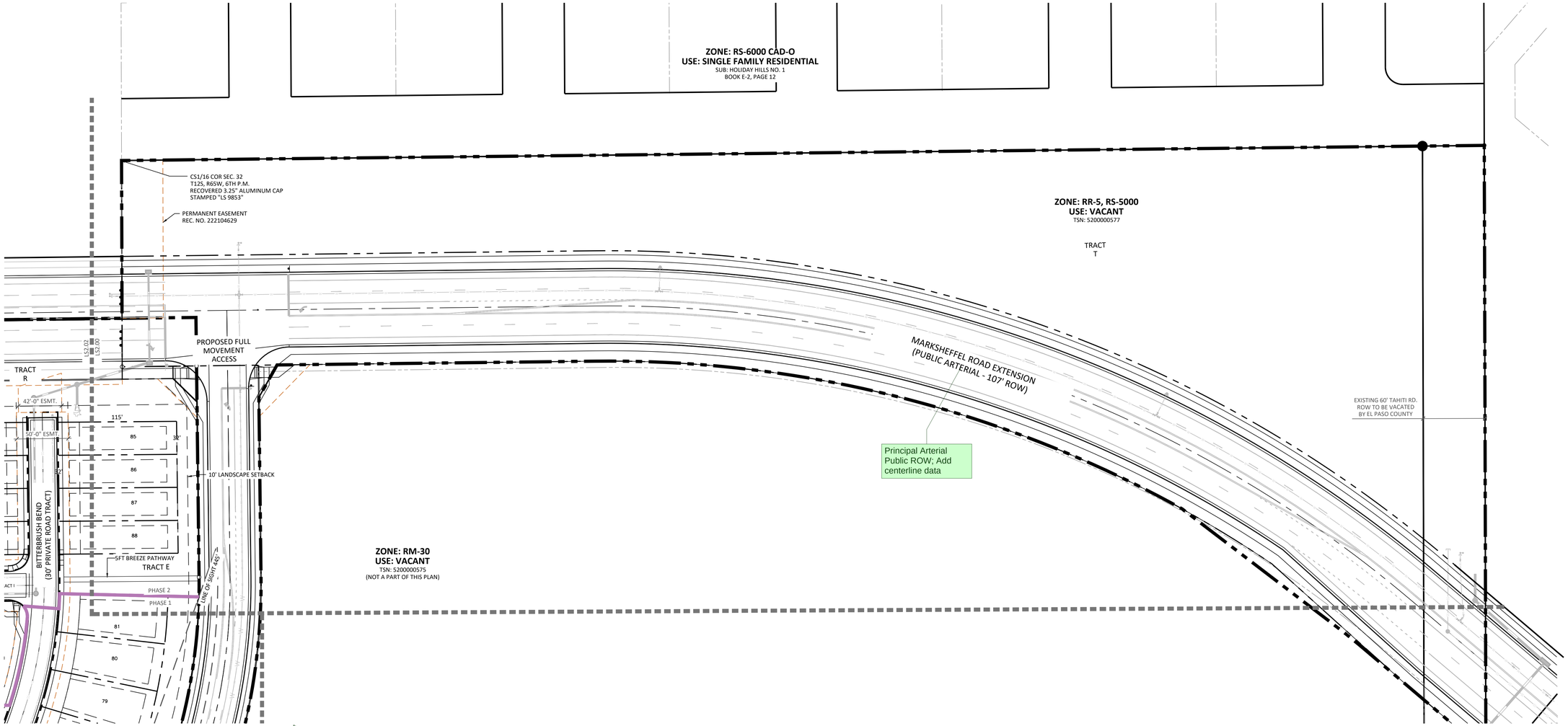
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SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

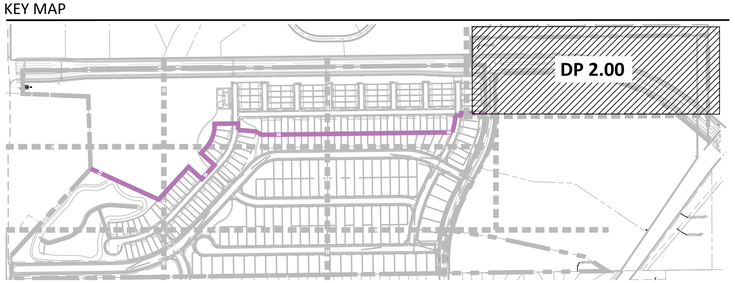


Principal Arterial
Public ROW; Add
centerline data

please review PUD and Preliminary Plan checklists and add missing info.

https://planningdevelopment.elpasoco.com/applications-and-checklists/

KEY MAP



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100YR — 100-YEAR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE

NORTH

0 25' 50' 100'

SCALE: 1" = 50'

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ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

DP2.00

4 OF 37

PLAN FILE #

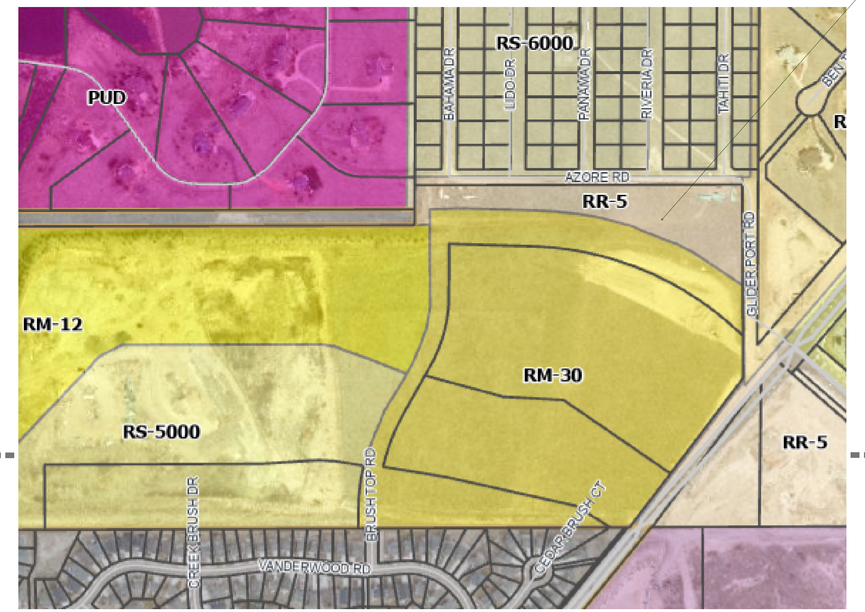
CPC #

SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

update zoning adjacnet please



BRUSH TOP ROAD
(PUBLIC COLLECTOR - 60' ROW)

ZONE: RM-30
USE: VACANT
TSN: 5200000576
(NOT A PART OF THIS PLAN)

ZONE: RR-5, RS-5000
USE: VACANT
TSN: 5200000577

TRACT
U

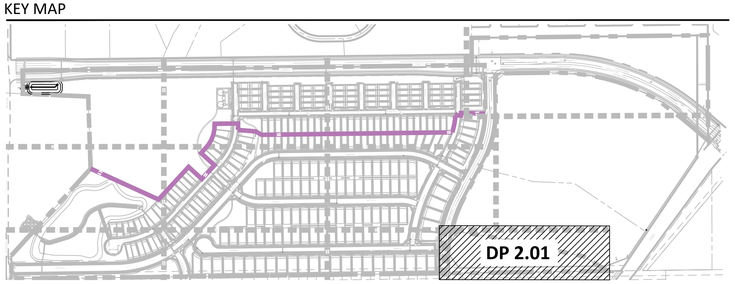
LS2.04

LS2.01

POINT OF BEGINNING
S1/4 COR SEC. 32
T12S, R65W, 6TH P.M.
RECOVERED 3.25" ALUMINUM CAP
STAMPED "LS 4842 1996"

ZONE: PUD-AO
USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 3
REC. NO. 2155713704

KEY MAP



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100YR — 100-YEAR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE

NORTH

0 15' 30' 60'

SCALE: 1" = 30'

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ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

DP2.01

5 OF 37

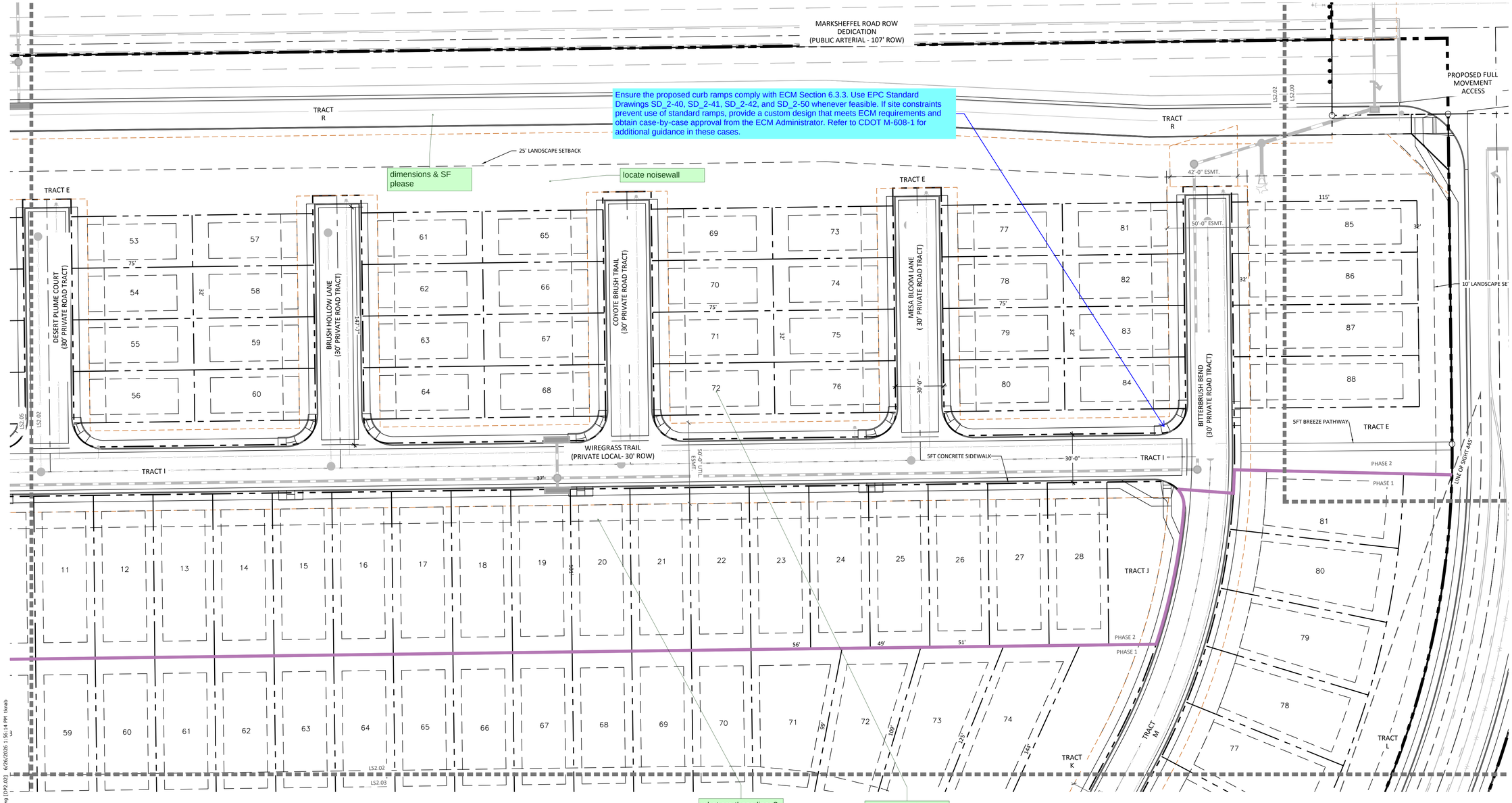
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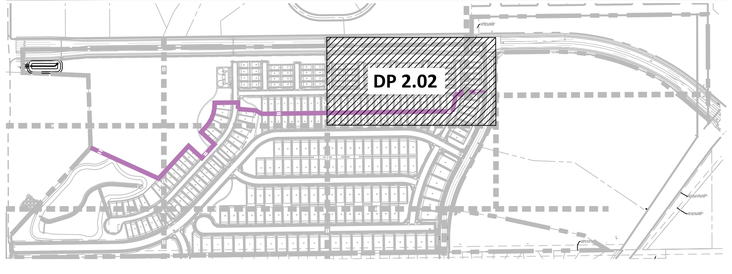
SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100-YEAR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE

mylar is black and white; update line symbols so the lines are easily depicted please

NORTH 0 15' 30' 60'

SCALE: 1" = 30'

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PLANNING / LANDSCAPE ARCHITECT

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BLACK FOREST RD

PROJECT INFO

DATE:	06.12.26
PROJECT MGR:	A. ODOM
PREPARED BY:	Y. LIU

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

DP2.02

6 OF 37

PLAN FILE #

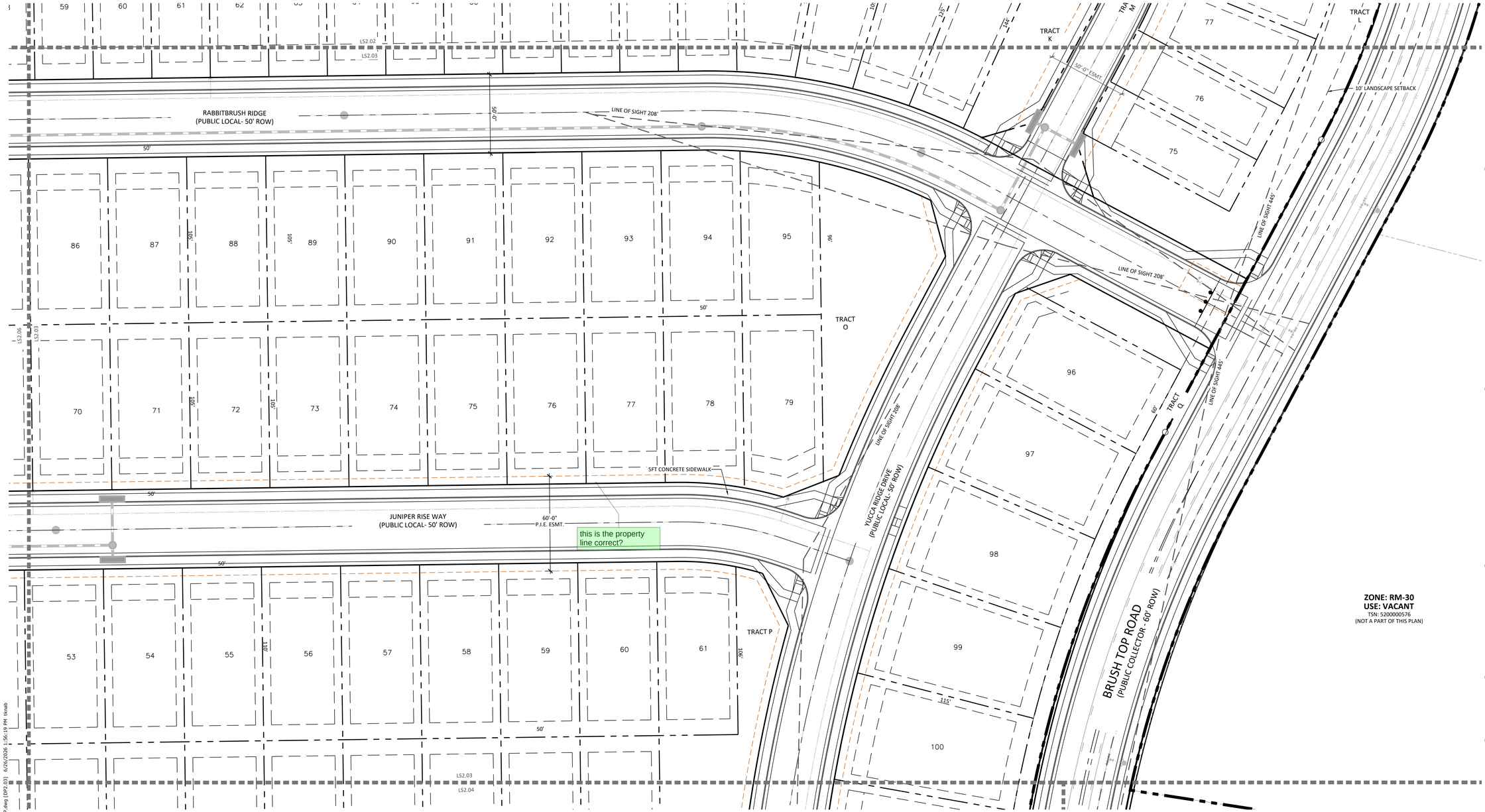
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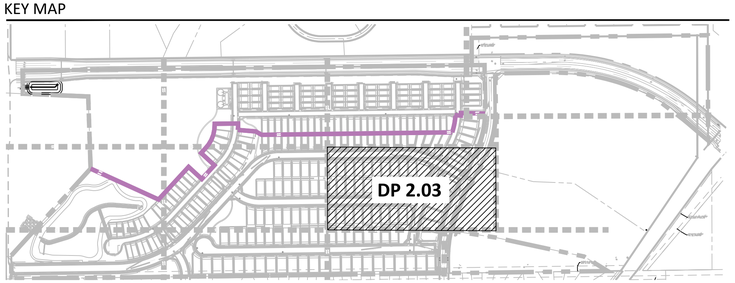
SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100YR — 100-YEAR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE

NORTH

0 15' 30' 60'

SCALE: 1" = 30'

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PROJECT INFO

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

DP2.03

7 OF 37

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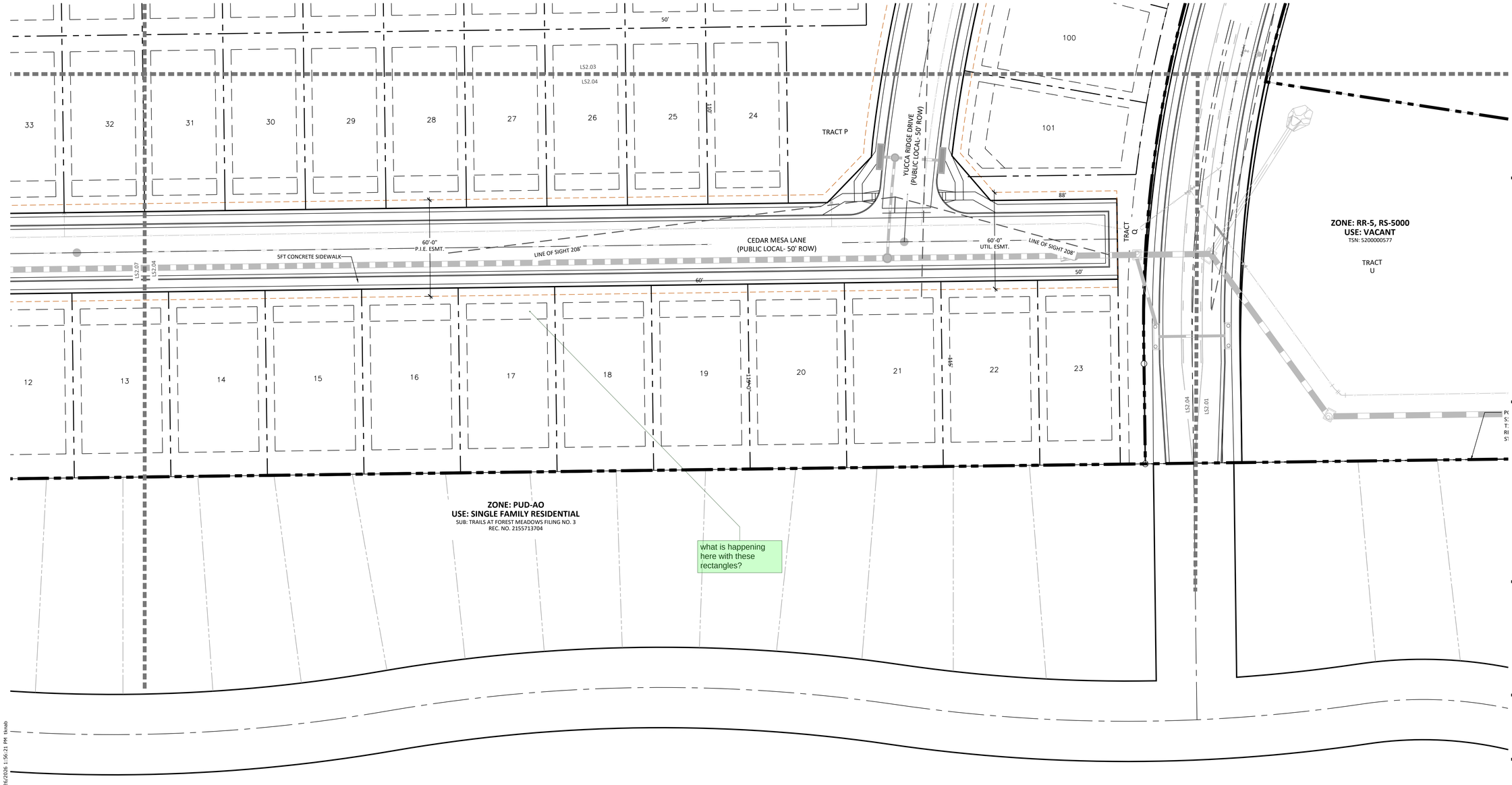
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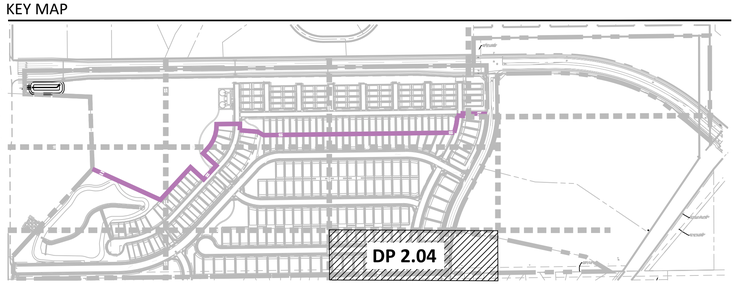
SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100YR — 100-YEAR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE

NORTH

0 15' 30' 60'

SCALE: 1" = 30'

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DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

DP2.04

8 OF 37

PCD FILE #

CPC #

SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

MARKSHEFFEL ROAD ROW DEDICATION (PUBLIC ARTERIAL - 107' ROW)

TRACT R

25' LANDSCAPE SETBACK

TRACT E

PLAYGROUND AREA

PLAYGROUND AREA

SAGE CREST DRIVE (30' PRIVATE ROAD TRACT)

HIGH STEPPE WAY (30' PRIVATE ROAD TRACT)

REDBRUSH RIDGE (30' PRIVATE ROAD TRACT)

WIREGRASS TRAIL (30' PRIVATE ROAD TRACT)

5FT CONCRETE SIDEWALK

5FT BREEZE PATHWAY

50'-0" UTIL. ESMT.

TRACT G

PHASE 2

PHASE 1

COTTONWOOD CREEK (HAS FLOODPLAIN)

100YR

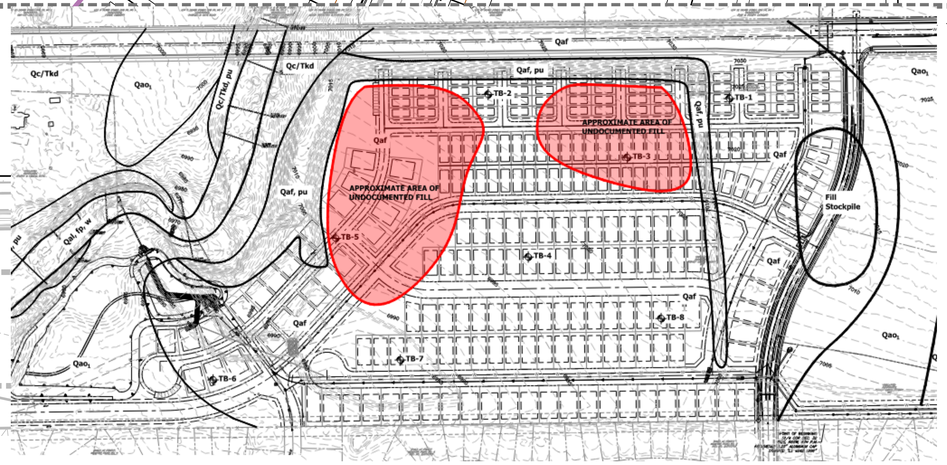
identify the creek, floodplain and BE

identify no build area for wetlands and natural areas to be preserved. Per Chapater 8 of the code. Is the applicant required to stabilize any part of the channel?

