

SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

LANDSCAPE NOTES

- 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.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- 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.
- 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.
- SOD TO BE KENTUCKY BLUEGRASS BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- 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.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- 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.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- 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

- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- 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

- 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.
- 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.
- 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.
- 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.
- ANY NECESSARY FIELD CHANGES TO PROJECT SCOPE DURING CONSTRUCTION SHOULD BE COORDINATED WITH OWNER AND/OR THEIR ASSIGNED PRIOR TO COMMENCEMENT OF WORK.
- 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.
- 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.
- 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.
- 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

- 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.
- RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS: TRI-MIX III AS SUPPLIED BY C&C SAND, TO BE APPLIED PER DETAILS.

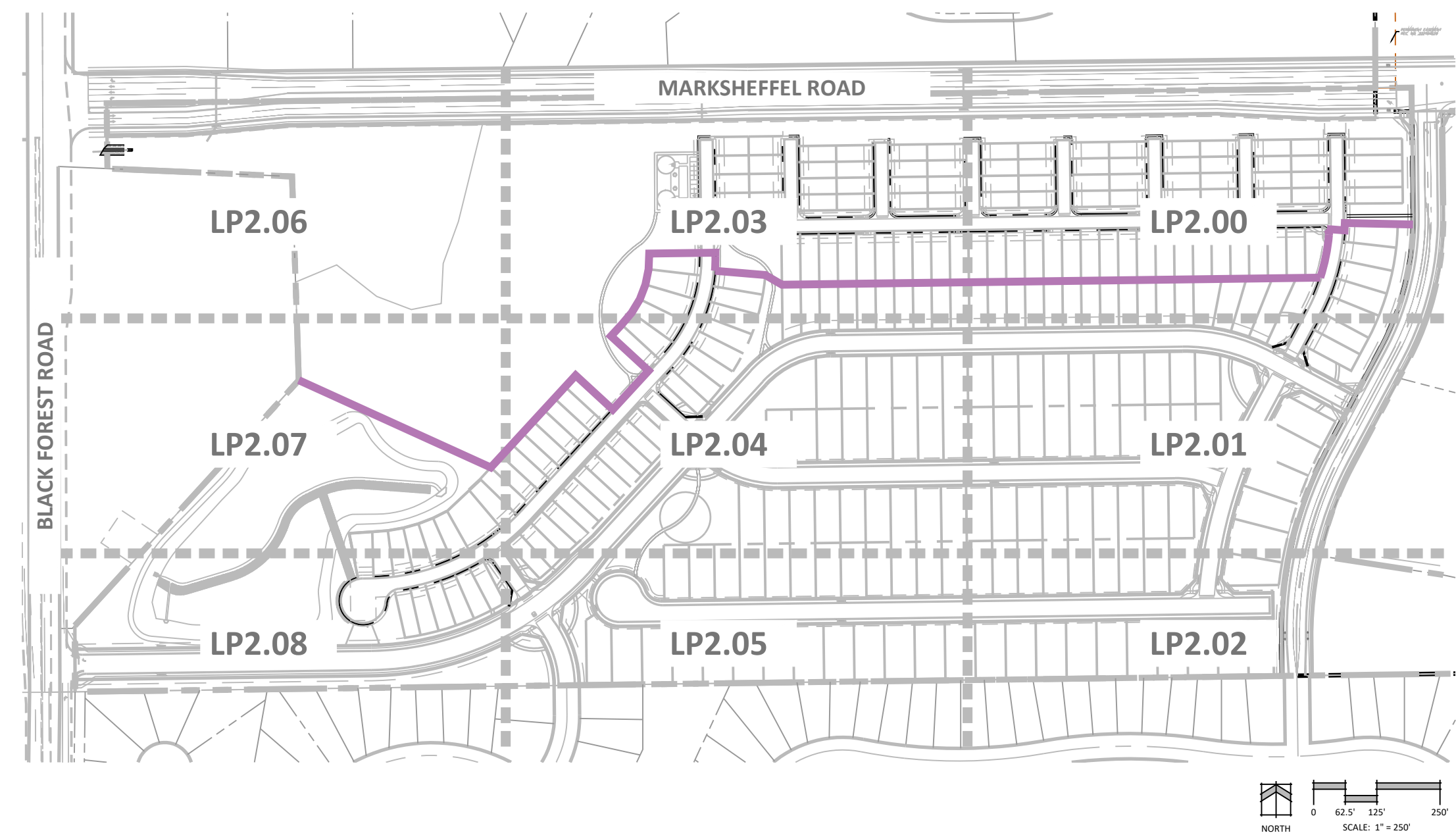
	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
PHOSPHORUS (P205)	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
POTASSIUM (K20)	00LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
SULFUR (S04-S)	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
MANGANESE	00 LBS/1000SF	00 LBS/1000SF	00 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.
- 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.
 - CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL. -OR- TOPSOIL TO BE IMPORTED.
 - 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.
 - 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 TILED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
 - 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