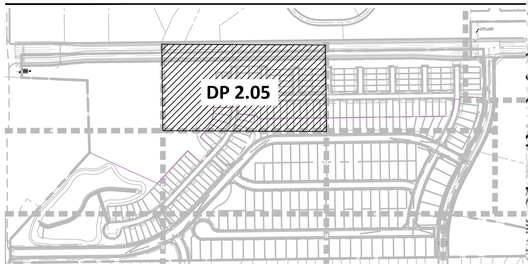


Is this same layout as in geo report?

acerages or sf



KEY MAP



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100YR — 100-YEAR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE

NORTH

0 15' 30' 60'

SCALE: 1" = 30'

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PLANNER / LANDSCAPE ARCHITECT

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SCHMIDT PARCEL

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST RD

PROJECT INFO

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

DP2.05

9 OF 37

PLAN FILE #

CPC #

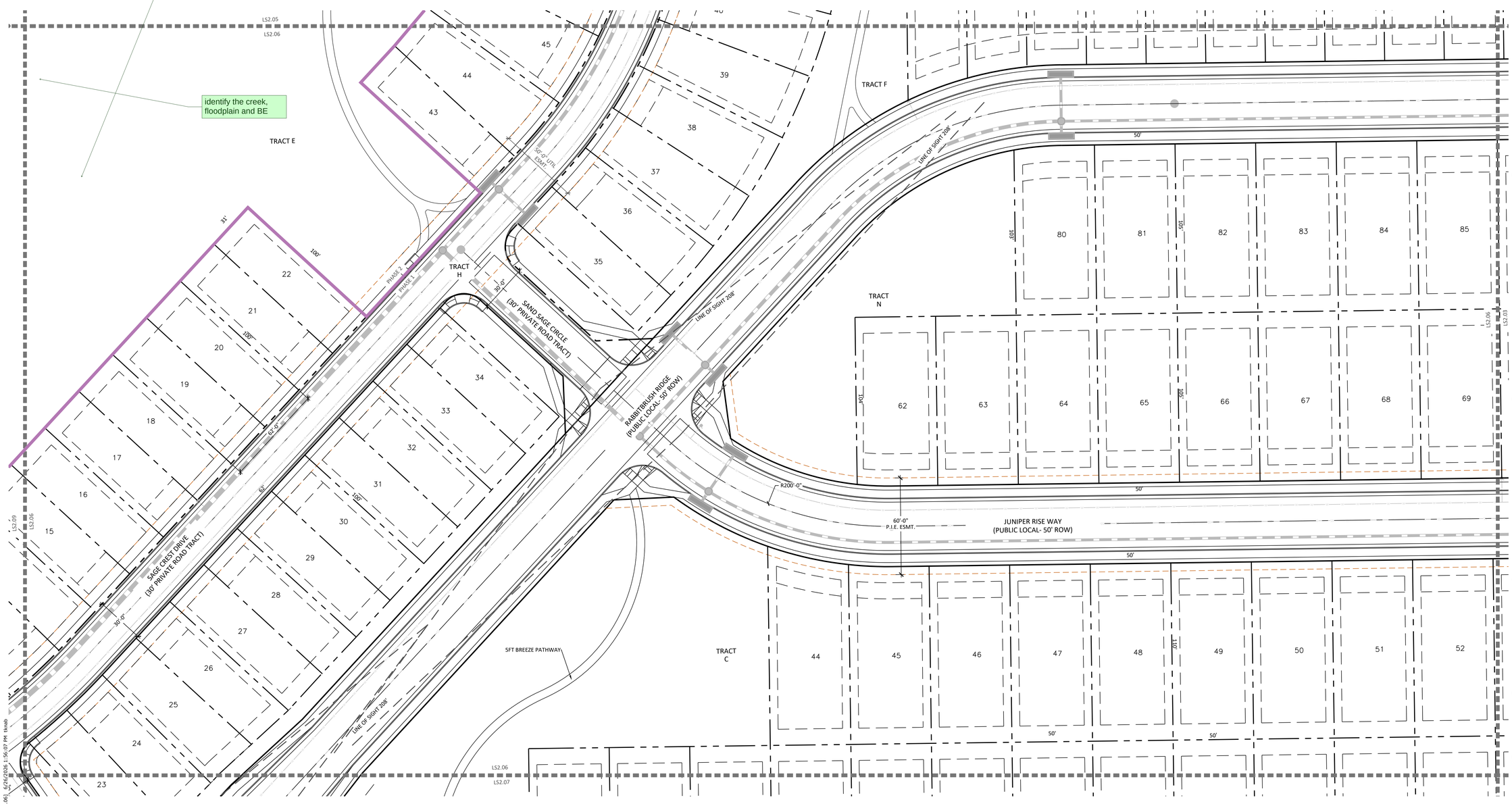
SCHMIDT PARCEL

EL PASO COUNTY

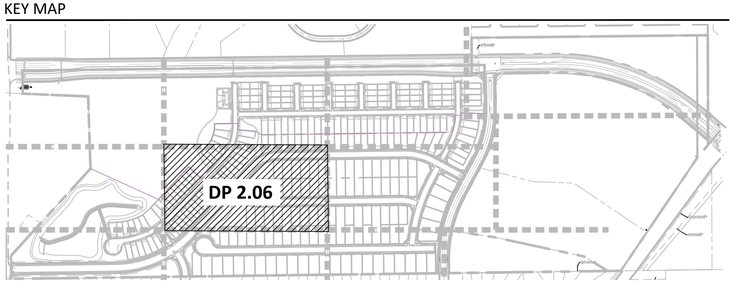
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

Topography needs to be depicted on lot layout

identify the creek, floodplain and BE



KEY MAP



PUD Dev Plan & Preliminary Plan? Lot layout?

LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100YR 100-YEAR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE

NORTH

0 15' 30' 60'

SCALE: 1" = 30'

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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SCHMIDT PARCEL

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST RD

PROJECT INFO

DATE: 06.12.26
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

DP2.06

10 OF 37

PLAN FILE #

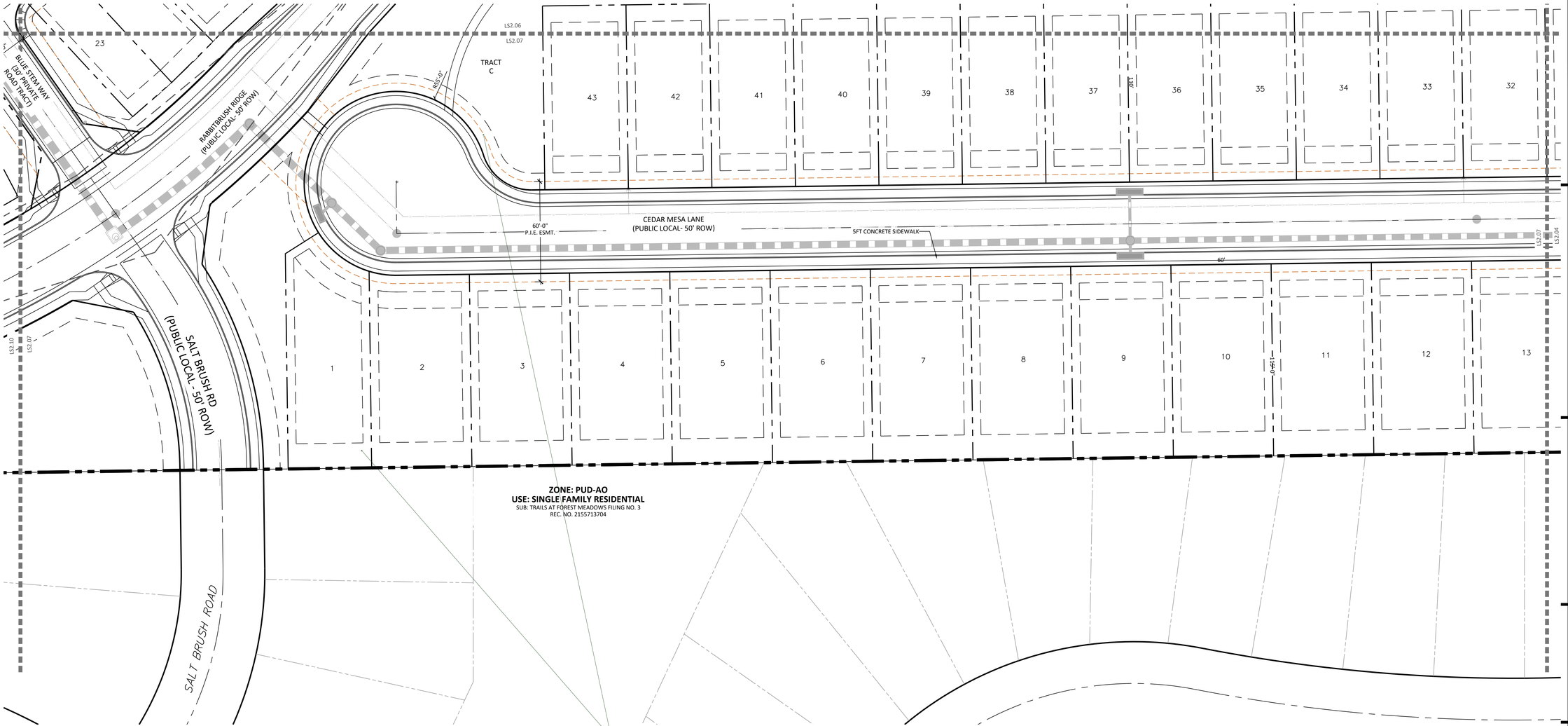
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SCHMIDT PARCEL

EL PASO COUNTY

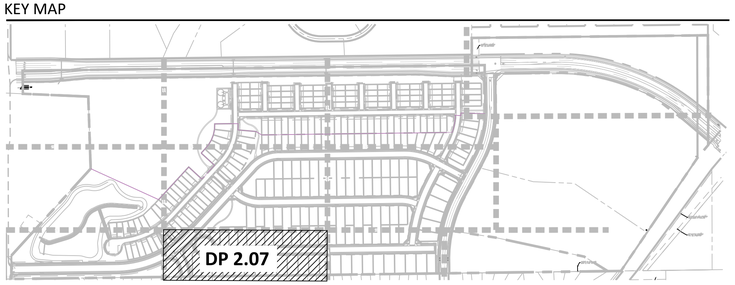
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



do we need parking spaces here for this large open space area?

A buffer is apprpriate here as there are 2 lots to 1-doubling density

KEY MAP



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100YR — 100-YEAR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE

NORTH

0 15' 30' 60'

SCALE: 1" = 30'

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BLACK FOREST RD

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ISSUE / REVISION

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SITE PLAN

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SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

MARKSHEFFEL ROAD ROW DEDICATION (PUBLIC ARTERIAL - 107' ROW)

TRACT R

25' LANDSCAPE SETBACK

DETENTION BASIN

BLACK FOREST ROAD (PRINCIPAL ARTERIAL - 180' ROW)



UNPLATTED
USE: VACANT
TSN 5200000561

TRACT S

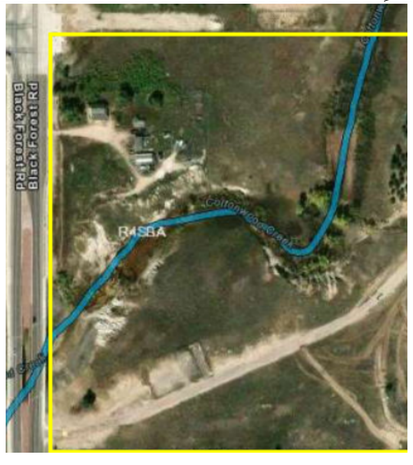
TRACT E

LS2.08
LS2.05

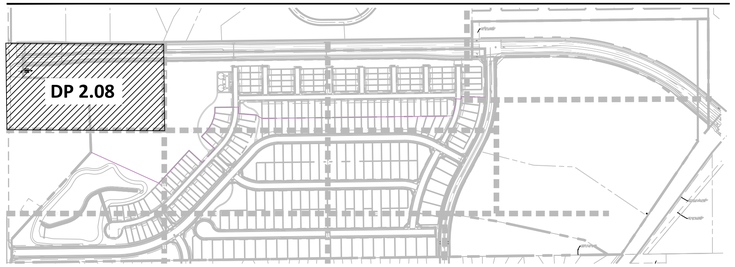
LS2.08
LS2.09

100YR

COTTONWOOD CREEK (HAS FLOODPLAIN)



KEY MAP



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100-YEAR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE

NORTH

0 15' 30' 60'

SCALE: 1" = 30'

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DATE:	BY:	DESCRIPTION:

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

DP2.08

12 OF 37

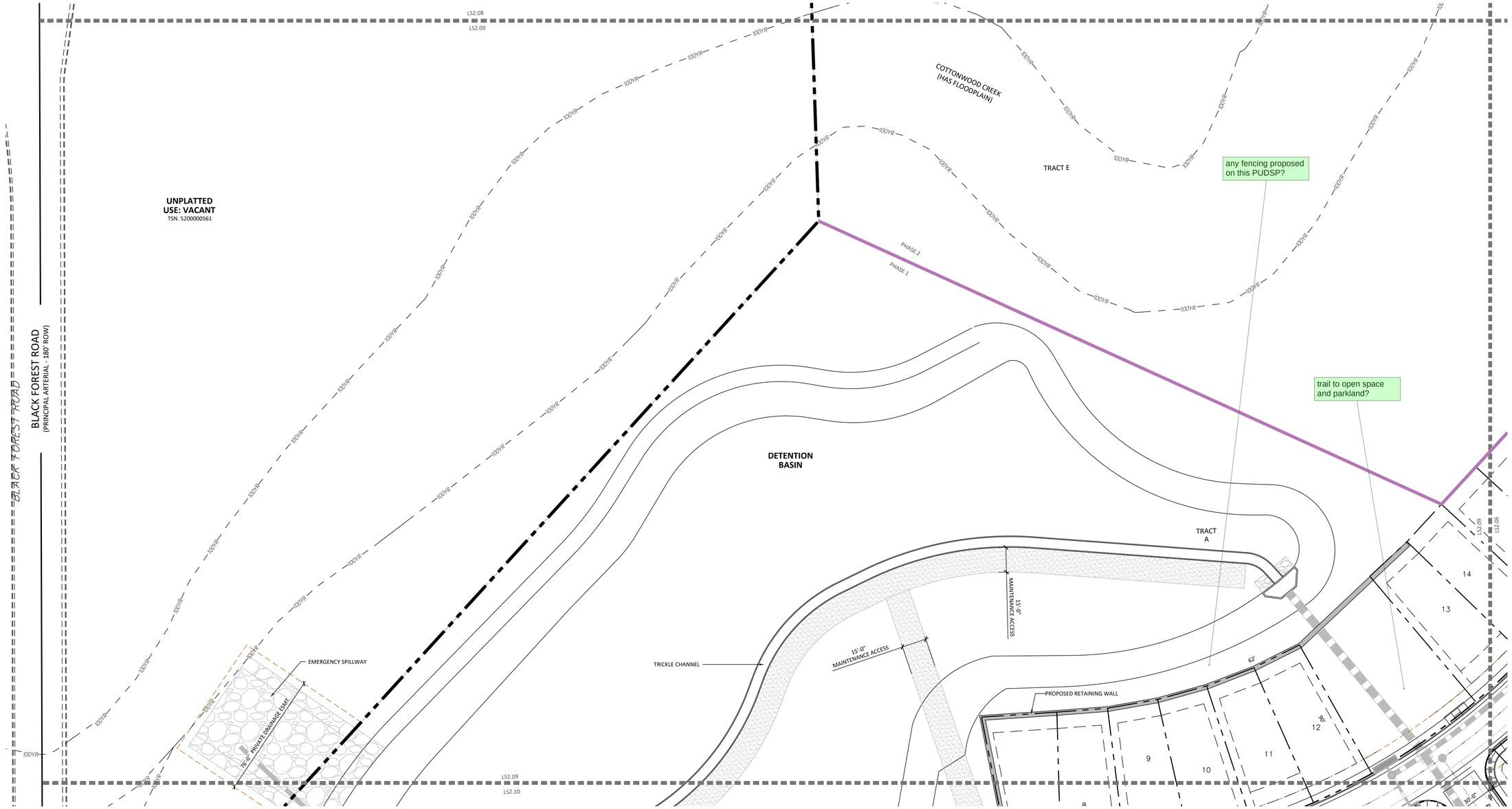
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CPC #

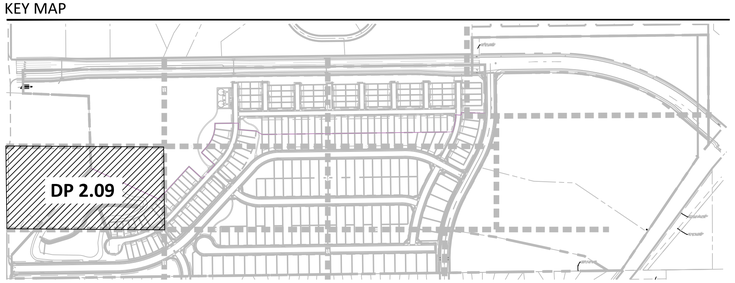
SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP



LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
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- 100-YEAR FLOOD
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SCALE: 1" = 30'

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ISSUE / REVISION

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SITE PLAN

SHEET NUMBER/TITLE

DP2.09

13 OF 37

PCAM FILE #

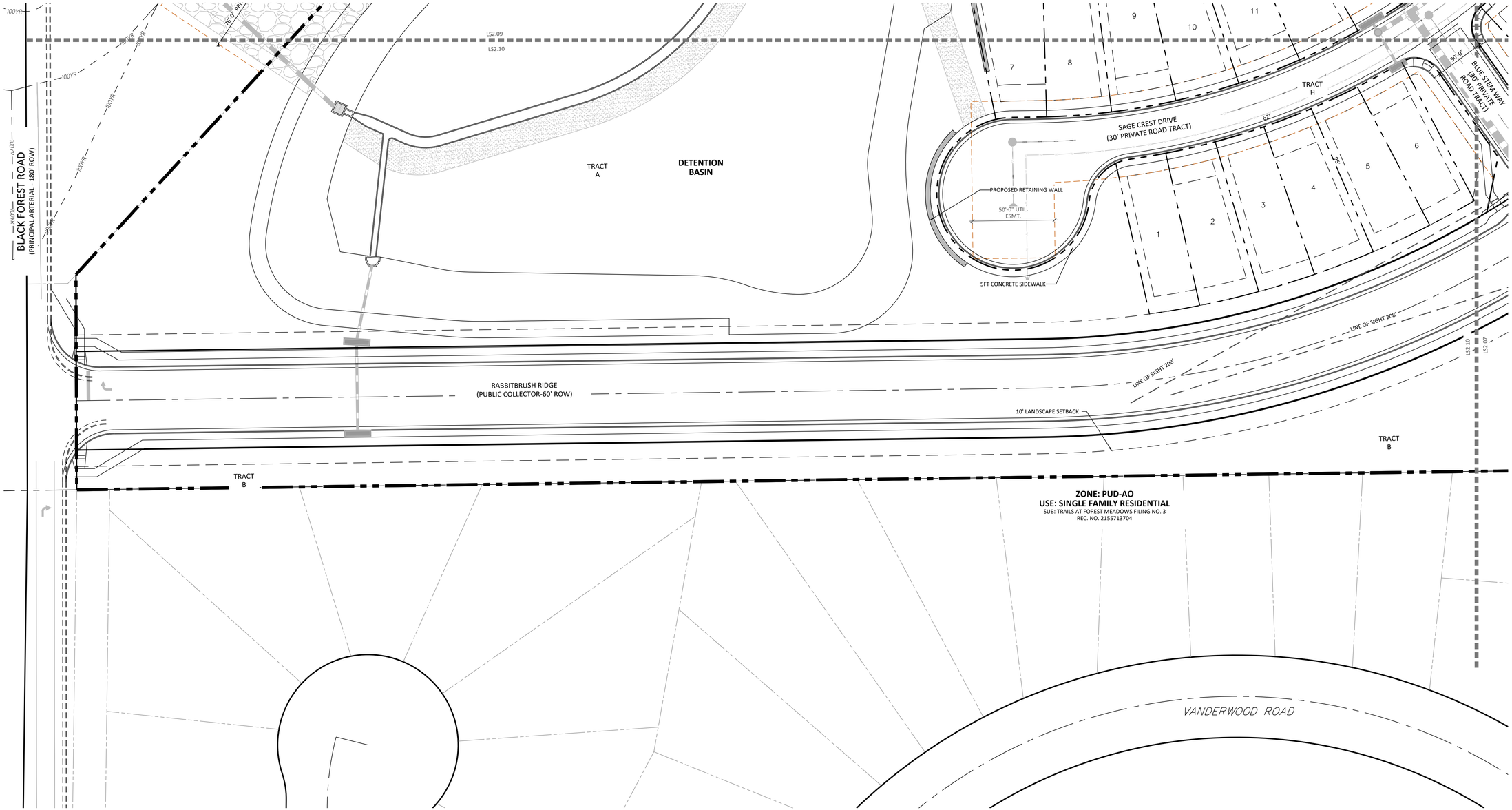
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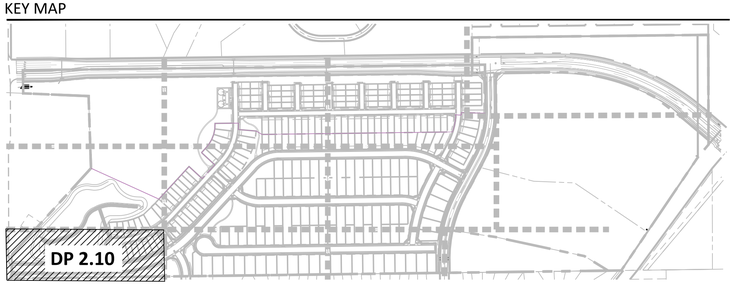
SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP



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- PROPERTY BOUNDARY
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DATE:	BY:	DESCRIPTION:

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

DP2.10

14 OF 37

PLAN FILE #

CPC #

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PLANEMETRICS

	EXISTING	PROPOSED
SECTION LINE		
RIGHT–OF–WAY		
PARCEL LINE		
EASEMENT LINE		
BOUNDARY LINE		
CENTER LINE		

CONSTRUCTION

	EXISTING	PROPOSED
C&G		
EDGE OF ASPHALT		
CONCRETE		
SIDE WALK		
CROSS PAN		
PARKING LOT STRIPING		
ROADWAY STRIPING – DASHED		
ROADWAY STRIPING – DOTTED		
GUARDRAIL		
FENCE	X X X	X X X
SOUNDWALL		
DEMO		
GRAVEL		
RIPRAP		
DIRT		
TRAIL/PATH		
RAIL LINE		

GRADING

	EXISTING	PROPOSED
CONTOUR INTERMEDIATE		
CONTOUR INDEX		
TOP OF SLOPE		
TOE OF SLOPE		
CUT/FILL BOUNDARY		
LIMITS OF GRADING		LOG LOG LOG LOG LOG
LIMITS OF DISTURBANCE		

UTILITIES

	EXISTING	PROPOSED
SANITARY SEWER	SS SS SS	SS SS SS
SANITARY SEWER SERVICE	SS SS SS	SS SS SS
POTABLE WATER MAIN	W W W	W W W
POTABLE WATER SERVICE	W W W	W W W
RAW WATER MAIN	RAW RAW RAW	RAW RAW RAW
IRRIGATION MAIN		
SANITARY FORCE MAIN	FM FM FM	FM FM FM
UNDER–DRAIN	UD UD UD	UD UD UD
GAS PIPE	G G G	G G G
HIGH PRESSURE GAS	HPG HPG HPG	HPG HPG HPG
OIL/PETROLEUM LINE	O O O	O O O
UNDER–GROUND ELECTRIC	UGE UGE UGE	UGE UGE UGE
OVER–HEAD ELECTRIC	OHU OHU OHU	OHU OHU OHU
FIBER OPTIC	FO FO FO	FO FO FO
COMMUNICATION LINES MISC.	COM COM COM	COM COM COM
STORM PIPE		
HGL MINOR		
HGL MAJOR		

DRAINAGE

	EXISTING	PROPOSED
BASE FLOOD ELEVATION		
100–YR FLOOD PLAIN	100YR 100YR	100YR 100YR
500–YR FLOOD PLAIN	500YR 500YR	500YR 500YR
FLOODWAY	FLOOD FLOOD	FLOOD FLOOD
SWALE/DITCH		
THALWEG (STREAM/CREEK)		
LIMITS OF WETLANDS		
EDGE OF WATER		
SILT FENCE		
CONSTRUCTION FENCE/MARKERS		CF CF CF CF

UTILITY SYMBOLS

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE		
STORM INLET		
AREA INLET – SQUARE		
AREA INLET – ROUND		
FLARED END SECTION		

TRAFFIC

	EXISTING	PROPOSED
TRAFFIC SIGNAL BOX		
TRAFFIC SIGNAL POLE		
SIGN		
STREET LIGHT		
STREET LIGHT – SINGLE		
STREET LIGHT – DOUBLE		
LUMINAIRE		

LANDSCAPE

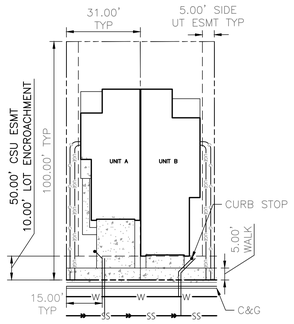
	EXISTING	PROPOSED
TREE – CONIFEROUS		
TREE – DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE	FP	

UTILITY SYMBOLS

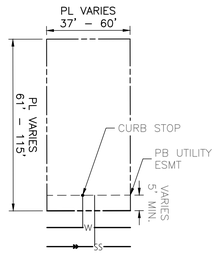
	EXISTING	PROPOSED
SANITARY		
LINE MARKER	Mkr San	
SERVICE MARKER		
CLEAN–OUT		
MANHOLE	S	
WATER		
LINE MARKER	Mkr W	
SERVICE MARKER		
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE	W	
BEND		
BLOW–OFF VALVE		
WELL	WELL	WELL
METER		
VALVE		
REDUCER		
THRUST BLOCK		
CROSS		
PLUG W/ THRUST BLOCK		
TEE		
REVERSE ANCHOR		
ANODE		
AIR & VACUUM VALVE ASSEMBLY		
GAS		
MARKER	Mkr G	
SERVICE MARKER		
METER		
DRY UTILITIES		
CABLE TV MARKER	Mkr TV	
CABLE TELEVISION PEDESTAL		
ELECTRIC MARKER	Mkr E	
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
ELECTRICAL MANHOLE		
FIBER–OPTIC MARKER	Mkr FO	
IRRIGATION PEDESTAL		
TELEPHONE MARKER	Mkr T	
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH# FIRM FIRM/AGENCY	

ABBREVIATIONS:

ASCE – AMERICAN SOCIETY OF CIVIL ENGINEERS
BLDG – BUILDING
BW – BOTTOM OF WALL
CG – CURB AND GUTTER
CIP – CAST IRON PIPE
CL – CENTERLINE
CMP – CORRUGATED METAL PIPE
CONC – CONCRETE
DIP – DUCTILE IRON PIPE
DS – DOWNSPOUT
EL – ELEVATION
ESMT – EASEMENT
EX – EXISTING
FES – FLARED END SECTION
FL – FLOWLINE
GB – GRADE BREAK
HP – HIGH POINT
HYD – HYDRANT
INV – INVERT ELEVATION
LF – LINEAR FEET
LP – LOW POINT
MH – MANHOLE
MIN – MINIMUM
OH – OVERHEAD
PB – PUBLIC
PC – POINT OF CURVATURE
PCC – POINT OF COMPOUND CURVATURE
PCR – POINT OF CURB RETURN
PR – PROPOSED
PRC – POINT OF REVERSE CURVATURE
PVC – POLYVINYL CHLORIDE PIPE
PVT – PRIVATE
PT – POINT OF TANGENCY
P.U.E – PUBLIC UTILITY EASEMENT
P.U.A.E – PUBLIC UTILITY & ACCESS EASEMENT
P.U.D.E – PUBLIC UTILITY & DRAINAGE EASEMENT
P.I.E – PUBLIC IMPROVEMENT EASEMENT
R – RADIUS
RIM – RIM ELEVATION
STM – STORM
TBC – TOP BACK OF CURB
TW – TOP OF WALL
TYP – TYPICAL
UD – UNDERDRAIN
UT – UTILITY
WTR – WATER
XPAN – CROSSPAN



SINGLE FAMILY ATTACHED
UTILITY SERVICE TYPICAL
SCALE: 1" = 30'



SINGLE FAMILY DETACHED
UTILITY SERVICE TYPICAL
SCALE: 1" = 30'

ALL TERRAIN ENGINEERING
NICHOLAS Q. JOVICEVIC, PE
559.391.1655 – NICK@ATERRAINENG.COM
RYAN F. EVERTSZ, PE
303.517.8656 – RYAN@ATERRAINENG.COM

PREPARED FOR:
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20 BOULDER CRES ST STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM
(719) 491-3024

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JOB NO: 24013 LOCATION: EPC

REV	DESCRIPTION	DATE

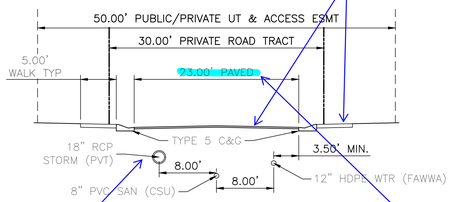
SCHMIDT PUD

LEGEND

DESIGN: NQJ
REVIEW: REB
DATE: 06/17/2026
H-SCALE: 1" = 30'
V-SCALE: NA

SHEET
15 OF 37

please include cross slope (typ)

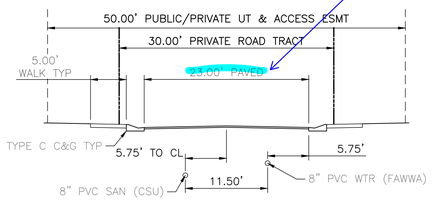


please include label for distance to back of curb (typ)

PRIVATE ROAD TYPICAL SECTION #1

SCALE: 1"=10'

PUD deviation will be required



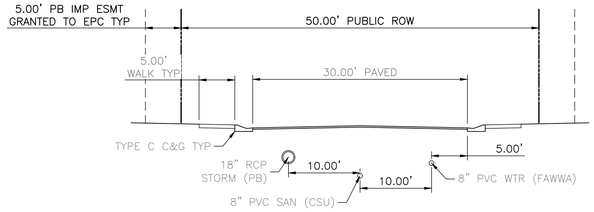
PRIVATE ROAD TYPICAL SECTION #2

SCALE: 1"=10'

NOTES:

1. REFER TO PUD PLAN FOR PRIVATE ROAD LOCATIONS IN SCHMIDT NORTH.
2. STORM SEWER SIZE VARIES. REFER TO PRELIMINARY UTILITY PLAN.
3. CURB TYPE MAY VARY.
4. CLEARANCES ARE LABELED TO PIPE ℄.

5.00' PB IMP ESMT GRANTED TO EPC TYP



URBAN LOCAL ROAD TYPICAL SECTION

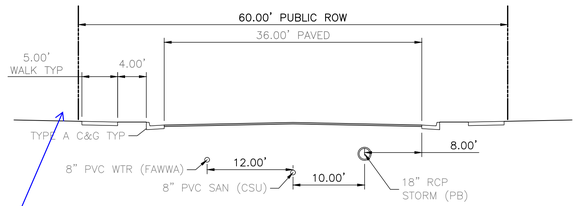
SCALE: 1"=10'

NOTES:

1. POSTED SPEED = 25 MPH

include design speed

include easements

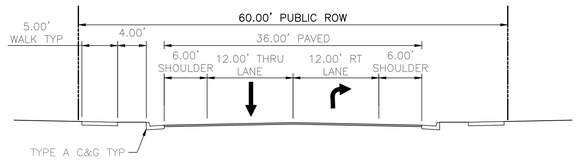


URBAN RES. COLLECTOR ROAD TYPICAL SECTION

SCALE: 1"=10'

NOTES:

1. POSTED SPEED = 35 MPH
2. STORM SEWER SIZE VARIES. REFER TO PRELIMINARY UTILITY PLAN.
3. CURB TYPE MAY VARY.
4. CLEARANCES ARE LABELED TO PIPE ℄.

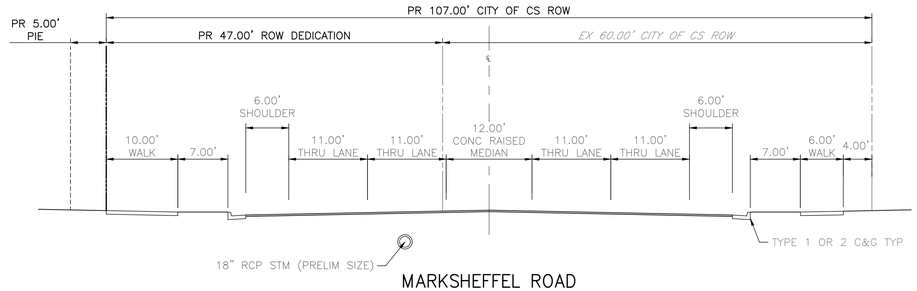


URBAN RES. COLLECTOR ROAD @ BLACK FOREST ROAD

SCALE: 1"=10'

NOTES:

1. POSTED SPEED = 35 MPH
2. THRU MOVEMENT & LEFT TURN AT BLACK FOREST ROAD ARE RESTRICTED. EAST BOUND APPROACHING THRU LANE BECOMES RIGHT TURN LANE.

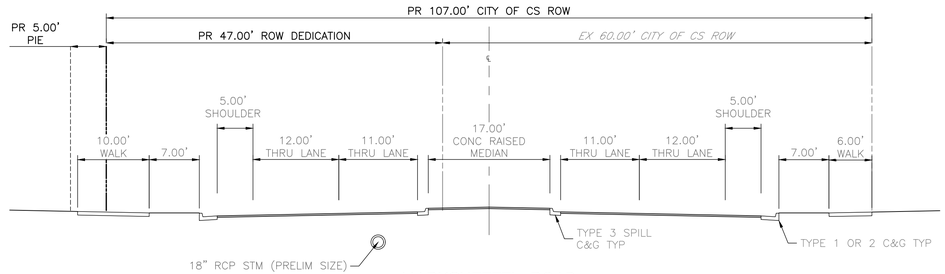


MARKSHEFFEL ROAD SEGMENT M4

SCALE: 1"=10'

NOTES:

1. POSTED SPEED = 45MPH
2. SEGMENT M4 TYPICAL SECTION REFLECTS SEGMENT M3 FROM EPC CDR2413.
3. TRANSITION POINT FROM SEGMENT M4 TYPICAL SECTION TO SEGMENT M5 TYPICAL SECTION WILL COORDINATED WITH EPC/CITY OF CS PRIOR TO CONSTRUCTION DRAWING REVIEW.
4. 3. NO 5' PIE SHOWN ON NORTH SIDE OF SEGMENT M5. NORTH SIDE OF ROW IS PRIVATE PROPERTY OWNED BY OTHERS.

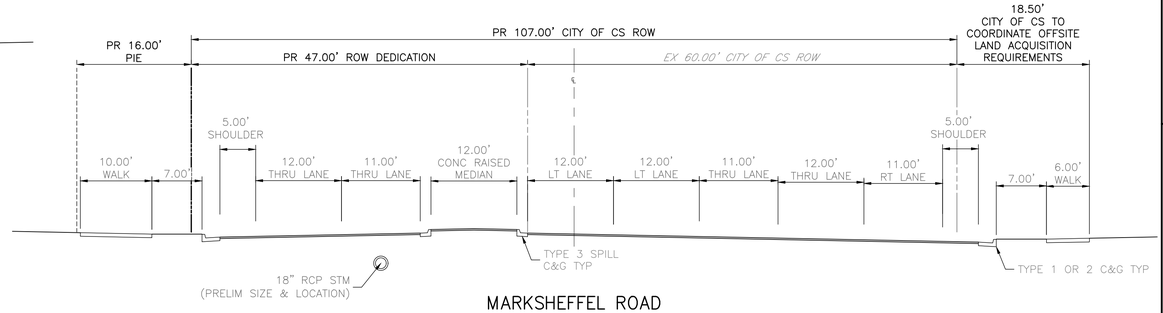


MARKSHEFFEL ROAD SEGMENT M5

SCALE: 1"=10'

NOTES:

1. POSTED SPEED = 45MPH
2. SEGMENT M5 TYPICAL SECTION REFLECTS CITY OF CS DRAWING 1B: PRINCIPAL ARTERIAL TYPE I (4 LANES).
3. 5' PIE NOT SHOWN ON NORTH SIDE OF SEGMENT M5. NORTH SIDE OF ROW IS PRIVATE PROPERTY OWNED BY OTHERS.



MARKSHEFFEL ROAD SEGMENT M6

SCALE: 1"=10'

NOTES:

1. POSTED SPEED = 45MPH
2. SEGMENT M6 TYPICAL SECTION REFLECTS REQUIRED TURNING MOVEMENTS FOR MARKSHEFFEL ROAD AT THE BLACK FOREST ROAD INTERSECTION PER THE SCHMIDT PROPERTY PRELIMINARY PLAN – TRAFFIC IMPACT STUDY BY SM ROCHA, LLC.
3. 5' PIE NOT SHOWN ON NORTH SIDE OF SEGMENT M6. NORTH SIDE OF ROW IS PRIVATE PROPERTY OWNED BY OTHERS.

10 5 0 10 20

ORIGINAL SCALE: 1" = 10'

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

ALL TERRAIN ENGINEERING

NICHOLAS Q. JOVICEVIC, PE
559.291.1655 - NICK@ATERRAINENGINEERING.COM

RYAN F. EVERTSE, PE
209.577.8656 - RYAN@ATERRAINENGINEERING.COM

PREPARED FOR:
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COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM
(719) 491-3024

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JOB NO: 24013
LOCATION: EPC

REV	DESCRIPTION	DATE

SCHMIDT PUD

TYPICAL SECTIONS

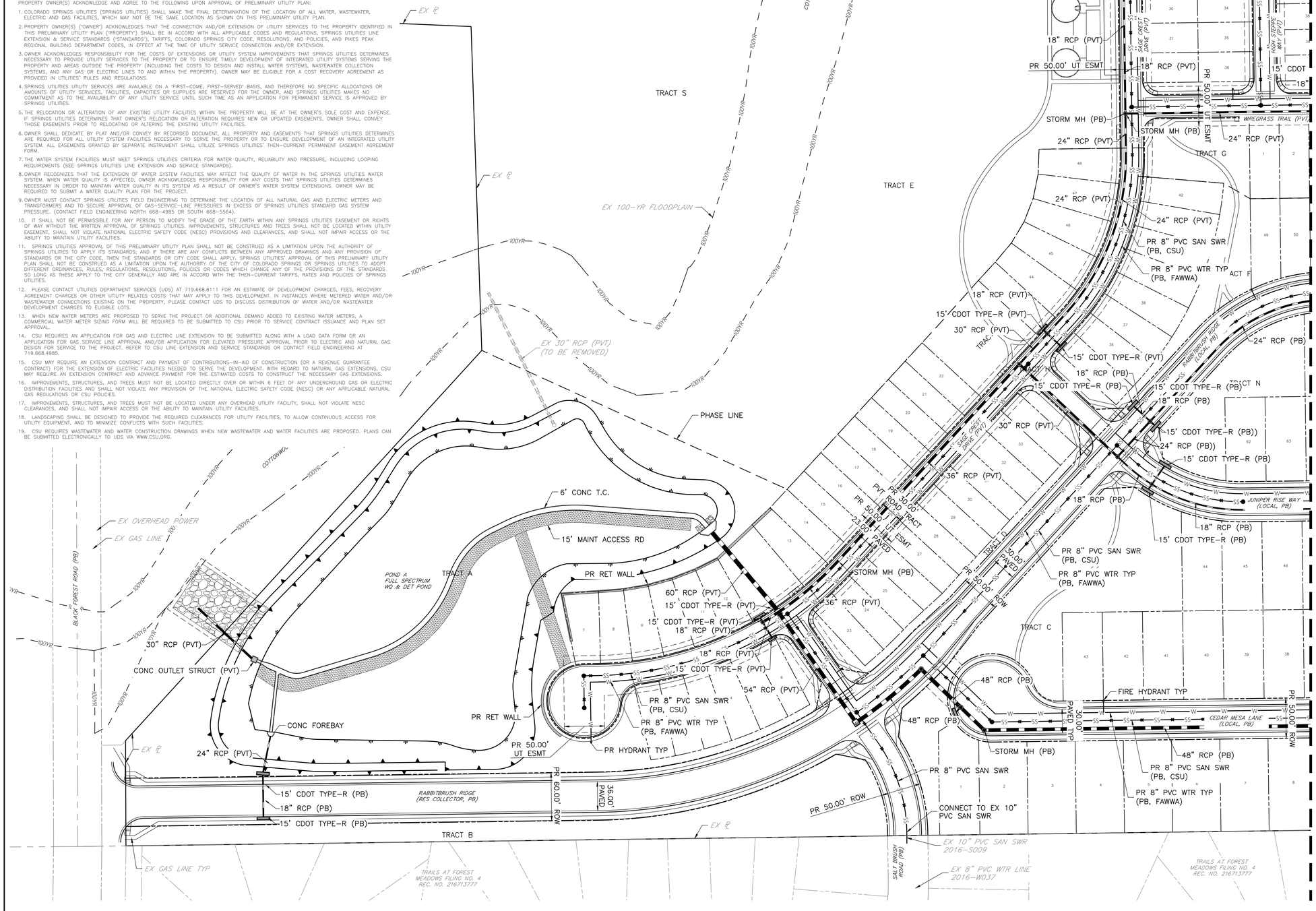
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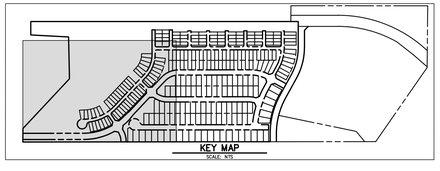
SHEET
16 OF 37

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

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2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
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5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.
12. PLEASE CONTACT UTILITIES DEPARTMENT SERVICES (UDS) AT 719.668.8111 FOR AN ESTIMATE OF DEVELOPMENT CHARGES, FEES, RECOVERY AGREEMENT CHARGES OR OTHER UTILITY RELATES COSTS THAT MAY APPLY TO THIS DEVELOPMENT. IN INSTANCES WHERE METERED WATER AND/OR WASTEWATER CONNECTIONS EXISTING ON THE PROPERTY, PLEASE CONTACT UDS TO DISCUSS DISTRIBUTION OF WATER AND/OR WASTEWATER DEVELOPMENT CHARGES TO ELIGIBLE LOTS.
13. WHEN NEW WATER METERS ARE PROPOSED TO SERVE THE PROJECT OR ADDITIONAL DEMAND ADDED TO EXISTING WATER METERS, A COMMERCIAL WATER METER SIZING FORM WILL BE REQUIRED TO BE SUBMITTED TO CSU PRIOR TO SERVICE CONTRACT ISSUANCE AND PLAN SET APPROVAL.
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15. CSU MAY REQUIRE AN EXTENSION CONTRACT AND PAYMENT OF CONTRIBUTIONS-IN-AID OF CONSTRUCTION (OR A REVENUE GUARANTEE CONTRACT) FOR THE EXTENSION OF ELECTRIC FACILITIES NEEDED TO SERVE THE DEVELOPMENT, WITH REGARD TO NATURAL GAS EXTENSIONS, CSU MAY REQUIRE AN EXTENSION CONTRACT AND ADVANCE PAYMENT FOR THE ESTIMATED COSTS TO CONSTRUCT THE NECESSARY GAS EXTENSIONS.
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3. CSU FIELD ENGINEER TO DETERMINE FINAL ELECTRIC METER, TRANSFORMER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-5564 WITH ANY QUESTIONS.
4. FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.
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ABBREVIATIONS:

PUAE	–	PUBLIC UTILITY & ACCESS EASEMENT
PIE	–	PUBLIC IMPROVEMENT EASEMENT
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FUT	–	FUTURE
PVT	–	PRIVATE
PB	–	PUBLIC
TW/BW	–	TOP OF WALL/BOTTOM OF WALL

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COLORADO SPRINGS, CO 80903
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UNTIL SUCH TIME AS THESE DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

REV	DESCRIPTION	DATE

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LOCATION: EPC

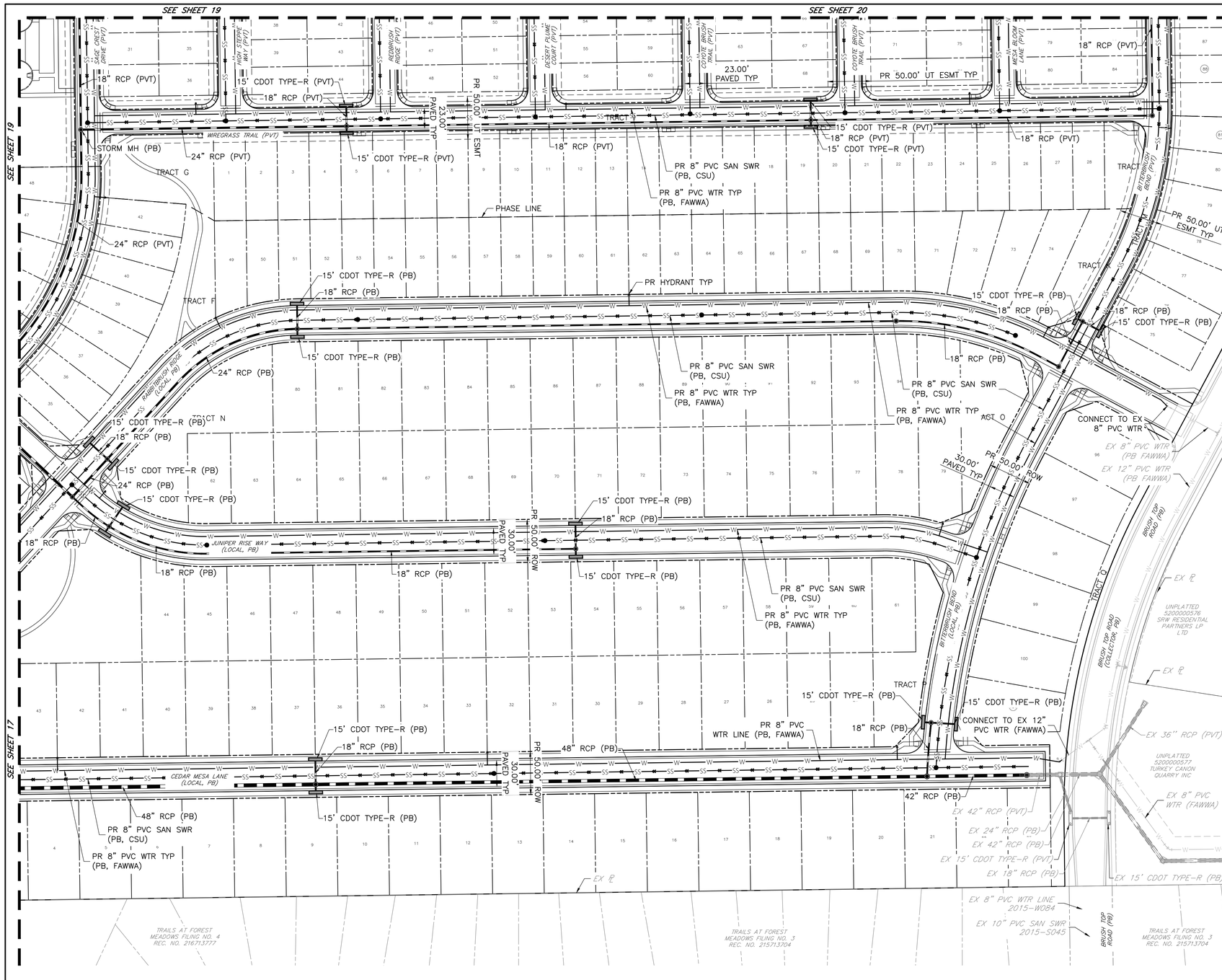
SCHMIDT PUD

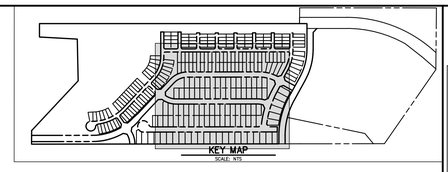
PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

DESIGN: NQJ
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SHEET 17 OF 37

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'





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60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