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



SEED NOTES

- SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- 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.
- 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.
- 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.
- ANY SUBSTITUTIONS OF SEED SPECIES MUST BE APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF SEED TO CONSTRUCTION SITE.
- 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.
- 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.
- 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.
- 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.
- SEEDING METHOD: DRILL SEEDING SHALL BE USED. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
 - SEEDING SHALL BE ACCOMPLISHED WITHIN 24 HOURS OF PREPARING THE SEEDING SURFACE.
 - 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.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- 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.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- 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.
 - 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.
 - HYDRO-MULCH: ALL SLOPES EQUAL TO OR GREATER THAN 3:1 SHALL BE HYDRO-MULCHED.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
 - EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- 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. VEGETATION 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 RESEED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDED 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 RESEDED DURING THE SAME SEASON.
- NATIVE SEED AREAS SHALL BE MAINTAINED PER THE "NATIVE PLANT REVEGETATION GUIDE FOR COLORADO" (CPW, 1998).

PLANTING NOTES

- TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED ON PLAN.
- 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.
- 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.
- 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.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- 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.
- 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.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.

LANDSCAPE SITE REQUIREMENTS

SETBACKS

PLAN	STREET NAME/ ZONE BOUNDARY	CLASSIFICATION	SETBACK DEPTH		LINEAR FOOTAGE	TREE/FEET REQUIRED
ABREV			REQ.	PROV.		
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		SHRUB SUBSTITUTES	ORN GRASSES SUBS.		% LIVE GROUND PLANE	
REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
M	80	80				75%
B	38	38				75%
R	38	42				

BUFFERS

PLAN	STREET NAME/ ZONE BOUNDARY	BUFFER DEPTH		LINEAR FOOTAGE	LENGTH OF FENCE PROV.	% LIVE GROUND PLANE	
ABREV		REQ.	PROV.			REQ.	PROV.
WB	WEST BOUNDARY	15	15	705	1 / 30	75%	
NO. OF TREES (1/20')		EVERGREEN TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.	
REQ.	PROV.	REQ. (33%)	PROV.	REQ.	PROV.	REQ.	PROV.
W	24	24 (PROVIDED INTERNALLY)	N/A	N/A			

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 / THORNLSS 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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SCHMIDT PARCEL