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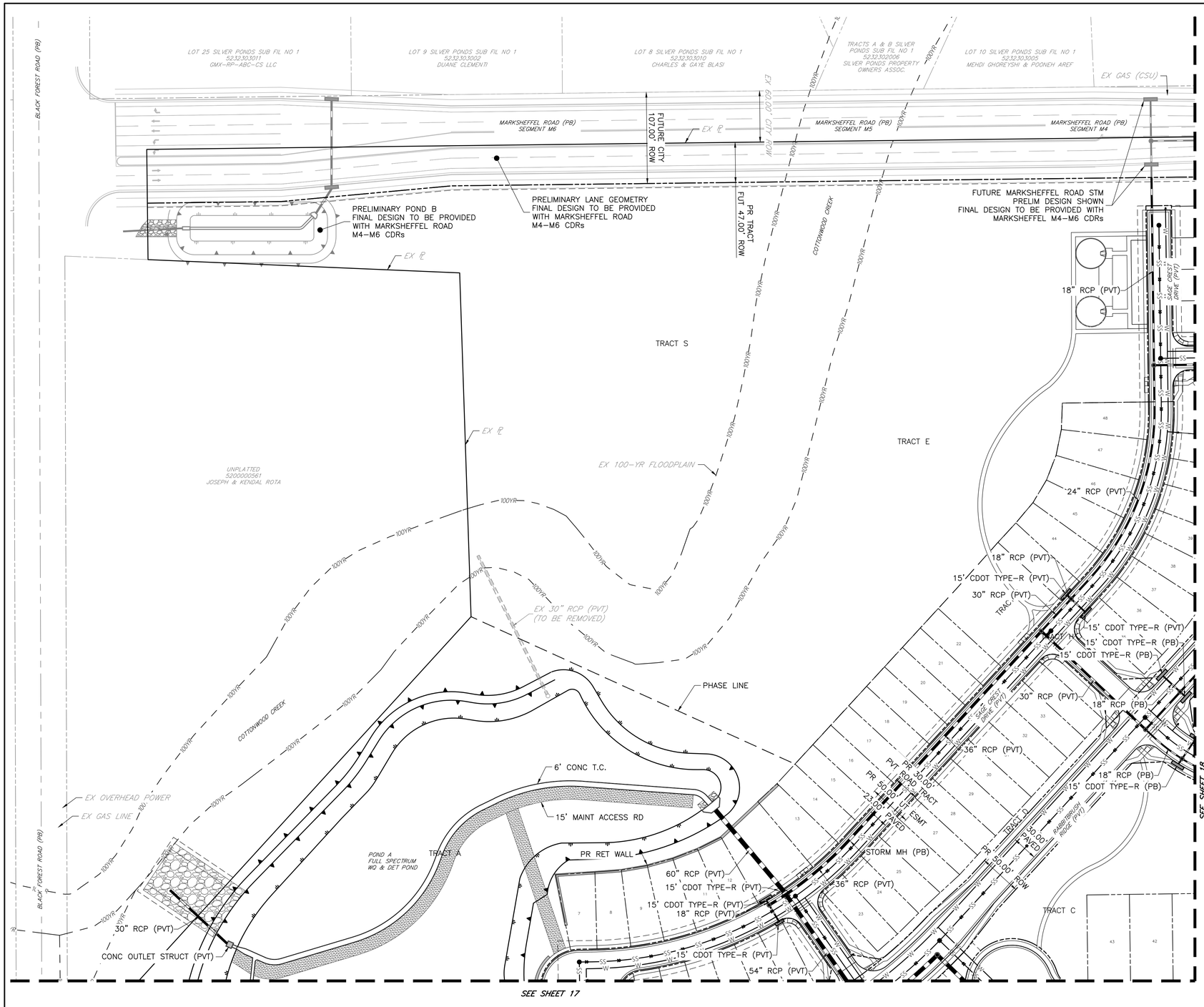
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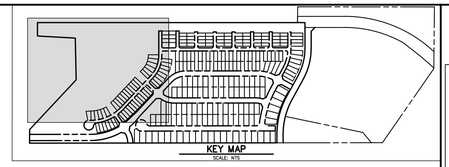
SCHMIDT PUD

PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

DESIGN: NQJ
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SHEET
18 OF 37





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REV	DESCRIPTION	DATE

JOB NO: 24013
LOCATION: EPC

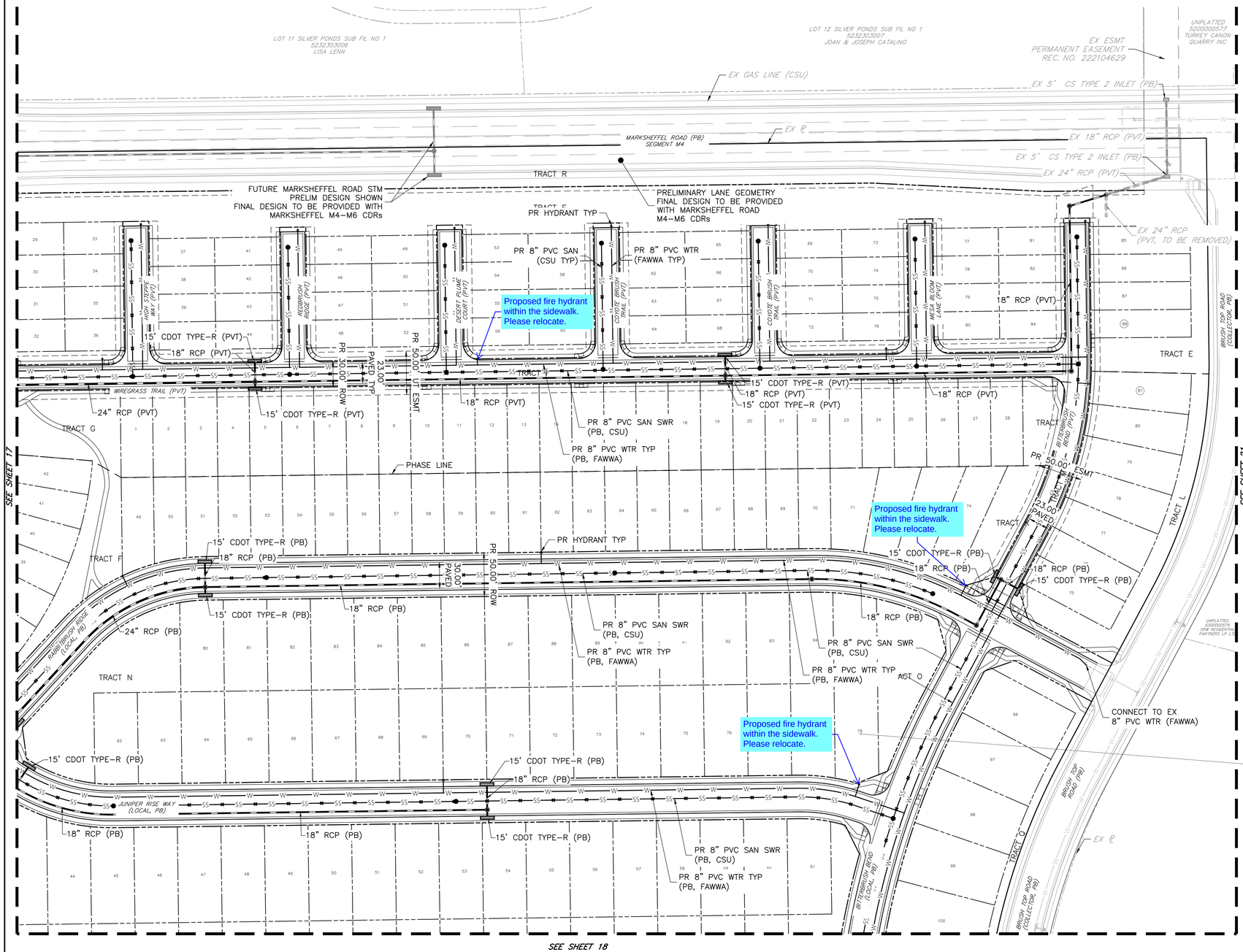
SCHMIDT PUD

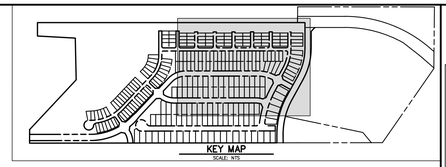
PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

DESIGN: NQJ
REVIEW: REB
DATE: 06/17/2026
H-SCALE: 1" = 60'
V-SCALE: NA

SHEET
19 OF 37

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'





GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

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3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
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lot numbers are not legible



ALL TERRAIN ENGINEERING
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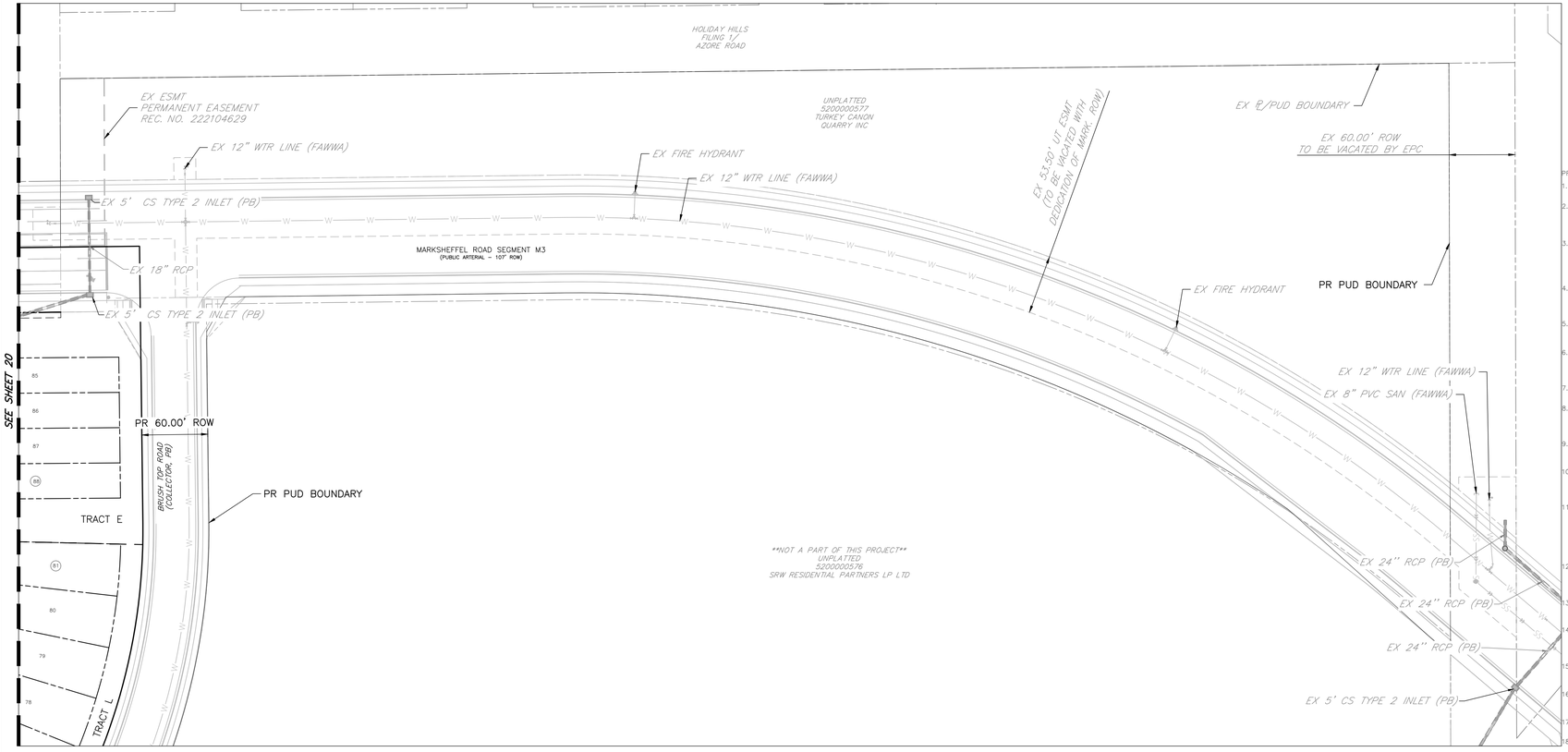
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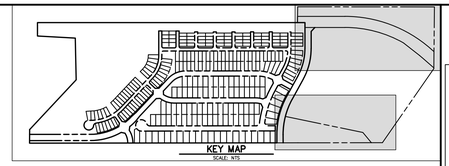
SCHMIDT PUD

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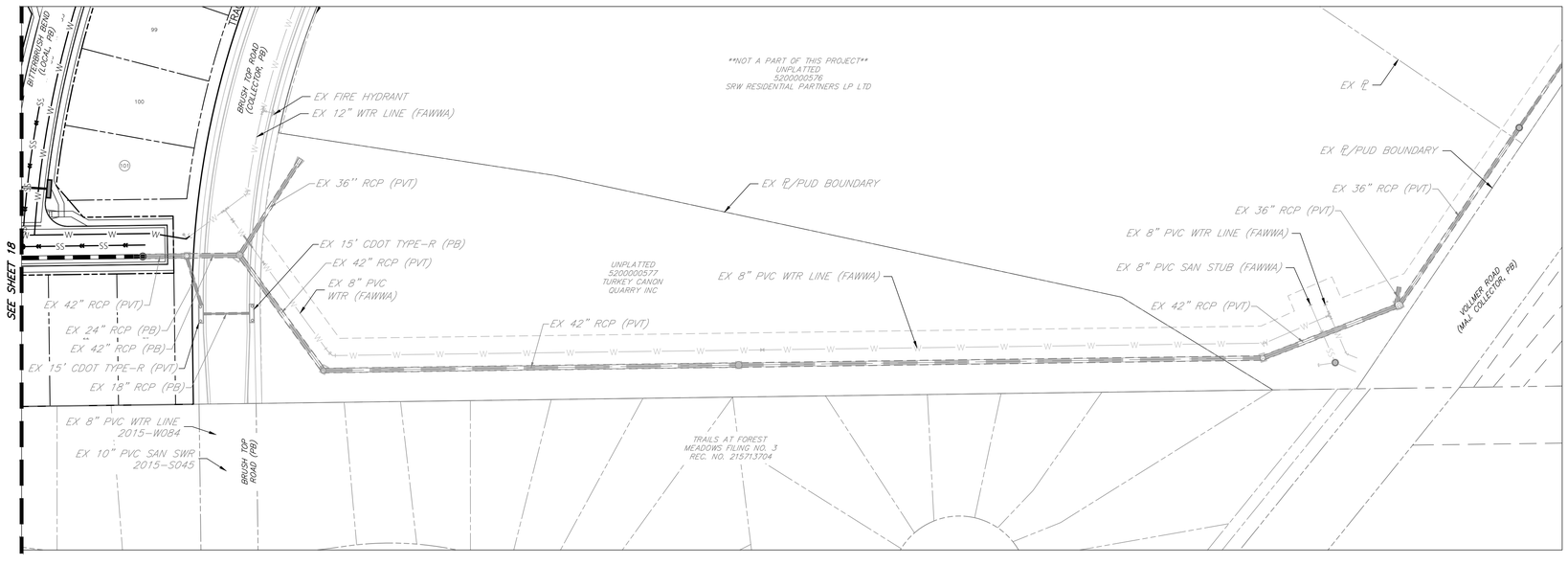




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19. CSU REQUIRES WASTEWATER AND WATER CONSTRUCTION DRAWINGS WHEN NEW WASTEWATER AND WATER FACILITIES ARE PROPOSED. PLANS CAN BE SUBMITTED ELECTRONICALLY TO UDS VIA WWW.CSU.ORG.



NOTES:

1. WHERE SEPARATION BETWEEN WATER–STORM SEWER & WATER–SANITARY SEWER IS LESS THAN 10 FEET, SECONDARY CONTAINMENT IS REQUIRED.
2. A MINIMUM OF 3–FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.
3. CSU FIELD ENGINEER TO DETERMINE FINAL ELECTRIC METER, TRANSFORMER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719–668–5564 WITH ANY QUESTIONS.
4. FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.
5. ALL UTILITIES ARE PROPOSED UNLESS INDICATED AS EXISTING. I.E. EX WATER LINE.

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TW/BW	–	TOP OF WALL/BOTTOM OF WALL

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

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20 BOULDER CRES ST STE 200
COLORADO SPRINGS, CO 80903
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(719) 491-3024

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JOB NO: 24013 LOCATION: EPC

REV	DESCRIPTION	DATE

SCHMIDT PUD

PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

DESIGN: NQJ
REVIEW: REB
DATE: 06/17/2026

H-SCALE: 1" = 60'
V-SCALE: NA

SHEET
21 OF 37

SEE SHEET 19

NOTES:

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are there any retaining walls proposed? please depcit on PUDSP plan.

Per DCM Section 11.3.3 – Embankment Structures:
A geotechnical analysis and report prepared by a Colorado Professional Engineer with recommendations for the foundation preparation and embankment construction shall be submitted to the City/County Engineer with the complete design analysis for all permanent detention facilities

Please coordinate with the project geotechnical engineer regarding the embankment design for Ponds A and B, and have them include specific recommendations for the embankment design and construction in their soils and geology report to meet this requirement.

KEY MAP
SCALE: NTS

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

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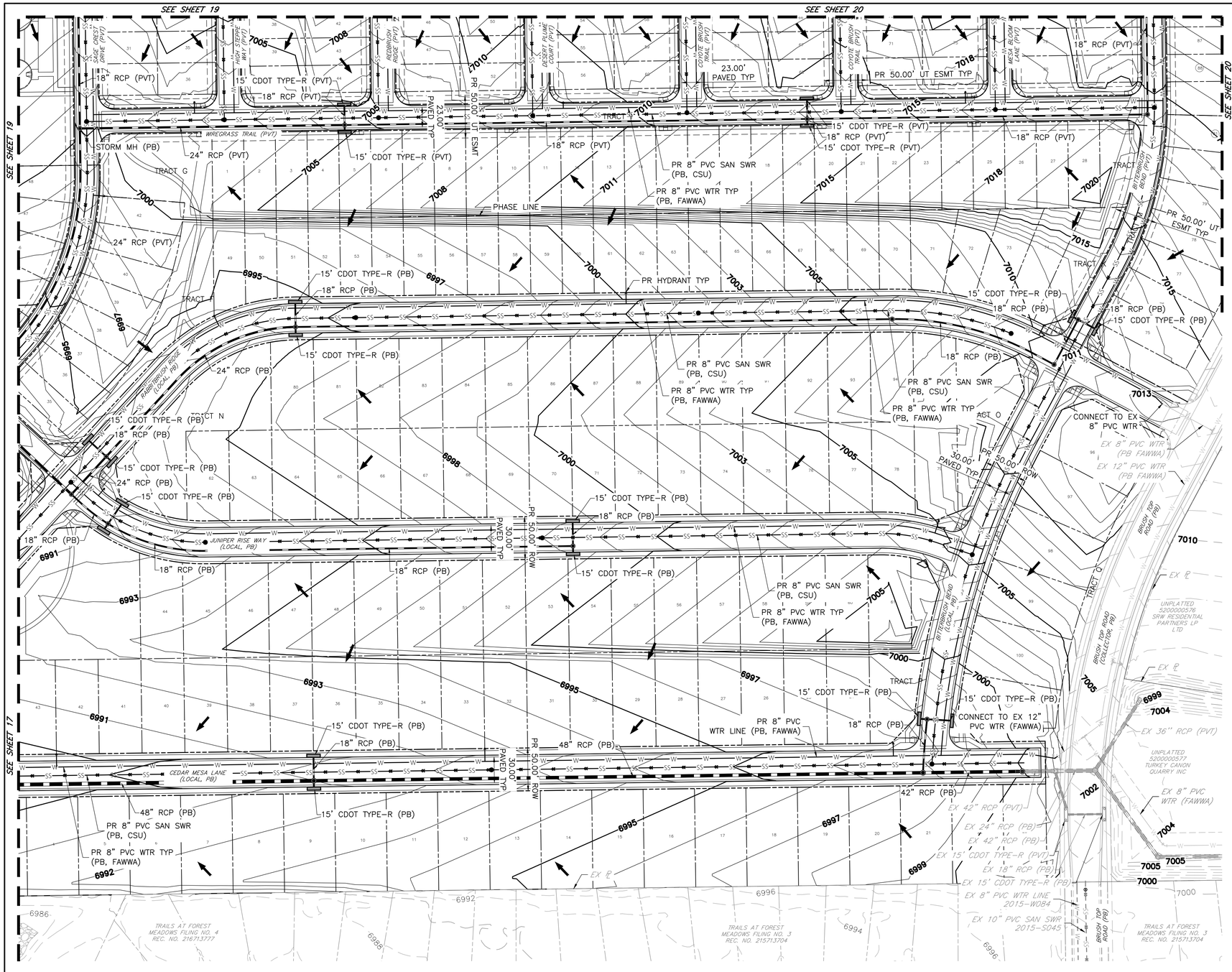
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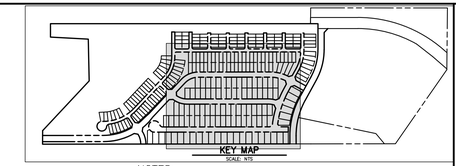
SCHMIDT PUD

PRELIMINARY GRADING PLAN

DESIGN: NQJ
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SHEET
22 OF 37





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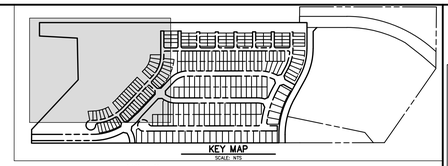
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SHEET
23 OF 37

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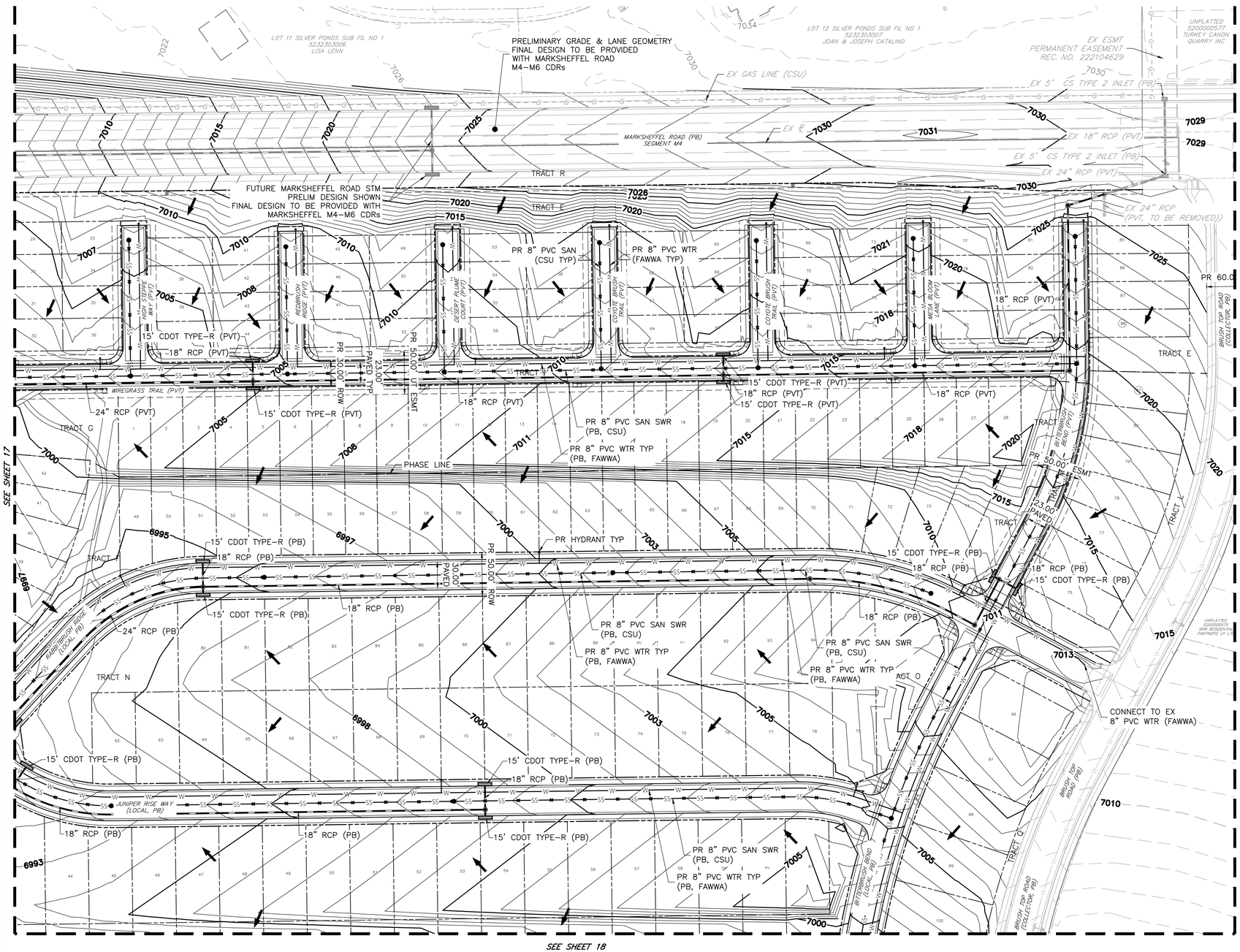
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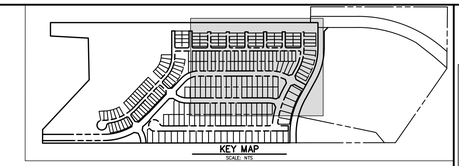
SCHMIDT PUD

PRELIMINARY GRADING PLAN

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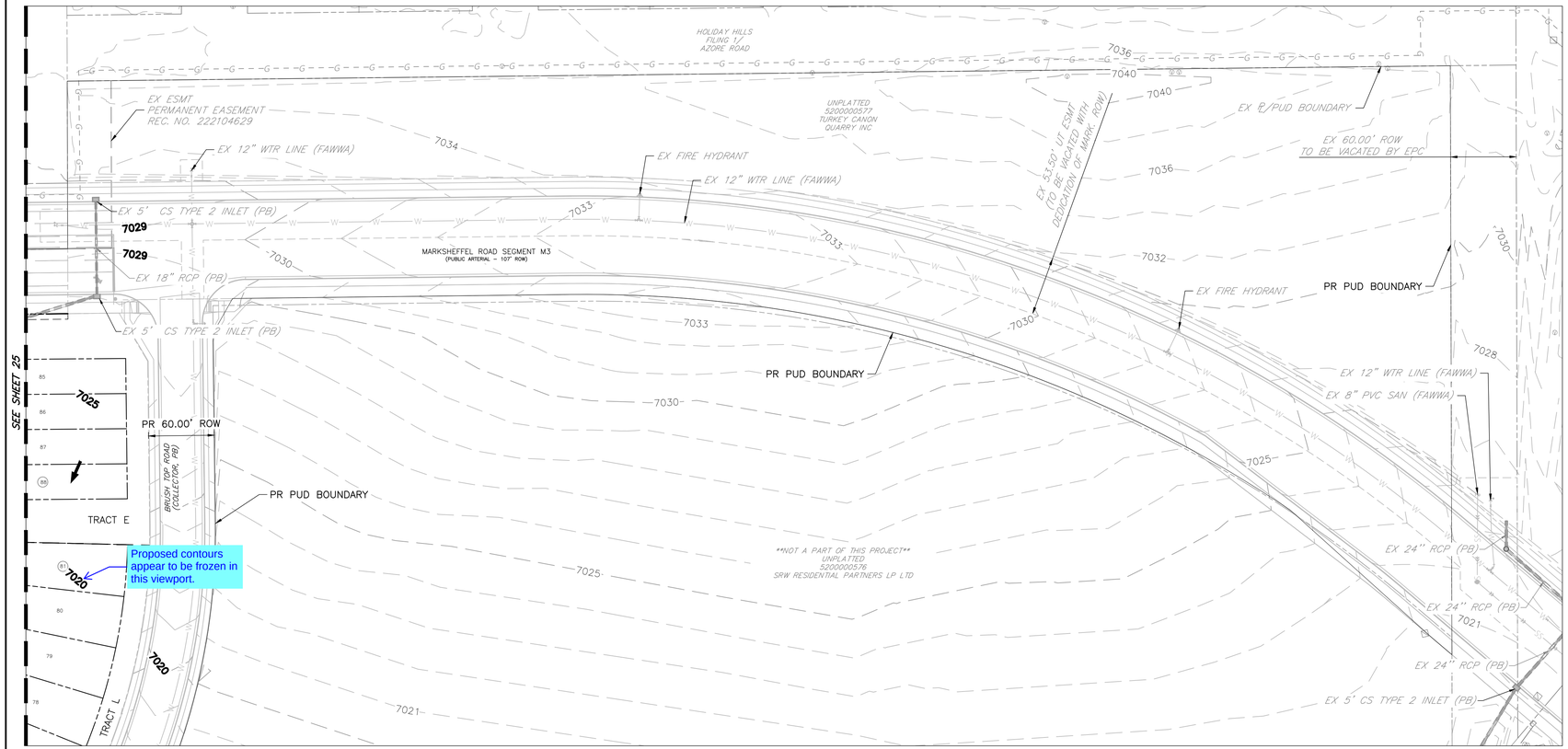
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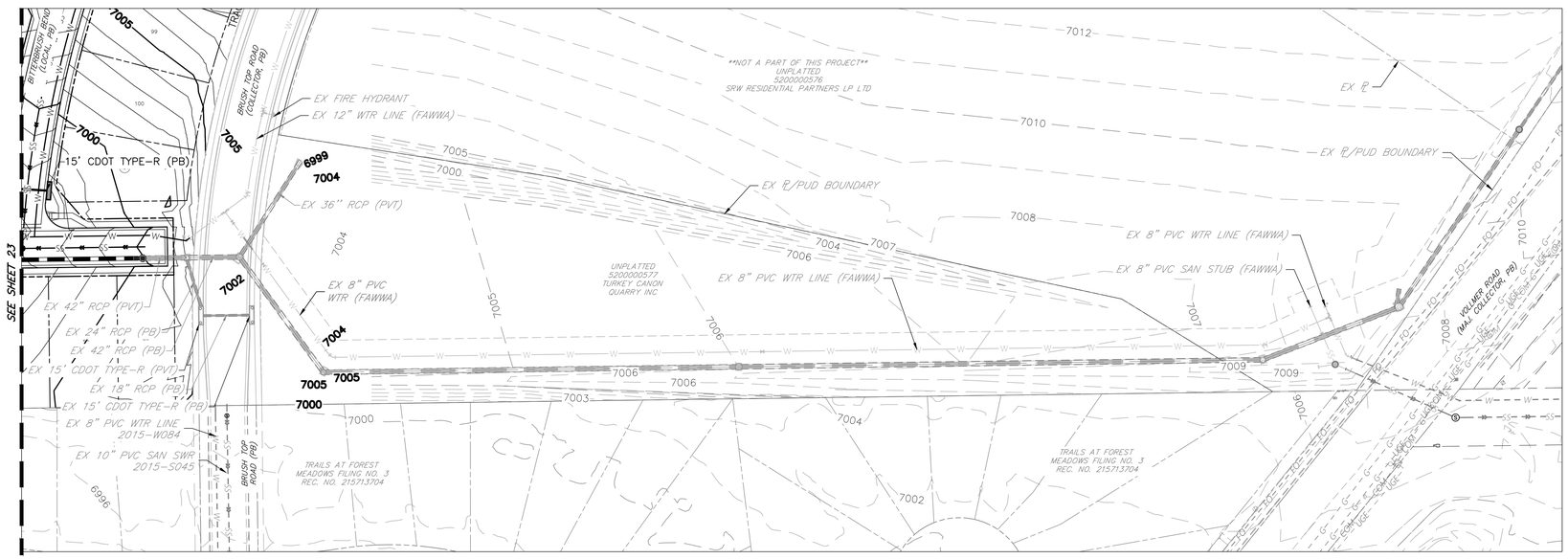
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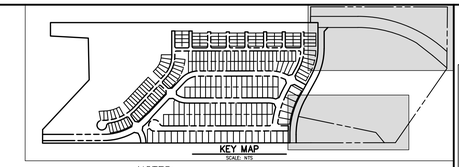
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25 OF 37

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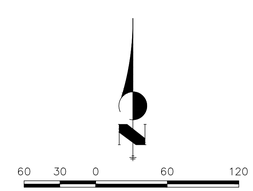


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SCHMIDT PUD

PRELIMINARY GRADING PLAN

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SHEET
26 OF 37

SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

(G)Other Required Landscape Areas. (1)Other Areas to be Landscaped or Screened.
(a)Zoning District Boundary Trees. A minimum of 1 tree shall be provided for every 30 feet of lot, parcel, or tract line coincident with a zoning district boundary line except if otherwise required to meet the buffering requirements between a non-residential use or multifamily use and residential zoning district.

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. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
3. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
4. 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.
5. 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.
6. SOD TO BE KENTUCKY BLUEGRASS BLEND.
7. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
8. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
9. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
10. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
11. 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.
12. DECORATIVE ROCK MULCH: 3/4" ARKANDAD TAN, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL DECORATIVE ROCK MULCH AREAS.
13. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
14. 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.
15. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
16. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

GENERAL NOTES

1. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
2. FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
3. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).

GENERAL CONSTRUCTION NOTES

1. PRIOR TO CONSTRUCTION CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) (811) OR 1-899-922-1987 A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION.
2. CONSTRUCTION STAKING FOR THIS PROJECT IS TO BE PROVIDED BY THE SUBCONTRACTOR. STAKING SHALL BE COORDINATED TO ESTABLISH SUFFICIENT CONTROL FOR CONSTRUCTION. ANY DETAILED LAYOUT WILL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
3. SUBCONTRACTOR IS TO PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY SITE WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS IS AT SUBCONTRACTOR'S EXPENSE. THIS PARTICULARLY APPLIES TO DAMAGE CAUSED TO CONCRETE AND BRICK WALKS, ROOF DRAIN DOWNSPOUTS AND CURBS BY ANY CONSTRUCTION OR MAINTENANCE RELATED EQUIPMENT. THE BUILDING SERVICE MANAGER OR FACILITY SERVICE MANAGER SHALL DETERMINE WHEN REPLACEMENT/REPAIR IS NECESSARY. THE SUBCONTRACTOR IS NOTIFY THE OWNER OF ANY DAMAGE IMMEDIATELY.
4. SUBCONTRACTOR TO VERIFY ALL SITE CONDITIONS AND ASSOCIATED DESIGN PLAN DIMENSIONS AND GENERAL IMPROVEMENT AREAS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER AND/OR THEIR ASSIGNED OF ANY DISCREPANCIES ON THE PLAN SET PRIOR TO COMMENCEMENT OF WORK.
5. ANY NECESSARY FIELD CHANGES TO PROJECT SCOPE DURING CONSTRUCTION SHOULD BE COORDINATED WITH OWNER AND/OR THEIR ASSIGNED PRIOR TO COMMENCEMENT OF WORK.
6. SUBCONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PLANT MATERIAL THAT IS DAMAGED OR STRESSED IN ANY WAY AS A RESULT OF POOR MAINTENANCE. SUBCONTRACTOR WILL ASSUME ALL COST ASSOCIATED WITH REPLACEMENT OF DAMAGED PLANT MATERIAL.
7. SUBCONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR DAMAGE TO THE IRRIGATION SYSTEM AS A RESULT OF ACTIONS OR NEGLIGENCE ON HIS PART. SUBCONTRACTOR WILL ASSUME ALL COSTS ASSOCIATED WITH THE REPLACEMENT DAMAGES.
8. SUBCONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS TO INCLUDE DRAINAGE FROM ALL STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER AND/OR THEIR ASSIGNED.
9. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL BY THE OWNER AND/OR THEIR ASSIGNED. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. THE OWNER AND/OR THEIR ASSIGNED RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

SOILS NOTES

1. SOIL AMENDMENT - INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL.
2. RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS: TRI-MIX III AS SUPPLIED BY C&C SAND, TO BE APPLIED PER DETAILS.
2. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
PHOSPHORUS (P205)	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
POTASSIUM (K20)	00LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
SULFUR (SO4-S)	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
MANGANESE	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF

*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH; AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.

3. A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL. -OR- TOPSOIL TO BE IMPORTED.
5. CONTRACTOR TO TEST AMENDED SOIL. FOR EACH STREET, TAKE 1 TEST IN PLANTING BED AREA, AND 1 TEST IN SEEDED AREA, AND SUBMIT SOIL ANALYSIS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLING LANDSCAPE.
6. SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES FOR SUBMITTALS ARE: FALL NATIVE SEED MIX FERTILIZER, ETC.IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
7. TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.

EDGING NOTES

1. ALL ROCK MULCH ADJACENT TO NATIVE SEED TO BE SEPARATED BY EDGING.
2. SEPARATION BETWEEN ROCK TYPES, EDGING TO BE PER PLAN.
3. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
4. SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES.
5. PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN.

KEY MAP



LANDSCAPE SITE REQUIREMENTS

1/3 of evergreen trees

SETBACKS

PLAN ABREV	STREET NAME/ ZONE BOUNDARY	CLASSIFICATION	SETBACK DEPTH REQ.	PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED
M	MARKSHEFFEL ROAD	PRINCIPAL ARTERIAL	25'	25'	1,585	1 / 20
B	BRUSHTOP ROAD	NON-ARTERIAL	15'	15'	1,140	1 / 30
R	RABBITBRUSH RIDGE (WEST OF SALTBRUSH RD)	NON-ARTERIAL	15'	15'	1,112	1 / 30

	NO. OF TREES REQ.	PROV.	SHRUB SUBSTITUTES REQ.	PROV.	ORN GRASSES SUBS. REQ.	PROV.	% LIVE GROUND PLANE REQ.	PROV.
M	80	80					75%	
B	38	38					75%	
R	38	42						

complete these sections

BUFFERS

PLAN ABREV	STREET NAME/ ZONE BOUNDARY	BUFFER DEPTH REQ.	PROV.	LINEAR FOOTAGE	LENGTH OF FENCE PROV.	% LIVE GROUND PLANE REQ.	PROV.
WB	WEST BOUNDARY	15	15	705	1 / 30	75%	

	NO. OF TREES (1/20') REQ.	PROV.	EVERGREEN TREES REQ. (33%)	PROV.	SHRUB SUBSTITUTES REQ.	PROV.	ORN GRASSES SUBS. REQ.	PROV.
W	24	24 (PROVIDED INTERNALLY)	N/A	N/A				

zone buffer

zone buffer

(2)Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses. (a)Where Required. A buffer is required in the following situations:(i)Along the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district.(ii)Along the lot, parcel, or tract line on the multifamily use property between the multifamily use and a single-family or duplex zoning district.(iii)On the residential side of the project when use to use compatibility is a concern.

(b)Depth and Planting Standards. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 25 feet of common lot, parcel, or tract line. A minimum of ⅓ of the trees shall be evergreen trees.

SEED NOTES

1. SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED, OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
3. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE FREE OF NOXIOUS SPECIES, UNDESIRABLE SPECIES AS DEFINED IN THE SEEDING SPECIFICATION, AND AGGRESSIVE NON-NATIVE SPECIES INCLUDING BUT NOT LIMITED TO CHEATGRASS, KOCHIA, SMOOTH BROME, AND RUSSIAN THISTLE.
4. ALL SEED SHALL BE FURNISHED IN BAGS OR CONTAINERS CLEARLY AND PROPERLY LABELED. CERTIFICATION LABELS WHICH INDICATE TO SHOW THE NAME AND ADDRESS OF THE SUPPLIER, THE SEED SPECIES, THE LOT NUMBER, NET WEIGHT, ORIGIN, THE PERCENT OF WEED SEED CONTENT, THE GUARANTEED PERCENTAGE OF PURITY AND GERMINATION, POUNDS OF PURE LIVE SEED (PLS) OF EACH SEED SPECIES, THE TOTAL POUNDS OF PLS, AND TEST DATE. SIGNED STATEMENTS OF GUARANTEE, SEED CERTIFICATIONS, AND SEED LOT ANALYSIS FROM VENDORS WHO SUPPLY SEED AND SOIL CONDITIONER SHALL BE SUBMITTED FOR ALL SEED MATERIALS AND CONFIRMED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. ALL SEED SHALL BE GUARANTEED FOR PURITY AND GERMINATION, FREE OF NOXIOUS WEED SEED AND SUPPLIED ON A PURE LIVE SEED (PLS) BASIS. SEED CERTIFICATION SHOULD PROVIDE INFORMATION THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY FOR SEED TESTING WITHIN 12 MONTHS PRIOR TO THE DATE OF SEEDING.
5. ANY SUBSTITUTIONS OF SEED SPECIES MUST BE APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF SEED TO CONSTRUCTION SITE.
6. ALL MATERIALS SHALL BE STORED IN A MANNER THAT WILL PREVENT THEM FROM COMING INTO CONTACT WITH PRECIPITATION, SURFACE WATER, OR ANY OTHER CONTAMINATING SUBSTANCE. ANY MATERIALS THAT HAVE BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE SHALL NOT BE USED.
7. SEEDING OR PLANTING SHALL NOT OCCUR WHEN THE GROUND IS FROZEN, WHEN FREEZING TEMPERATURES ARE FORECASTED WITHIN 24 HOURS, OR WHEN CONDITIONS ARE OTHERWISE UNSUITABLE.
8. NATIVE SEEDING SHALL BE RESTRICTED TO BETWEEN SPRING THAW AND JUNE 1 AND BETWEEN SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE AND SHALL NOT BE APPLIED DURING INCLEMENT WEATHER INCLUDING RAIN AND HIGH WINDS, OR WHEN SOIL MOISTURE IS TOO HIGH TO EVENLY DISTRIBUTE SEED.
9. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE NATIVE SEEDING PERIOD, OR IF THERE ARE UNSUITABLE SITE CONDITIONS, THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED.
10. SEEDING METHOD: DRILL SEEDING SHALL BE USED. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
    a. SEEDING SHALL BE ACCOMPLISHED WITHIN 24 HOURS OF PREPARING THE SEEDING SURFACE
    b. SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
    c. ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
11. FOLLOWING SEEDING, ALL SEEDED AREAS SHALL BE WATERED SUFFICIENTLY AS TO SATURATE THE SOILS. HEAVY MACHINERY SHALL NOT BE DRIVEN ACROSS SEEDED AREAS TO AVOID RE-COMPACTION OF SOILS. ACCESS ROUTES SHALL BE REVEGETATED AFTER CONSTRUCTION.
12. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
13. WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
    a. STRAW CRIMPING: ALL SLOPES LESS THAN 3:1 SHALL BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
    b. HYDRO-MULCH: ALL SLOPES EQUAL TO OR GREATER THAN 3:1 SHALL BE HYDRO-MULCHED.
    c. ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
    d. EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
14. APPROVAL OF NATIVE SEED AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
15. NATIVE SEED AREAS SHALL BE MAINTAINED PER THE "NATIVE PLANT REVEGETATION GUIDE FOR COLORADO" (CPW, 1998).

PLANTING NOTES

1. TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
2. WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED ON PLAN.
3. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
4. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
5. SUBCONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
6. PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
7. TREES SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.
8. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
9. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION
DECIDUOUS TREES							
	BM	38	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	25`	25'	1.5" CAL.	B&B
	CO	23	CELTIS OCCIDENTALIS / COMMON HACKBERRY	50`	40`	1.5" CAL.	B&B
	CK	49	PHELLODENDRON AMURENSE / AMUR CORKTREE	25`	15`	1.5" CAL.	B&B
EVERGREEN TREES							
	PR	44	PINUS ARISTATA / BRISTLECONE PINE	30`	15`	6' HT.	B&B
	PE	30	PINUS EDULIS / PINYON PINE	25`	15`	6' HT.	B&B
ORNAMENTAL TREES							
	CI	29	CRATAEGUS CRUS-GALLI INERMIS / THORNLES COCKSPUR HAWTHORN	20`	15`	1" CAL.	B&B

GROUND COVER LEGEND

	NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF
	NATIVE LOW GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	344,180 SF
	ROCK MULCH 3/4" ARKANSAS TAN @ 3" DEPTH	39,885 SF
	SOD TALL FESCUE	14,834 SF
	ROCK COBBLE 2-4" DESERT SAND RIVER @ 3" DEPTH	13,515 SF
	PLAY AREA - EWF FIBAR ENGINEERED WOOD FIBER	1,888 SF

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PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SCHMIDT PARCEL
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST ROAD

OTHER INFO

PROJECT INFO

DATE: 06.12.26
PROJECT MGR: A ODOM
PREPARED BY: T KNAB

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE COVER

SHEET NUMBER/TITLE

LP1.00

27 OF 37

PLAN FILE #

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SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

identify all walls, fencing through out and provide details

MARKSHEFFEL ROAD ROW DEDICATION (PUBLIC ARTERIAL - 107' ROW)

25' LANDSCAPE SETBACK

PROPOSED FULL MOVEMENT ACCESS

TRACT R

TRACT E

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

DESERT PLUME COURT (30' PRIVATE ROAD TRACT)

BRUSH HOLLOW LANE (30' PRIVATE ROAD TRACT)

COYOTE BRUSH TRAIL (30' PRIVATE ROAD TRACT)

MESA BLOOM LANE (30' PRIVATE ROAD TRACT)

BITTERBRUSH BEND (30' PRIVATE ROAD TRACT)

WIREGRASS TRAIL (PRIVATE LOCAL- 30' ROW)

BRUSH TOP ROAD (PUBLIC COLLECTOR - 60' ROW)

50' UTIL. ESMT.

42'-0" ESMT.

50'-0" ESMT.

10' LANDSCAPE

LINE OF SIGHT 465'

PHASE 1

PHASE 2

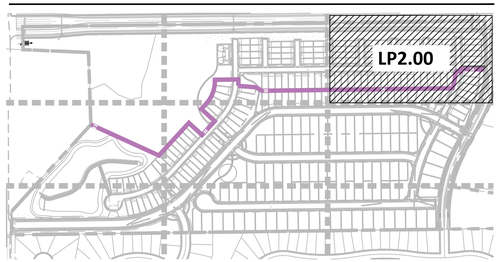
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LP2.03

(1) PE (1) BM (4) PR (2) CK (3) BM (2) BM (1) CK (2) PE (1) CI (1) CO (1) PR

KEY MAP



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PLAY AREA - EWF FIBAR ENGINEERED WOOD FIBER	1,888 SF	

LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- PROPOSED CONTOUR
- EXISTNG CONTOUR
- 100-YEAR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE
- STEEL EDGING

NORTH

0 15' 30' 60'

SCALE: 1" = 30'

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LANDSCAPE PLAN

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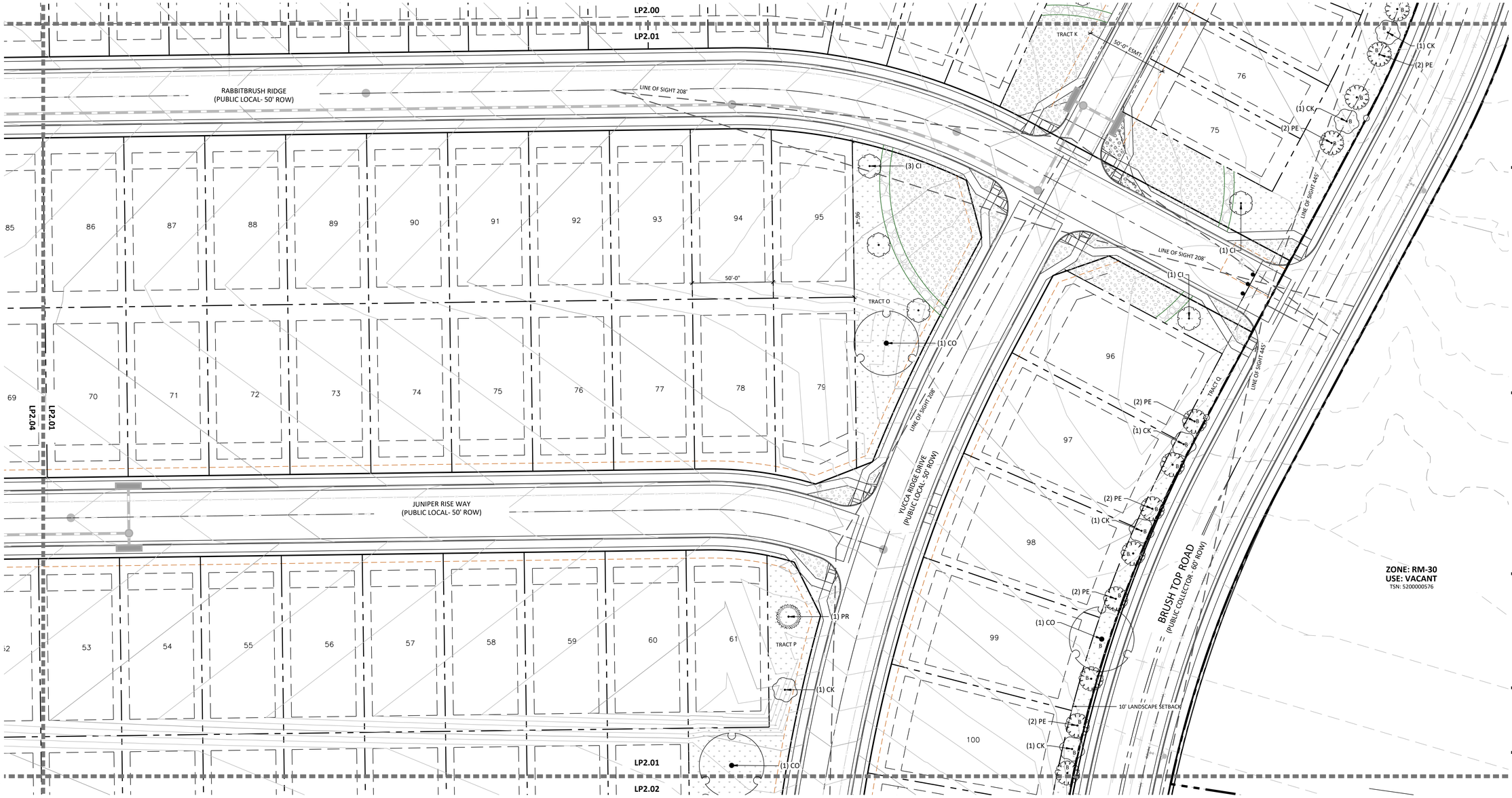
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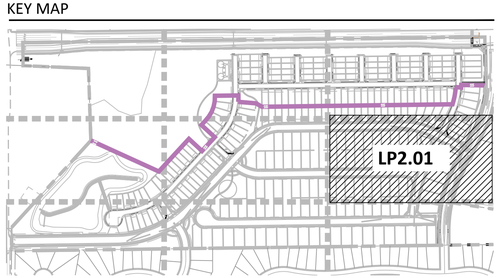
EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



ZONE: RM-30
USE: VACANT
TSN: 5200000576

KEY MAP



2026-06-10 16:02

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SCALE: 1" = 30'

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BLACK FOREST ROAD

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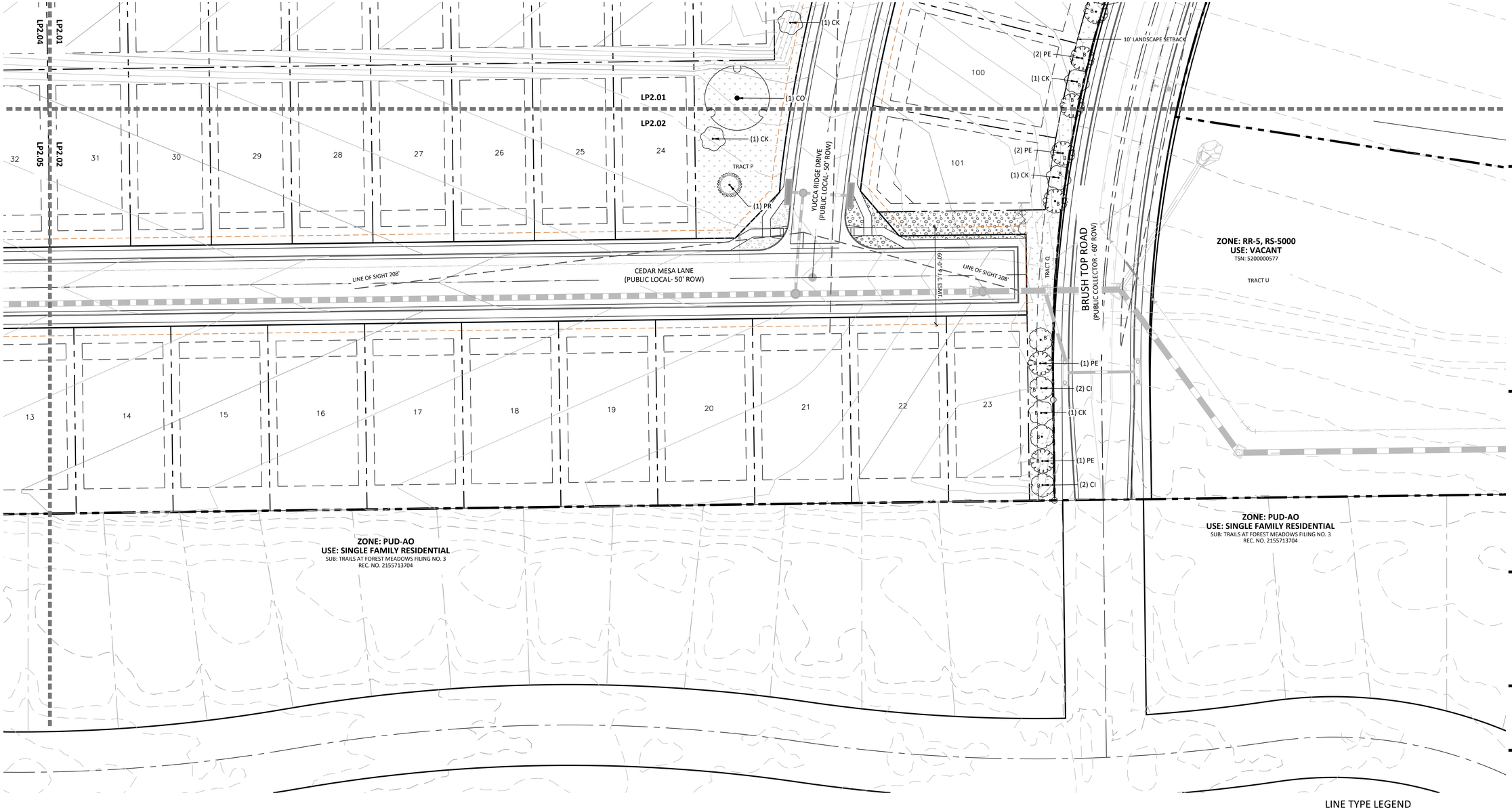
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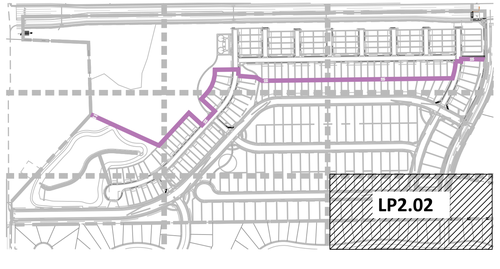
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KEY MAP



2026-06-10 16:02

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BLACK FOREST ROAD

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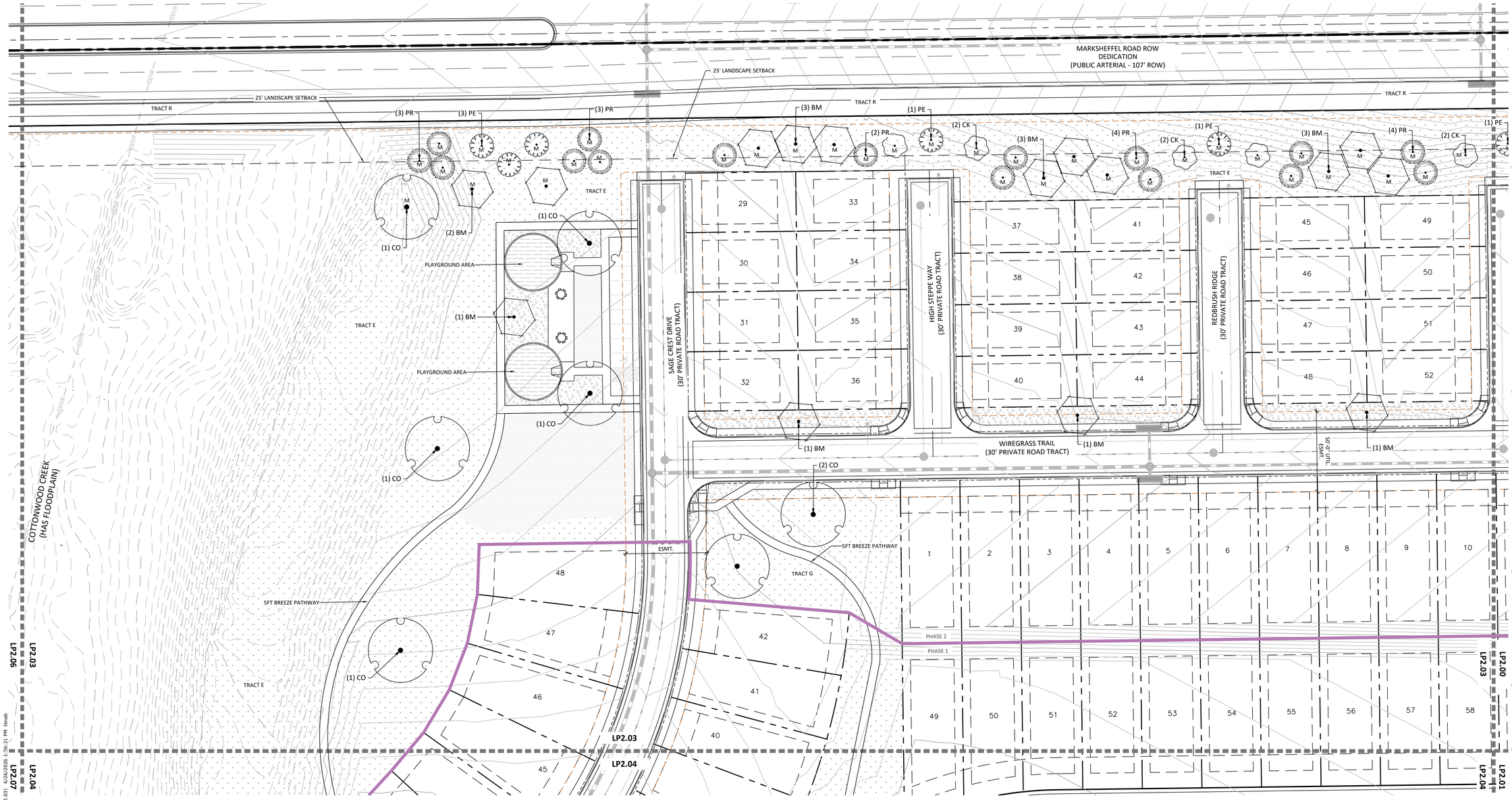
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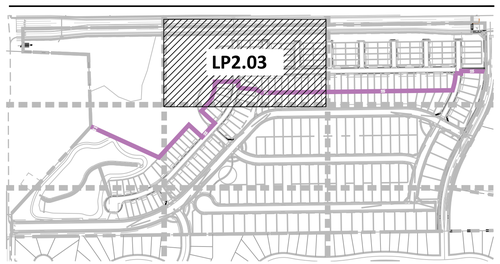
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EL PASO COUNTY

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LANDSCAPE PLAN

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31 OF 37

PLAN FILE #

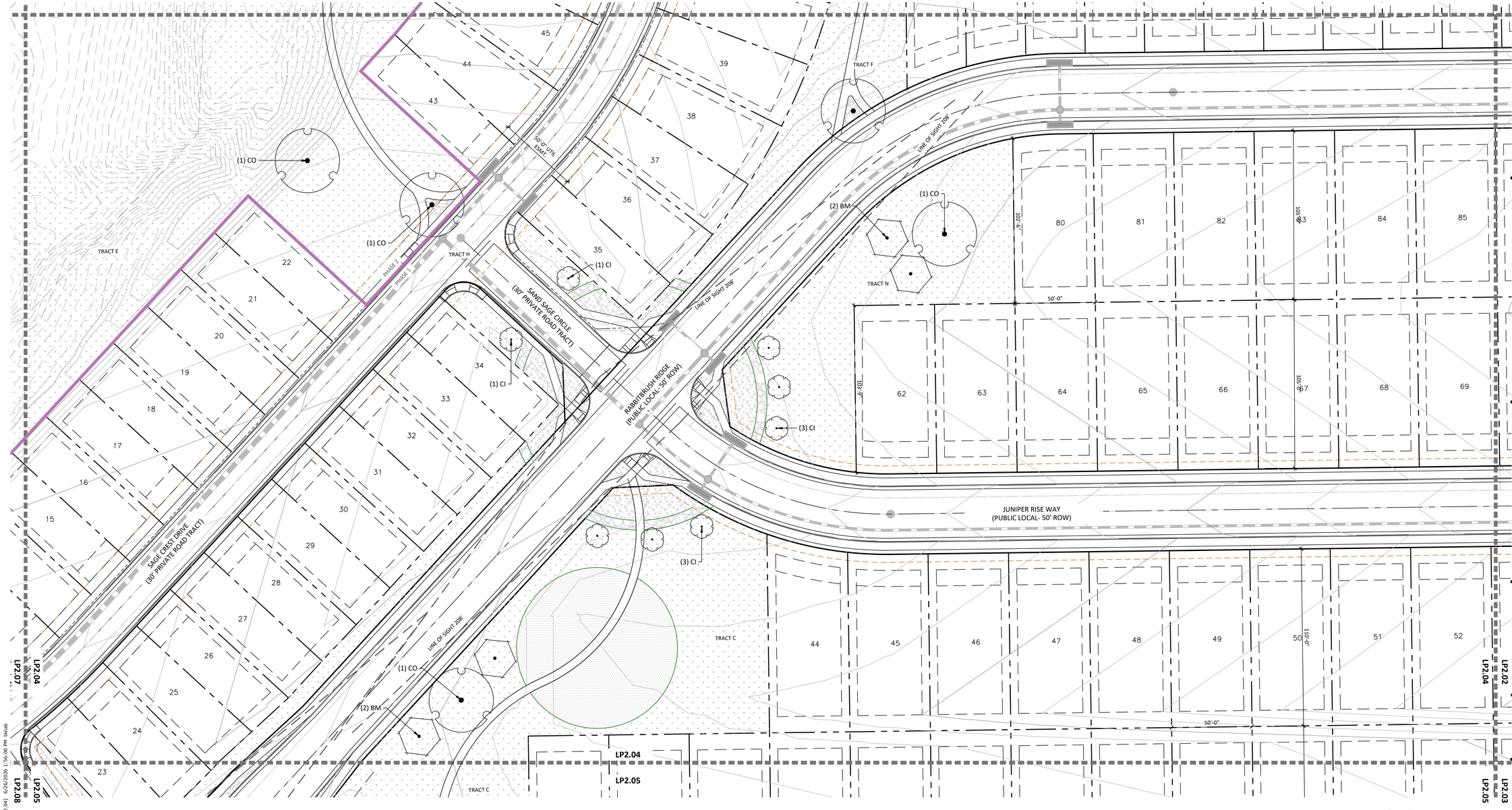
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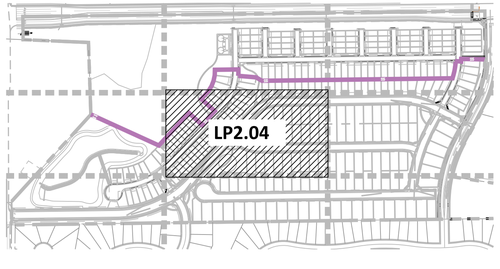
SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP



2026-06-10 16:02

GROUND COVER LEGEND

NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF	SOD TALL FESCUE	14,834 SF
NATIVE LOW GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	344,180 SF	ROCK COBBLE 2-4" DESERT SAND RIVER @ 3" DEPTH	13,515 SF
ROCK MULCH 3/4" ARKANSAS TAN @ 3" DEPTH	39,885 SF	PLAY AREA - EWF FIBAR ENGINEERED WOOD FIBER	1,888 SF

LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- PROPOSED CONTOUR
- EXISTNG CONTOUR
- 100YR — 100-YEAR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE
- STEEL EDGING

NORTH

0 15' 30' 60'

SCALE: 1" = 30'

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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SCHMIDT PARCEL

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST ROAD

OTHER INFO

PROJECT INFO

DATE: 06.12.26
PROJECT MGR: A ODOM
PREPARED BY: T KNAB

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE PLAN

SHEET NUMBER/TITLE

LP2.04

32 OF 37

PLAN FILE #

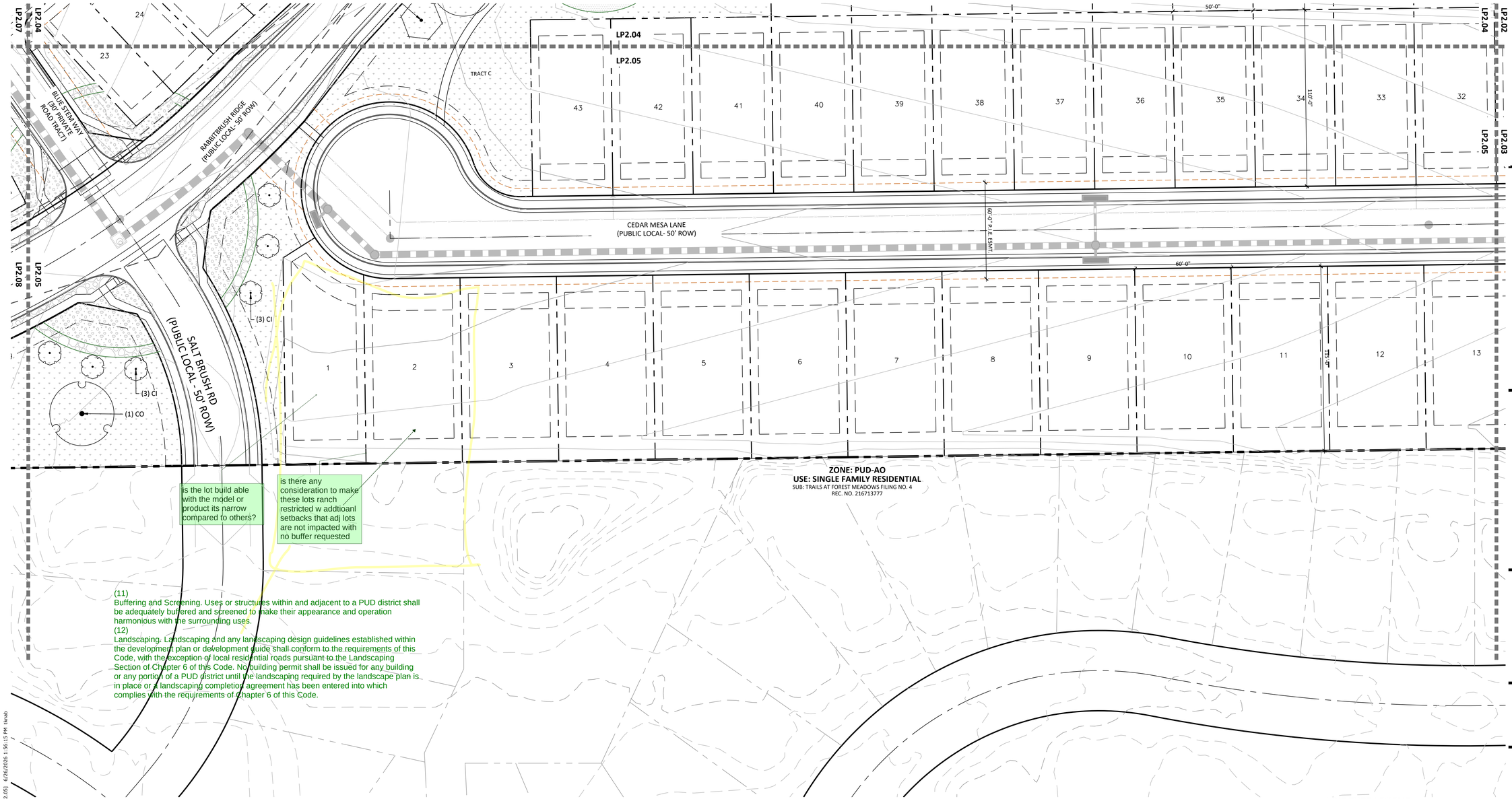
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SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

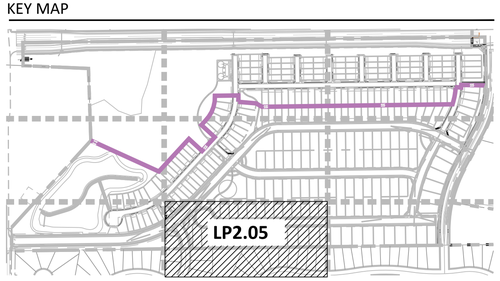


is the lot build able with the model or product its narrow compared to others?

is there any consideration to make these lots ranch restricted w addtioanl setbacks that adj lots are not impacted with no buffer requested

(11)
Buffering and Screening. Uses or structures within and adjacent to a PUD district shall be adequately buffered and screened to make their appearance and operation harmonious with the surrounding uses.
(12)
Landscaping. Landscaping and any landscaping design guidelines established within the development plan or development guide shall conform to the requirements of this Code, with the exception of local residential roads pursuant to the Landscaping Section of Chapter 6 of this Code. No building permit shall be issued for any building or any portion of a PUD district until the landscaping required by the landscape plan is in place or a landscaping completion agreement has been entered into which complies with the requirements of Chapter 6 of this Code.

KEY MAP



2026-06-10 16:02

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PLAY AREA - EWF FIBAR ENGINEERED WOOD FIBER	1,888 SF	

LINE TYPE LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- PROPOSED CONTOUR
- EXISTNG CONTOUR
- 100-YEAR FLOOD (100YR)
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE
- STEEL EDGING

NORTH

0 15' 30' 60'

SCALE: 1" = 30'

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BLACK FOREST ROAD

OTHER INFO

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DATE: 06.12.26
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PREPARED BY: T KNAB

STAMP

ISSUE INFO

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE PLAN

SHEET NUMBER/TITLE

LP2.05

33 OF 37

PCD FILE #

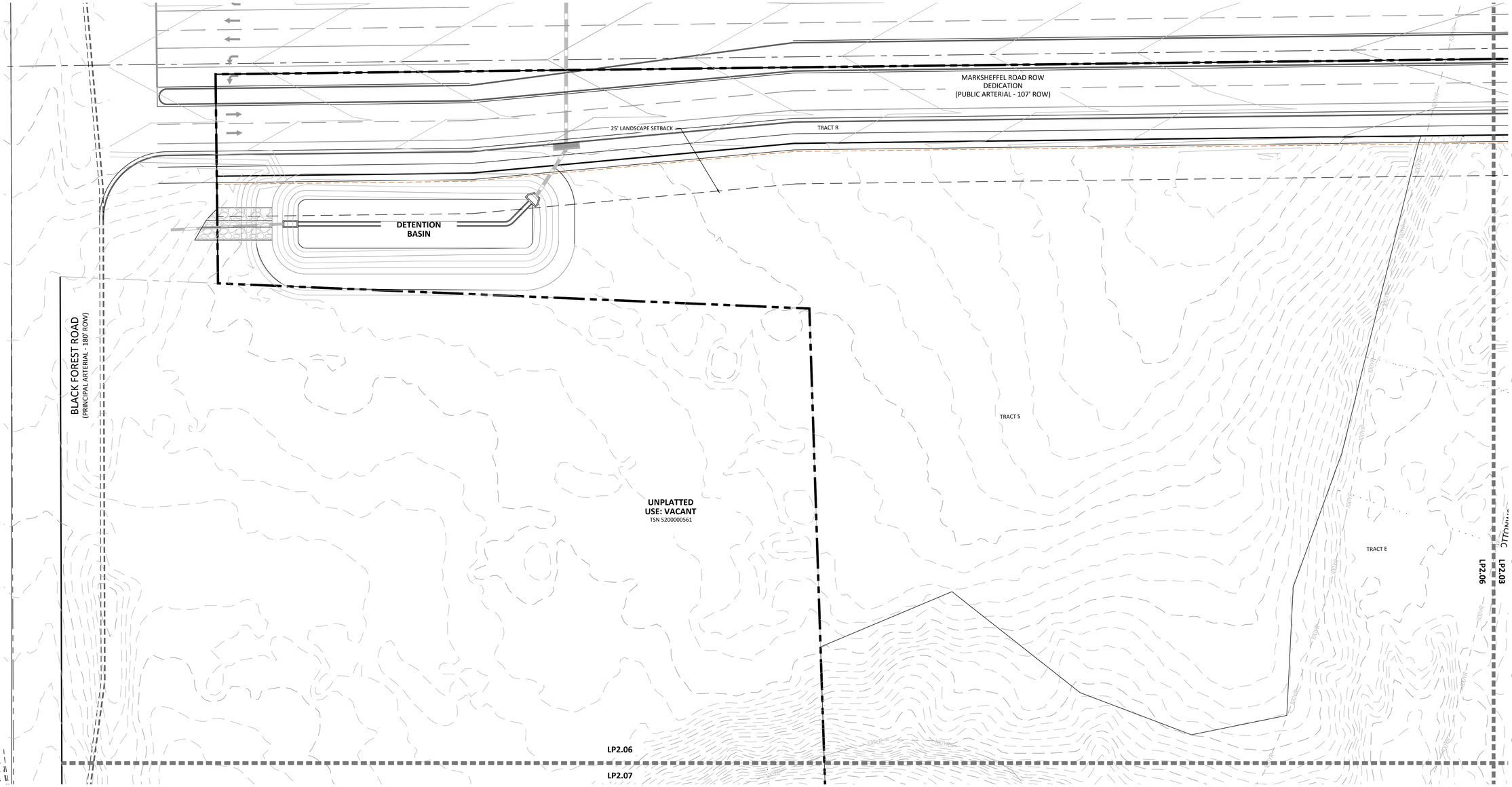
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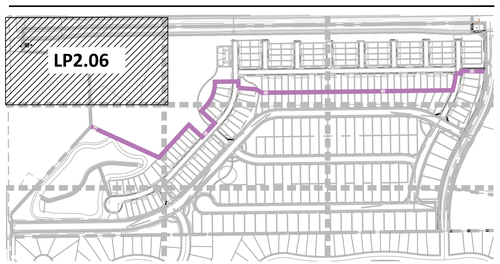
SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP



2026-06-10 16:02

GROUND COVER LEGEND

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LINE TYPE LEGEND

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NORTH

0 15' 30' 60'

SCALE: 1" = 30'

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PLANNER / LANDSCAPE ARCHITECT

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SCHMIDT PARCEL

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST ROAD

OTHER INFO

PROJECT INFO

DATE:	06.12.26
PROJECT MGR:	A ODOM
PREPARED BY:	T KNAB

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ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE PLAN

SHEET NUMBER/TITLE

LP2.06

34 OF 37

PLAN FILE #

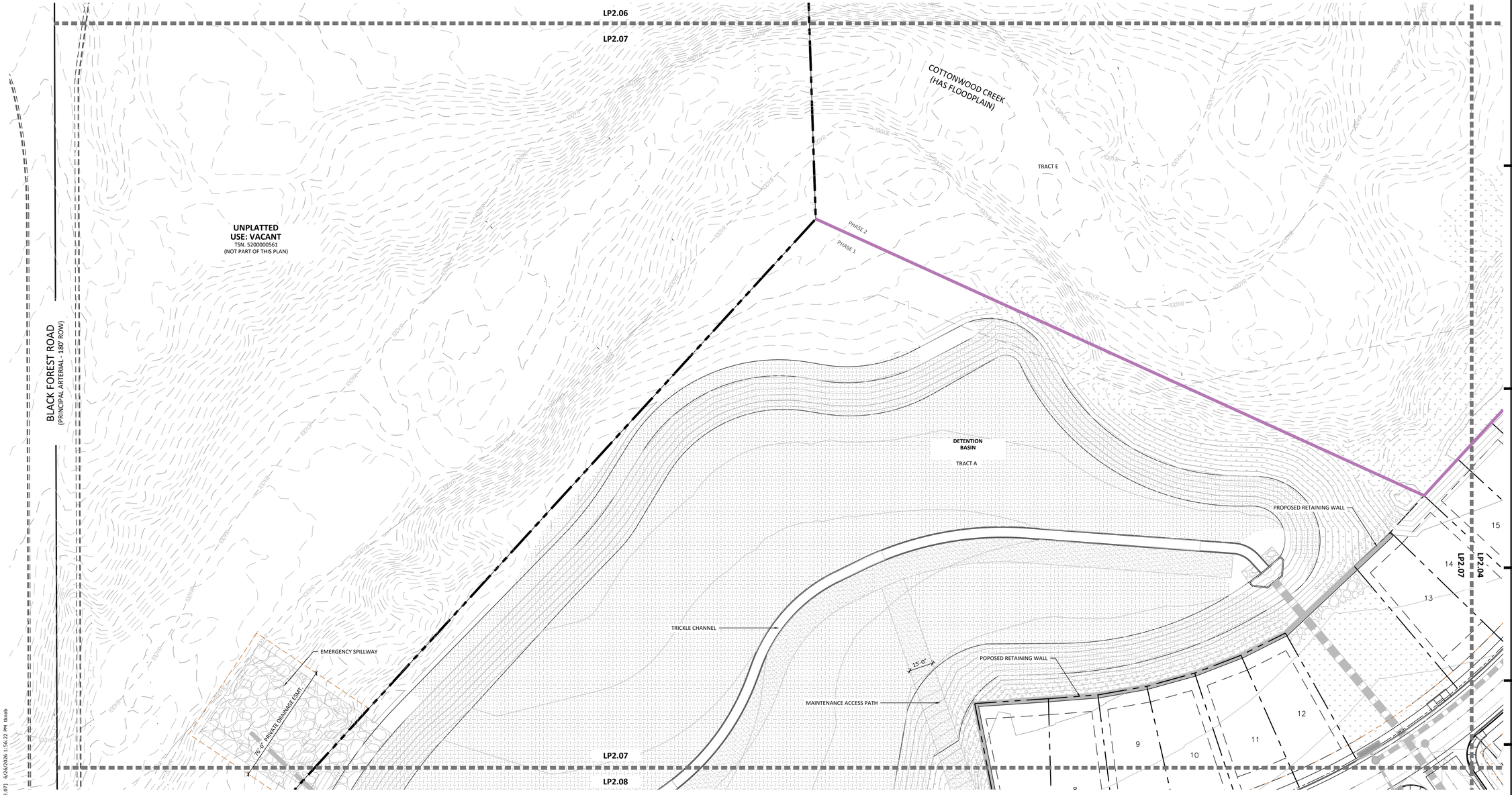
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SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP



2026-06-10 16:02

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BLACK FOREST ROAD

OTHER INFO

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PROJECT MGR: A ODOM
PREPARED BY: T KNAB

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE PLAN

SHEET NUMBER/TITLE

LP2.07

35 OF 37

PLAN FILE #

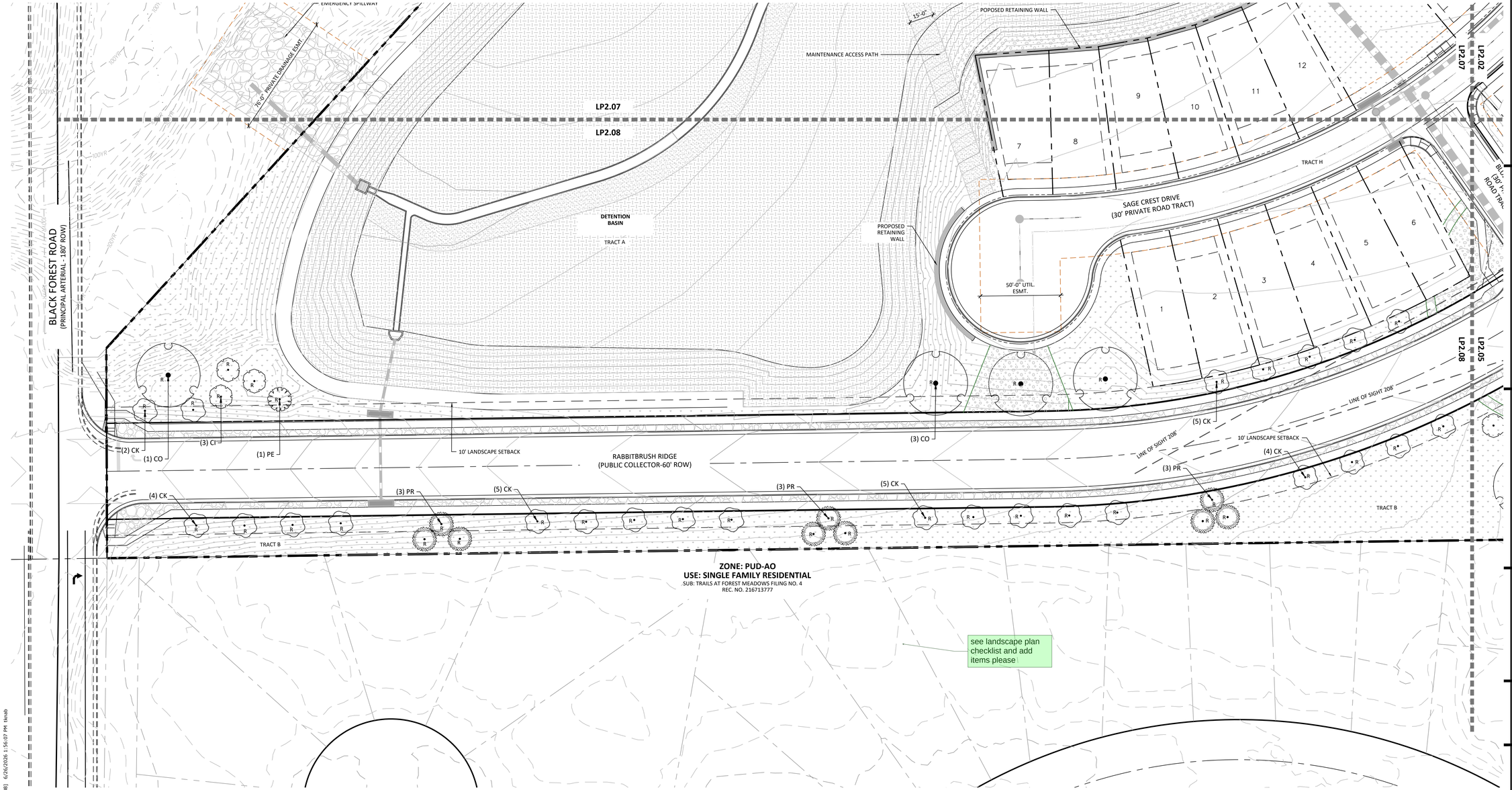
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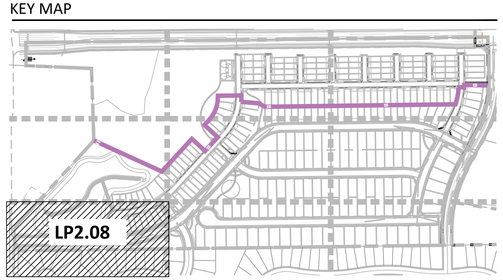
SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP



2026-06-10 16:02

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ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE PLAN

SHEET NUMBER/TITLE

LP2.08

36 OF 37

PLAN FILE #

CPC #

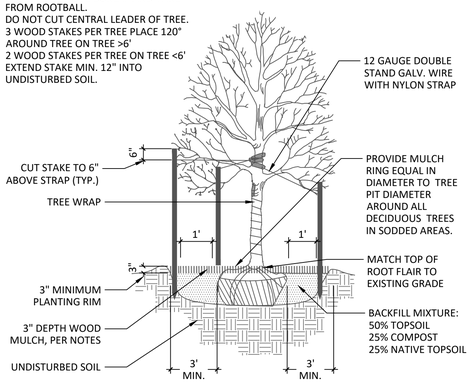
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SCHMIDT PARCEL

EL PASO COUNTY

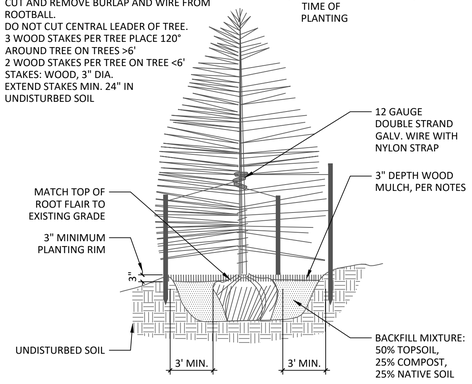
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

NOTES:
1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS.
2. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
3. DO NOT CUT CENTRAL LEADER OF TREE.
4. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREE >6'
5. 2 WOOD STAKES PER TREE ON TREE <6'
6. EXTEND STAKE MIN. 12" INTO UNDISTURBED SOIL.
7. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



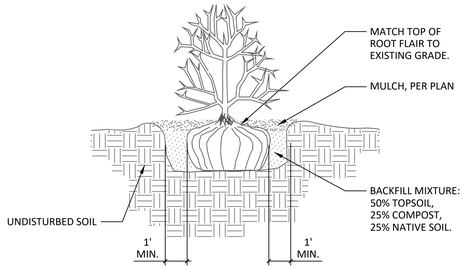
1 DECIDUOUS TREE PLANTING DETAIL
NTS N-PL-01

NOTES:
1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS.
2. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
3. DO NOT CUT CENTRAL LEADER OF TREE.
4. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREES >6'
5. 2 WOOD STAKES PER TREE ON TREE <6'
6. STAKES: WOOD, 3" DIA.
7. EXTEND STAKES MIN. 24" IN UNDISTURBED SOIL
8. KEEP PLANTS MOIST AND SHADED AT ALL TIME OF PLANTING
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING

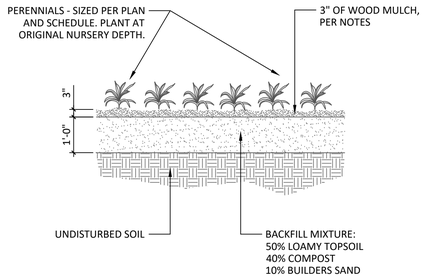


2 CONIFEROUS TREE PLANTING DETAIL
NTS N-PL-04

NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. FOR BALLED AND BURLAPPED SHRUBS: CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
3. REMOVE ALL WIRE.

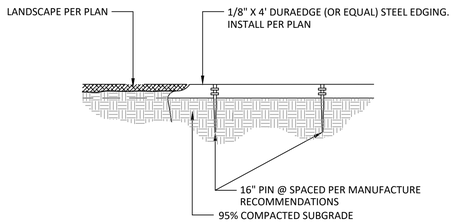


3 SHRUB PLANTING DETAIL
NTS N-PL-05

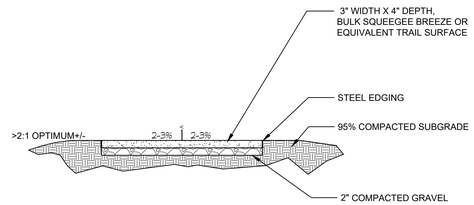


4 PERENNIAL / ORNAMENTAL GRASSES
NTS N-PL-07

NOTES:
1. PLACE EDGING 2" DEEP BELOW GRADE AND TAPER MULCH TO MEET TOP OF EDGING.



5 STEEL EDGING
NTS N-ED-01



NOTES:
1. USE 2% CROSS PITCH FOR PITCHED SLOPED AREAS WHERE SPECIFIED.
2. CROWN CENTER FOR ALL FLAT SIDE SLOPE AREAS.
3. ADD SWALES TO INTERCEPT & DIVERT DRAINAGE FROM SLOPES UPHILL OF TRAIL.

6 BREEZE TRAIL
NTS P-DA-01

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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BLACK FOREST ROAD

OTHER INFO

PROJECT INFO

DATE:	06.12.26
PROJECT MGR:	A ODOM
PREPARED BY:	T KNAB

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE DETAILS

SHEET NUMBER/TITLE

LP3.01

37 OF 37

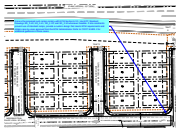
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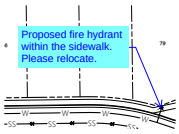
V1_PUD Development Plan - can include phasing if proposed.pdf Markup Summary

Laura Besler (6)



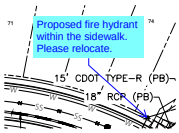
Subject: Callout
Page Label: [6] 23 Schmidt-DP - DP2.02
Author: Laura Besler
Date: 9/9/2026 1:44:17 PM
Status:
Color:
Layer:
Space:

Ensure the proposed curb ramps comply with ECM Section 6.3.3. Use EPC Standard Drawings SD_2-40, SD_2-41, SD_2-42, and SD_2-50 whenever feasible. If site constraints prevent use of standard ramps, provide a custom design that meets ECM requirements and obtain case-by-case approval from the ECM Administrator. Refer to CDOT M-608-1 for additional guidance in these cases.



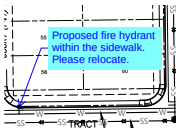
Subject: Callout
Page Label: [6] 20 Prelim UT 4
Author: Laura Besler
Date: 9/9/2026 1:52:27 PM
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Color:
Layer:
Space:

Proposed fire hydrant within the sidewalk. Please relocate.



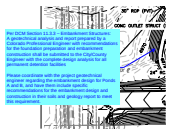
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Author: Laura Besler
Date: 9/9/2026 1:52:36 PM
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Color:
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Space:

Proposed fire hydrant within the sidewalk. Please relocate.



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Page Label: [6] 20 Prelim UT 4
Author: Laura Besler
Date: 9/9/2026 1:54:47 PM
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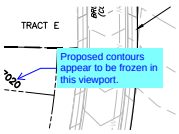
Proposed fire hydrant within the sidewalk. Please relocate.



Subject: Callout
Page Label: [8] 22 Prelim Grading
Author: Laura Besler
Date: 9/9/2026 2:50:03 PM
Status:
Color:
Layer:
Space:

Per DCM Section 11.3.3 – Embankment Structures:
A geotechnical analysis and report prepared by a Colorado Professional Engineer with recommendations for the foundation preparation and embankment construction shall be submitted to the City/County Engineer with the complete design analysis for all permanent detention facilities

Please coordinate with the project geotechnical engineer regarding the embankment design for Ponds A and B, and have them include specific recommendations for the embankment design and construction in their soils and geology report to meet this requirement.



Subject: Callout
Page Label: [12] 26 Prelim Grading5
Author: Laura Besler
Date: 9/9/2026 3:04:34 PM
Status:
Color:
Layer:
Space:

Proposed contours appear to be frozen in this viewport.

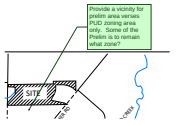
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dsdparsons (124)



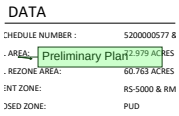
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:03:23 AM
Status:
Color:
Layer:
Space:

update these as owners have created multiple parcels



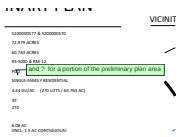
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:12:49 AM
Status:
Color:
Layer:
Space:

Provide a vicinity for prelim area verses PUD zoning area only. Some of the Prelim is to remain what zone?



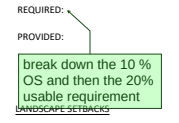
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:06:50 AM
Status:
Color:
Layer:
Space:

Preliminary Plan



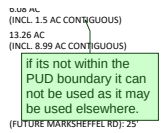
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:07:27 AM
Status:
Color:
Layer:
Space:

and ? for a portion of the preliminary plan area



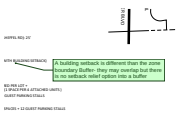
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:08:36 AM
Status:
Color:
Layer:
Space:

break down the 10 % OS and then the 20% usable requirement



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:09:19 AM
Status:
Color:
Layer:
Space:

if its not within the PUD boundary it can not be used as it may be used elsewhere.



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:10:27 AM
Status:
Color:
Layer:
Space:

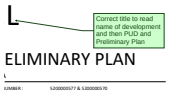
A building setback is different than the zone boundary Buffer- they may overlap but there is no setback relief option into a buffer

---



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:11:15 AM
Status:
Color:
Layer:
Space:

Add- Sec township range



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:11:40 AM
Status:
Color:
Layer:
Space:

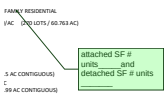
Correct title to read name of development and then PUD and Preliminary Plan

---



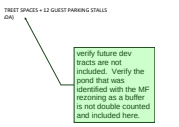
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 3:08:29 PM
Status:
Color:
Layer:
Space:

is this the subdivision name? filings 1-4



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:40:35 AM
Status:
Color:
Layer:
Space:

attached SF # units_____and detached SF # units _____



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:46:20 AM
Status:
Color:
Layer:
Space:

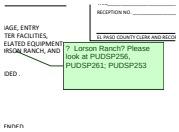
verify future dev tracts are not included. Verify the pond that was identified with the MF rezoning as a buffer is not double counted and included here.



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:50:49 AM
Status:
Color:
Layer:
Space:

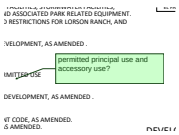
these likley need to be broken down based on lot size or attached detached units

---



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:14:36 PM
Status:
Color:
Layer:
Space:

? Lorson Ranch? Please look at PUDSP256, PUDSP261; PUDSP253



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:52:53 AM
Status:
Color:
Layer:
Space:

permitted principal use and accessory use?



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:54:15 AM
Status:
Color:
Layer:
Space:

This is to broad now. our residential home occs have no exceptions if special uses are processed so please list what home occs are allowed...



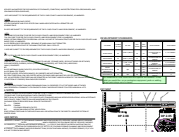
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:55:08 AM
Status:
Color:
Layer:
Space:

so this reads no greenhouse for personal use is allowed; what about gazebo , play equipment, pergolas, decks spas?



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:56:12 AM
Status:
Color:
Layer:
Space:

This language doesnt exist in code. if you are allowing Additional dwelling unit be clear on which products, If you are allowing accessory living quarters attached or detached be clear.



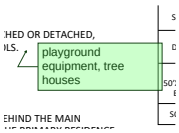
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:57:40 AM
Status:
Color:
Layer:
Space:

No residential or rural home occs as a special use allowed? Is that what you would like- so no contractors equipment yards or welding shops paint shops out of a home?



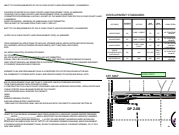
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:58:11 AM
Status:
Color:
Layer:
Space:

group homes need to be addressed here



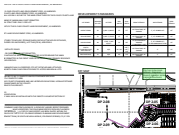
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:58:40 AM
Status:
Color:
Layer:
Space:

playground equipment, tree houses



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:59:04 AM
Status:
Color:
Layer:
Space:

what is this?



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 11:59:38 AM
Status:
Color:
Layer:
Space:

this has to be more refined. Regional doesnt consider some carports structures



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:00:25 PM
Status:
Color:
Layer:
Space:

so detached enclosed porches are allowed?



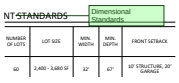
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/9/2026 1:54:41 PM
Status:
Color:
Layer:
Space:

your going to have to provide lot numbers as there is no way staff can track a series - once sold marketing may change; in this review i have no idea what lots these refer to.



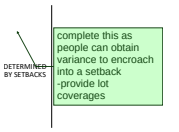
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/9/2026 9:29:35 AM
Status:
Color:
Layer:
Space:

attached single family lots? or is this 2 units on one lot?



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:02:23 PM
Status:
Color:
Layer:
Space:

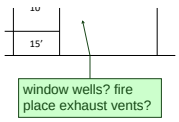
Dimensional Standards



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:02:55 PM
Status:
Color:
Layer:
Space:

complete this as people can obtain variance to encroach into a setback -provide lot coverages

---



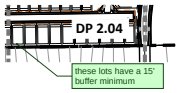
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:03:35 PM
Status:
Color:
Layer:
Space:

window wells? fire place exhaust vents?



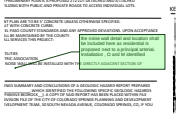
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:03:48 PM
Status:
Color:
Layer:
Space:

does this include decks?



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:04:38 PM
Status:
Color:
Layer:
Space:

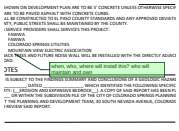
these lots have a 15' buffer minimum



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:06:28 PM
Status:
Color:
Layer:
Space:

the noise wall detail and location shall be included here as residential is proposed next to a principal arterial. Installation , O and M identified

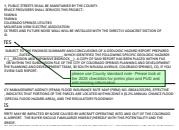
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Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:08:51 PM
Status:
Color:
Layer:
Space:

when, who, where will install this? who will maintain and own

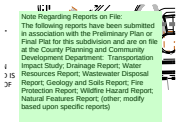
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Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
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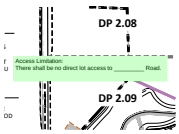
please use County standard note- Please look at the 2026 checklists for prelim plan and PUD and add missing information

---



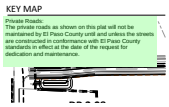
Subject: Reports on File
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:09:36 PM
Status:
Color:
Layer:
Space:

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



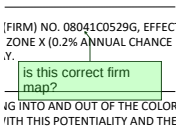
Subject: Limited Access
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:09:49 PM
Status:
Color:
Layer:
Space:

Access Limitation:
There shall be no direct lot access to _____ Road.



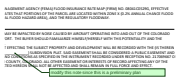
Subject: Private Road
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:09:57 PM
Status:
Color:
Layer:
Space:

Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



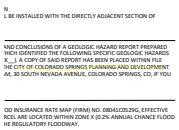
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:10:56 PM
Status:
Color:
Layer:
Space:

is this correct firm map?



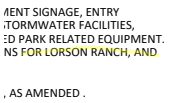
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:11:16 PM
Status:
Color:
Layer:
Space:

modify this note since this is a preliminary plan



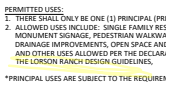
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:11:52 PM
Status:
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Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:12:01 PM
Status:
Color:
Layer:
Space:

-



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:12:04 PM
Status:
Color:
Layer:
Space:

-



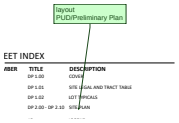
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 12:46:48 PM
Status:
Color:
Layer:
Space:

PUD Modification table



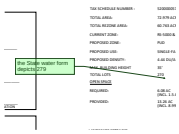
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 1:07:44 PM
Status:
Color:
Layer:
Space:

where is the geo constraints/hazard mapping



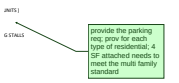
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 1:07:56 PM
Status:
Color:
Layer:
Space:

layout PUD/Preliminary Plan



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 2:36:39 PM
Status:
Color:
Layer:
Space:

the State water form depicts 279

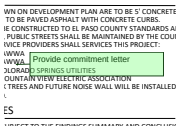


Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 3:19:26 PM
Status:
Color:
Layer:
Space:

provide the parking req; prov for each type of residential; 4 SF attached needs to meet the multi family standard

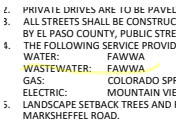


Subject: Image
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 3:19:20 PM
Status:
Color:
Layer:
Space:



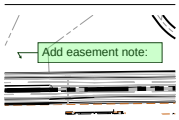
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 3:24:38 PM
Status:
Color:
Layer:
Space:

Provide commitment letter



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 3:24:47 PM
Status:
Color:
Layer:
Space:

–



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 3:25:39 PM
Status:
Color:
Layer:
Space:

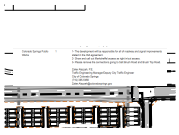
Add easement note:



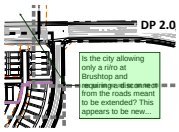
Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/8/2026 5:14:25 PM
Status:
Color:
Layer:
Space:

provide a full layout with the different filings/phasing lines

---

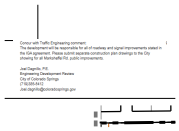


Subject: Image
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/9/2026 8:48:49 AM
Status:
Color:
Layer:
Space:



Subject: Planner
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/9/2026 9:32:29 AM
Status:
Color:
Layer:
Space:

Is the city allowing only a ri/ro at Brushtop and requiring a disconnect from the roads meant to be extended? This appears to be new...



Subject: Image
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: dsdparsons
Date: 9/9/2026 9:29:31 AM
Status:
Color:
Layer:
Space:



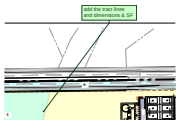
Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 11:13:24 AM
Status:
Color:
Layer:
Space:

Is this the Preliminary Plan legal?



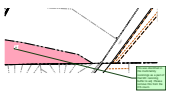
Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 11:42:12 AM
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Color:
Layer:
Space:

Provide the tract table, SF, use, ownership and maintenace



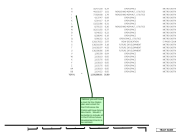
Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 12:50:00 PM
Status:
Color:
Layer:
Space:

add the tract lines and dimensions & SF



Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 11:43:54 AM
Status:
Color:
Layer:
Space:

this was identified in the multi-family rezonings as a part of that MF rezoning buffer to adj Please remove this from the OS count.



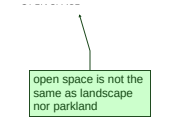
Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 12:27:43 PM
Status:
Color:
Layer:
Space:

i believe you will have a tract for the Prelim plan and a tract for the PUD since the Prelim will have future dev tracts. Would it be better to include all in the PUD as future development tracts to be rezoned.



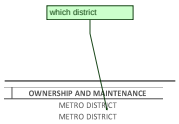
Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 12:27:31 PM
Status:
Color:
Layer:
Space:

update title block all pages



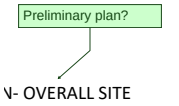
Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 12:28:31 PM
Status:
Color:
Layer:
Space:

open space is not the same as landscape nor parkland



Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 12:28:52 PM
Status:
Color:
Layer:
Space:

which district



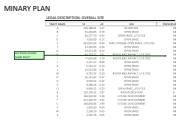
Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 12:29:05 PM
Status:
Color:
Layer:
Space:

Preliminary plan?



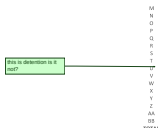
Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 12:40:37 PM
Status:
Color:
Layer:
Space:

how can a metro district own the future dev tracts? that is not within a districts purview.



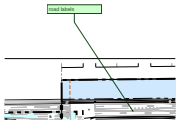
Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 12:41:20 PM
Status:
Color:
Layer:
Space:

are these private roads then?



Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 12:41:56 PM
Status:
Color:
Layer:
Space:

this is detention is it not?

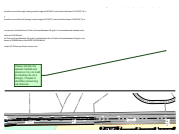


Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 12:50:09 PM
Status:
Color:
Layer:
Space:

road labels

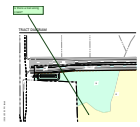


Subject: Image
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 5:09:01 PM
Status:
Color:
Layer:
Space:



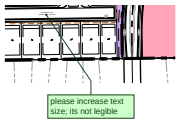
Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 5:09:54 PM
Status:
Color:
Layer:
Space:

Please identify the riparian habitat and preserve it by no build (excluding row and bridge); Chapter 8 identifies preserving nat features.



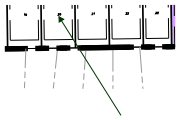
Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/8/2026 5:10:26 PM
Status:
Color:
Layer:
Space:

is there a trail along creek?

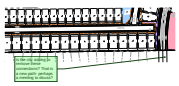


Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/9/2026 8:51:29 AM
Status:
Color:
Layer:
Space:

please increase text size; its not legible

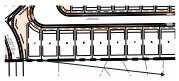


Subject: Arrow
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/9/2026 8:51:32 AM
Status:
Color:
Layer:
Space:



Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/9/2026 8:52:45 AM
Status:
Color:
Layer:
Space:

is the city asking to remove these connections? That is a new path- perhaps a meeting to dicuss?

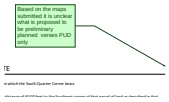


Subject: Arrow
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/9/2026 8:52:48 AM
Status:
Color:
Layer:
Space:



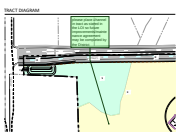
Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/9/2026 1:09:21 PM
Status:
Color:
Layer:
Space:

this is not a legal description?



Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/9/2026 1:14:23 PM
Status:
Color:
Layer:
Space:

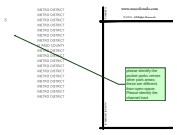
Based on the maps submitted it is unclear what is proposed to be preliminary planned verses PUD only



Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/9/2026 1:38:21 PM
Status:
Color:
Layer:
Space:

please place channel in tract as stated in the LOI so future improvements/maintenance agreement may be completed by the District

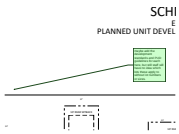
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Subject: Planner
Page Label: [2] Schmidt-DP - DP1.01
Author: dsdparsons
Date: 9/9/2026 1:41:16 PM
Status:
Color:
Layer:
Space:

please identify the pocket parks verses other park areas; these are different than open space. Please identify the channel tract

---



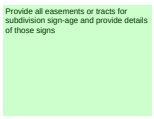
Subject: Planner
Page Label: [3] Schmidt-DP - DP1.02
Author: dsdparsons
Date: 9/8/2026 12:46:29 PM
Status:
Color:
Layer:
Space:

maybe add the development standards and PUD guidelines for each here, but still staff will have no idea which lots these apply to without lot numbers or sizes.



Subject: Planner
Page Label: [3] Schmidt-DP - DP1.02
Author: dsdparsons
Date: 9/8/2026 12:49:24 PM
Status:
Color:
Layer:
Space:

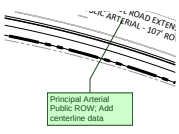
are these 2 attached sf units on one lot? or are these 2 lots? where are the easements, where is the driveway and back of curb and sidewalk? please look st PUDSP examples provided and update details all pages for lot typicals. Add the lot numbers to these.



Subject: Planner
Page Label: [3] Schmidt-DP - DP1.02
Author: dsdparsons
Date: 9/8/2026 1:15:30 PM
Status:
Color:
Layer:
Space:

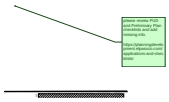
Provide all easements or tracts for subdivision sign-age and provide details of those signs

---



Subject: Planner
Page Label: [4] 22 Schmidt-DP - DP2.00
Author: dsdparsons
Date: 9/8/2026 12:50:49 PM
Status:
Color:
Layer:
Space:

Principal Arterial
Public ROW; Add centerline data



Subject: Planner
Page Label: [4] 22 Schmidt-DP - DP2.00
Author: dsdparsons
Date: 9/8/2026 12:52:08 PM
Status:
Color:
Layer:
Space:

please review PUD and Preliminary Plan checklists and add missing info.

https://planningdevelopment.elpasoco.com/applications-and-checklists/

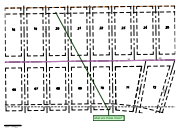


Subject: Image
Page Label: [5] 14 Schmidt-DP - DP2.01
Author: dsdparsons
Date: 9/8/2026 12:53:07 PM
Status:
Color:
Layer:
Space:



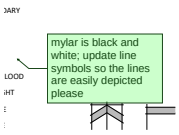
Subject: Planner
Page Label: [5] 14 Schmidt-DP - DP2.01
Author: dsdparsons
Date: 9/8/2026 12:53:17 PM
Status:
Color:
Layer:
Space:

update zoning adjacnet please



Subject: Planner
Page Label: [6] 23 Schmidt-DP - DP2.02
Author: dsdparsons
Date: 9/8/2026 12:53:59 PM
Status:
Color:
Layer:
Space:

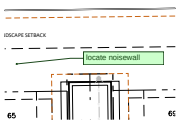
what are these lines?



Subject: Planner
Page Label: [6] 23 Schmidt-DP - DP2.02
Author: dsdparsons
Date: 9/8/2026 12:54:40 PM
Status:
Color:
Layer:
Space:

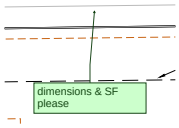
mylar is black and white; update line symbols so the lines are easily depicted please

---



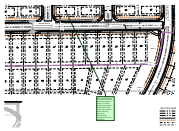
Subject: Planner
Page Label: [6] 23 Schmidt-DP - DP2.02
Author: dsdparsons
Date: 9/8/2026 12:55:42 PM
Status:
Color:
Layer:
Space:

locate noisewall



Subject: Planner
Page Label: [6] 23 Schmidt-DP - DP2.02
Author: dsdparsons
Date: 9/8/2026 12:56:17 PM
Status:
Color:
Layer:
Space:

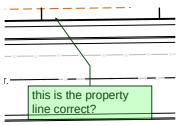
dimensions & SF please



Subject: Planner
Page Label: [6] 23 Schmidt-DP - DP2.02
Author: dsdparsons
Date: 9/8/2026 1:06:34 PM
Status:
Color:
Layer:
Space:

there are duplicated lot numbers- please see plat naming in Code. Are there multiple plat filings? identify them and name them, please make sure they match the development standards and pud guidelines

---



Subject: Planner
Page Label: [7] 15 Schmidt-DP - DP2.03
Author: dsdparsons
Date: 9/8/2026 12:56:50 PM
Status:
Color:
Layer:
Space:

this is the property line correct?



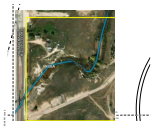
Subject: Planner
Page Label: [8] 16 Schmidt-DP - DP2.04
Author: dsdparsons
Date: 9/8/2026 12:57:40 PM
Status:
Color:
Layer:
Space:

what is happening here with these rectangles?

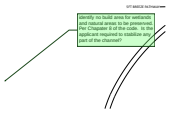


Subject: Planner
Page Label: [9] 17 Schmidt-DP - DP2.05
Author: dsdparsons
Date: 9/8/2026 1:29:50 PM
Status:
Color:
Layer:
Space:

identify the creek, floodplain and BE



Subject: Image
Page Label: [9] 17 Schmidt-DP - DP2.05
Author: dsdparsons
Date: 9/8/2026 1:36:26 PM
Status:
Color:
Layer:
Space:

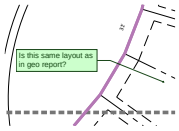


Subject: Planner
Page Label: [9] 17 Schmidt-DP - DP2.05
Author: dsdparsons
Date: 9/8/2026 2:33:21 PM
Status:
Color:
Layer:
Space:

identify no build area for wetlands and natural areas to be preserved. Per Chapater 8 of the code. Is the applicant required to stabilize any part of the channel?

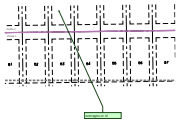


Subject: Image
Page Label: [9] 17 Schmidt-DP - DP2.05
Author: dsdparsons
Date: 9/8/2026 2:34:46 PM
Status:
Color:
Layer:
Space:



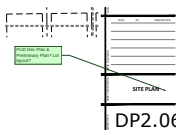
Subject: Planner
Page Label: [9] 17 Schmidt-DP - DP2.05
Author: dsdparsons
Date: 9/8/2026 2:34:39 PM
Status:
Color:
Layer:
Space:

Is this same layout as in geo report?



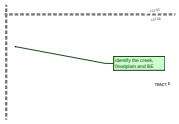
Subject: Planner
Page Label: [9] 17 Schmidt-DP - DP2.05
Author: dsdparsons
Date: 9/9/2026 1:53:45 PM
Status:
Color:
Layer:
Space:

acerages or sf



Subject: Planner
Page Label: [10] 18 Schmidt-DP - DP2.06
Author: dsdparsons
Date: 9/8/2026 12:59:56 PM
Status:
Color:
Layer:
Space:

PUD Dev Plan & Preliminary Plan? Lot layout?



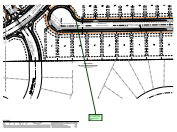
Subject: Planner
Page Label: [10] 18 Schmidt-DP - DP2.06
Author: dsdparsons
Date: 9/8/2026 1:30:03 PM
Status:
Color:
Layer:
Space:

identify the creek, floodplain and BE



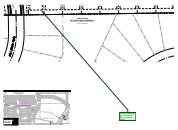
Subject: Planner
Page Label: [10] 18 Schmidt-DP - DP2.06
Author: dsdparsons
Date: 9/8/2026 1:30:35 PM
Status:
Color:
Layer:
Space:

Topography needs to be depicted on lot layout



Subject: Planner
Page Label: [11] 19 Schmidt-DP - DP2.07
Author: dsdparsons
Date: 9/8/2026 1:00:37 PM
Status:
Color:
Layer:
Space:

do we need parking spaces here for this large open space area?



Subject: Planner
Page Label: [11] 19 Schmidt-DP - DP2.07
Author: dsdparsons
Date: 9/9/2026 9:43:12 AM
Status:
Color:
Layer:
Space:

A buffer is apprpriate here as there are 2 lots to 1-doubling density

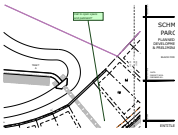
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Subject: Image
Page Label: [12] 20 Schmidt-DP - DP2.08
Author: dsdparsons
Date: 9/8/2026 1:01:54 PM
Status:
Color:
Layer:
Space:

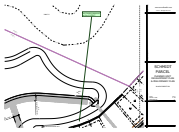


Subject: Image
Page Label: [12] 20 Schmidt-DP - DP2.08
Author: dsdparsons
Date: 9/8/2026 1:31:40 PM
Status:
Color:
Layer:
Space:



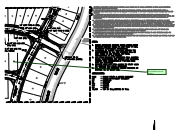
Subject: Planner
Page Label: [13] Schmidt-DP - DP2.09
Author: dsdparsons
Date: 9/8/2026 1:02:44 PM
Status:
Color:
Layer:
Space:

trail to open space and parkland?



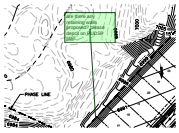
Subject: Planner
Page Label: [13] Schmidt-DP - DP2.09
Author: dsdparsons
Date: 9/8/2026 1:03:04 PM
Status:
Color:
Layer:
Space:

any fencing proposed on this PUDSP?



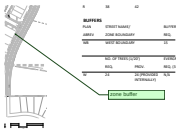
Subject: Planner
Page Label: [6] 20 Prelim UT 4
Author: dsdparsons
Date: 9/8/2026 1:04:26 PM
Status:
Color:
Layer:
Space:

lot numbers are not legible



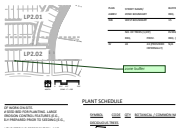
Subject: Planner
Page Label: [8] 22 Prelim Grading
Author: dsdparsons
Date: 9/8/2026 5:12:35 PM
Status:
Color:
Layer:
Space:

are there any retaining walls proposed? please depcit on PUDSP plan.



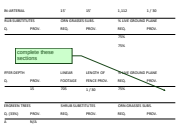
Subject: Planner
Page Label: [15] 12 Schmidt-FLP - LP1.00
Author: dsdparsons
Date: 9/8/2026 3:11:06 PM
Status:
Color:
Layer:
Space:

zone buffer



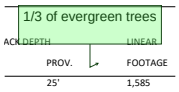
Subject: Planner
Page Label: [15] 12 Schmidt-FLP - LP1.00
Author: dsdparsons
Date: 9/8/2026 3:11:13 PM
Status:
Color:
Layer:
Space:

zone buffer



Subject: Planner
Page Label: [15] 12 Schmidt-FLP - LP1.00
Author: dsdparsons
Date: 9/8/2026 3:12:09 PM
Status:
Color:
Layer:
Space:

complete these sections



Subject: Planner
Page Label: [15] 12 Schmidt-FLP - LP1.00
Author: dsdparsons
Date: 9/8/2026 3:13:57 PM
Status:
Color:
Layer:
Space:

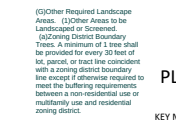
1/3 of evergreen trees



Subject: Planner
Page Label: [15] 12 Schmidt-FLP - LP1.00
Author: dsdparsons
Date: 9/8/2026 3:15:46 PM
Status:
Color:
Layer:
Space:

(2)Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses.
(a)Where Required. A buffer is required in the following situations:(i)Along the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district.(ii)Along the lot, parcel, or tract line on the multifamily use property between the multifamily use and a single-family or duplex zoning district.(iii)On the residential side of the project when use to use compatibility is a concern.

(b)Depth and Planting Standards. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 25 feet of common lot, parcel, or tract line. A minimum of ⅓ of the trees shall be evergreen trees.

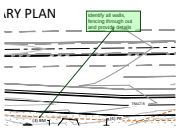


Subject: Text Box
Page Label: [15] 12 Schmidt-FLP - LP1.00
Author: dsdparsons
Date: 9/8/2026 3:16:35 PM
Status:
Color:
Layer:
Space:

(G)Other Required Landscape Areas. (1)Other Areas to be Landscaped or Screened. (a)Zoning District Boundary Trees. A minimum of 1 tree shall be provided for every 30 feet of lot, parcel, or tract line coincident with a zoning district boundary line except if otherwise required to meet the buffering requirements between a non-residential use or multifamily use and residential zoning district.

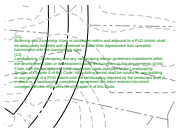


Subject: Arrow
Page Label: [15] 12 Schmidt-FLP - LP1.00
Author: dsdparsons
Date: 9/8/2026 3:16:40 PM
Status:
Color:
Layer:
Space:



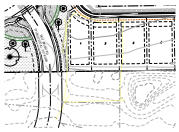
Subject: Planner
Page Label: [16] 13 Schmidt-FLP - LP2.00
Author: dsdparsons
Date: 9/8/2026 1:14:53 PM
Status:
Color:
Layer:
Space:

identify all walls, fencing through out and provide details



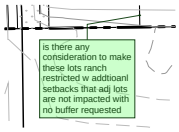
Subject: Text Box
Page Label: [21] 5 Schmidt-FLP - LP2.05
Author: dsdparsons
Date: 9/9/2026 9:46:57 AM
Status:
Color:
Layer:
Space:

(11)
Buffering and Screening. Uses or structures within and adjacent to a PUD district shall be adequately buffered and screened to make their appearance and operation harmonious with the surrounding uses.
(12)
Landscaping. Landscaping and any landscaping design guidelines established within the development plan or development guide shall conform to the requirements of this Code, with the exception of local residential roads pursuant to the Landscaping Section of Chapter 6 of this Code. No building permit shall be issued for any building or any portion of a PUD district until the landscaping required by the landscape plan is in place or a landscaping completion agreement has been entered into which complies with the requirements of Chapter 6 of this Code.



Subject: Planner
Page Label: [21] 5 Schmidt-FLP - LP2.05
Author: dsdparsons
Date: 9/9/2026 9:47:05 AM
Status:
Color:
Layer:
Space:

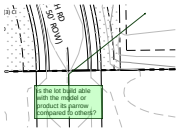
D



Subject: Planner
Page Label: [21] 5 Schmidt-FLP - LP2.05
Author: dsdparsons
Date: 9/9/2026 9:55:31 AM
Status:
Color:
Layer:
Space:

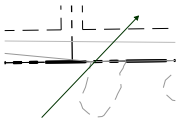
is there any consideration to make these lots ranch restricted w addtioanl setbacks that adj lots are not impacted with no buffer requested

---



Subject: Planner
Page Label: [21] 5 Schmidt-FLP - LP2.05
Author: dsdparsons
Date: 9/9/2026 9:56:34 AM
Status:
Color:
Layer:
Space:

is the lot build able with the model or product its narrow compared to others?



Subject: Arrow
Page Label: [21] 5 Schmidt-FLP - LP2.05
Author: dsdparsons
Date: 9/9/2026 9:56:30 AM
Status:
Color:
Layer:
Space:



Subject: Planner
Page Label: [24] 8 Schmidt-FLP - LP2.08
Author: dsdparsons
Date: 9/8/2026 1:10:12 PM
Status:
Color:
Layer:
Space:

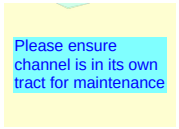
see landscape plan checklist and add items please

Bret Dilts - DPW Engineering (10)



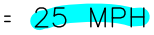
Subject: High Volume OR Complexity of Comments
Page Label: [1] 25 Schmidt-DP - DP1.00
Author: Bret Dilts - DPW Engineering
Date: 9/9/2026 3:32:28 PM
Status:
Color:
Layer:
Space:

Additional comments will be provided regarding items added or altered after the initial submittal.



Subject: Engineer
Page Label: [2] Schmidt-DP - DP1.01
Author: Bret Dilts - DPW Engineering
Date: 9/9/2026 3:33:13 PM
Status:
Color:
Layer:
Space:

Please ensure channel is in its own tract for maintenance

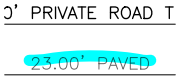


Subject: Engineer
Page Label: [2] 16 Typical Sections
Author: Bret Dilts - DPW Engineering
Date: 9/9/2026 2:47:01 PM
Status:
Color:
Layer:
Space:

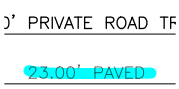


Subject: Engineer
Page Label: [2] 16 Typical Sections
Author: Bret Dilts - DPW Engineering
Date: 9/9/2026 2:47:17 PM
Status:
Color:
Layer:
Space:

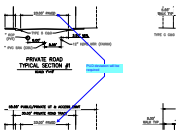
include design speed



Subject: Engineer
Page Label: [2] 16 Typical Sections
Author: Bret Dilts - DPW Engineering
Date: 9/9/2026 2:48:58 PM
Status:
Color:
Layer:
Space:

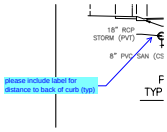


Subject: Engineer
Page Label: [2] 16 Typical Sections
Author: Bret Dilts - DPW Engineering
Date: 9/9/2026 2:49:01 PM
Status:
Color:
Layer:
Space:



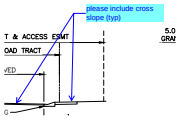
Subject: Engineer
Page Label: [2] 16 Typical Sections
Author: Bret Dilts - DPW Engineering
Date: 9/9/2026 2:49:22 PM
Status:
Color:
Layer:
Space:

PUD deviation will be required



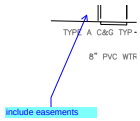
Subject: Engineer
Page Label: [2] 16 Typical Sections
Author: Bret Dilts - DPW Engineering
Date: 9/9/2026 2:50:47 PM
Status:
Color:
Layer:
Space:

please include label for distance to back of curb (typ)



Subject: Engineer
Page Label: [2] 16 Typical Sections
Author: Bret Dilts - DPW Engineering
Date: 9/9/2026 3:28:49 PM
Status:
Color:
Layer:
Space:

please include cross slope (typ)



Subject: Engineer
Page Label: [2] 16 Typical Sections
Author: Bret Dilts - DPW Engineering
Date: 9/9/2026 3:29:32 PM
Status:
Color:
Layer:
Space:

include easements