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST ROAD

OTHER INFO

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

ENTITLEMENT

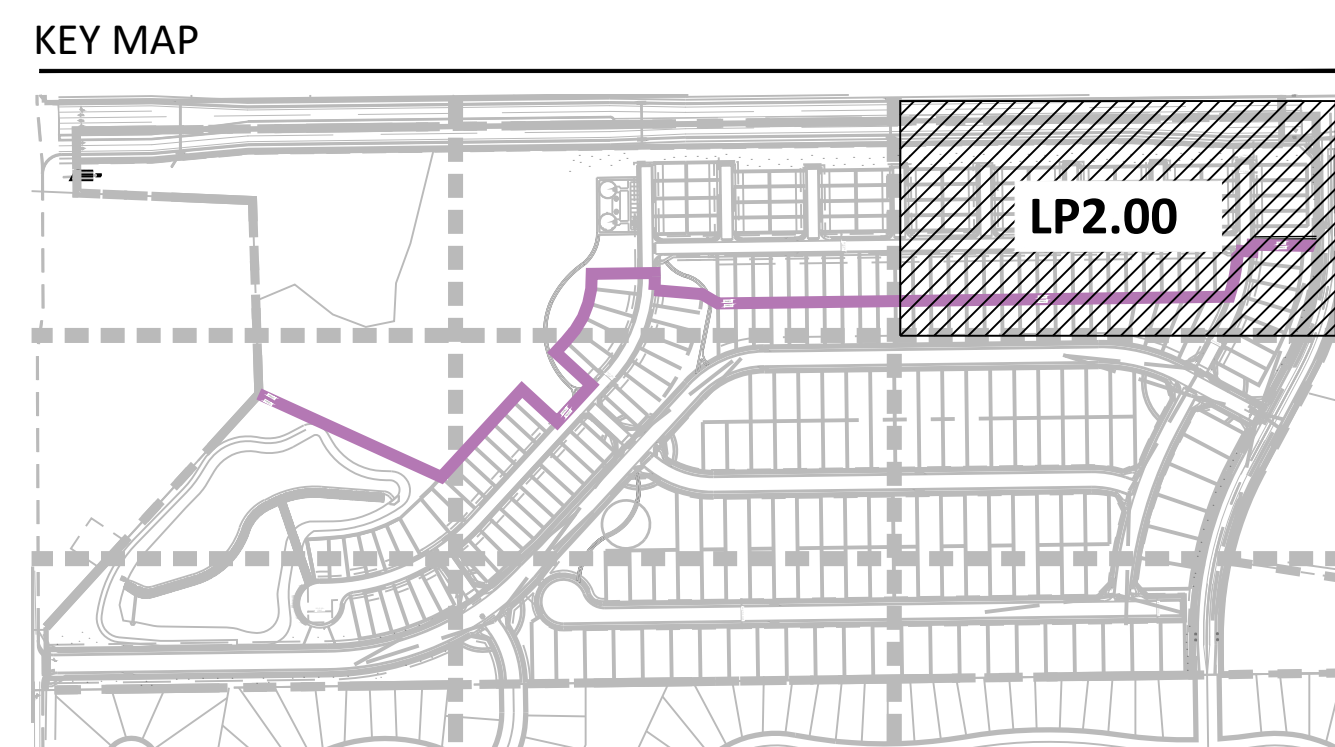
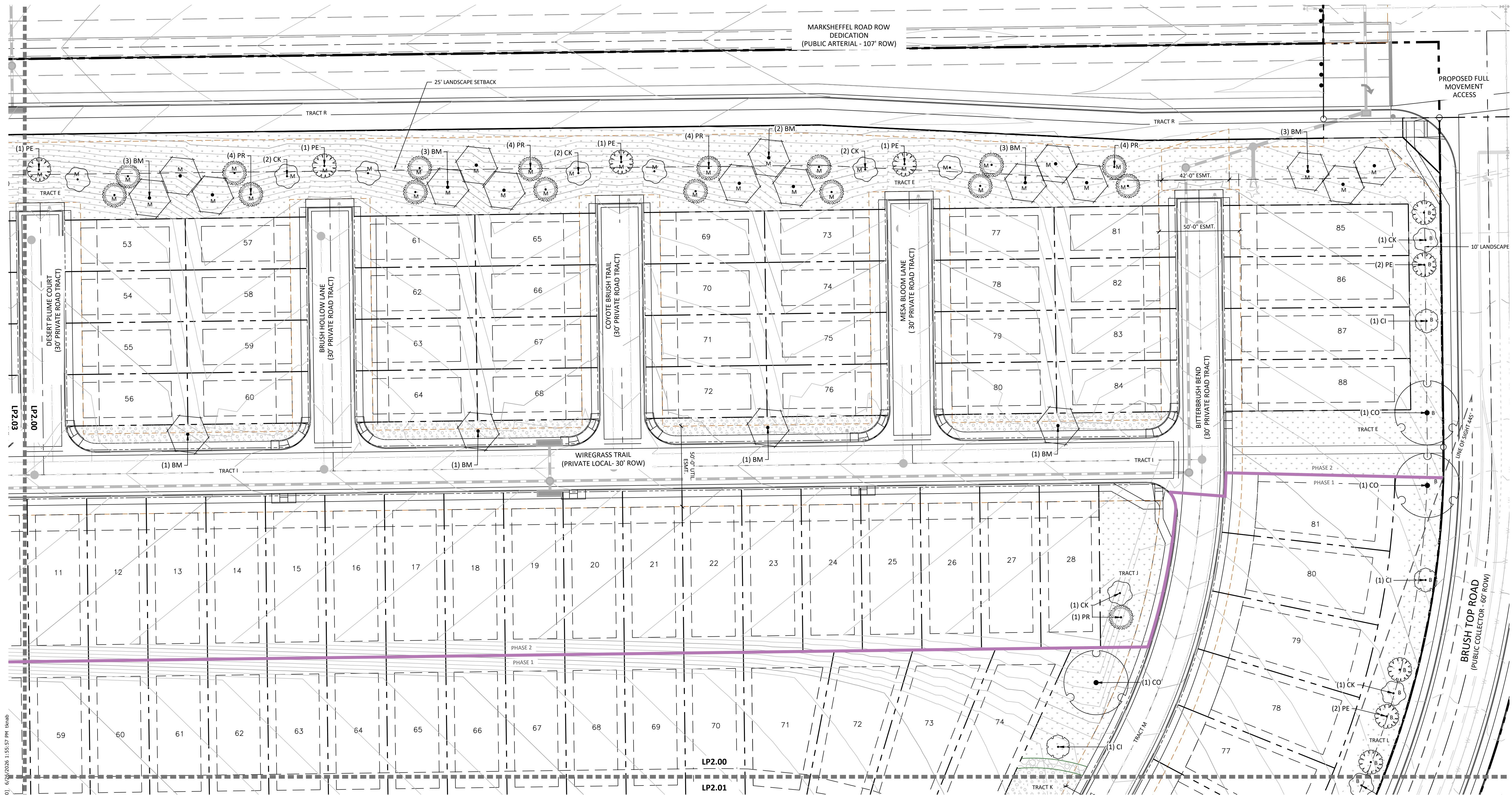
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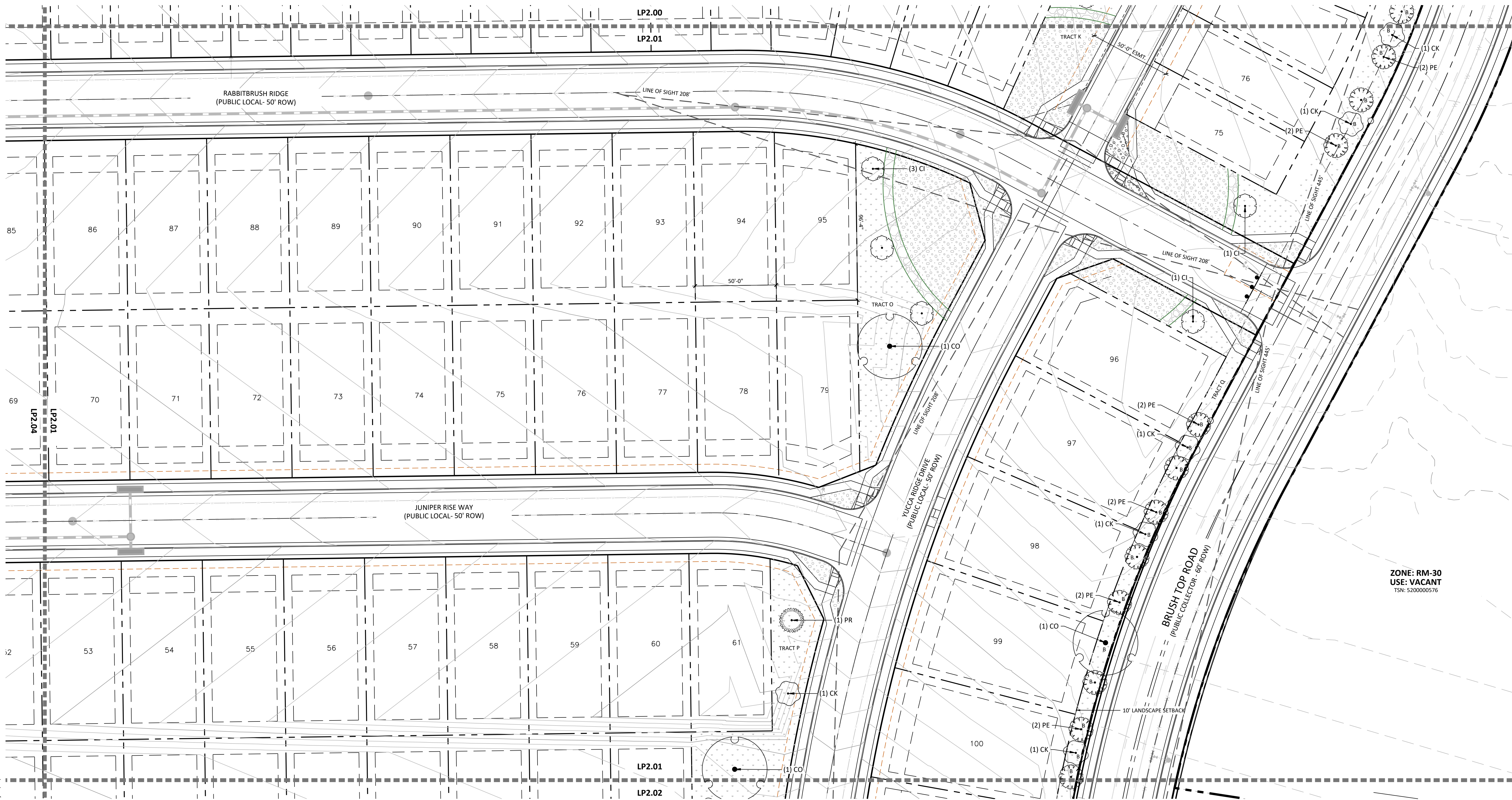
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EL PASO COUNTY
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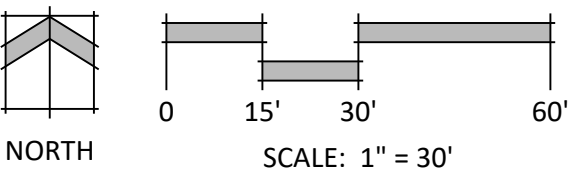


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	NATIVE LOW-GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	344,180 SF		ROCK COBBLE 2-4" DESERT SAND RIVER @ 3" DEPTH	13,515 SF
	ROCK MULCH 3/4" ARKANSAS TAN @ 3" DEPTH	39,885 SF		PLAY AREA - EWF FIBER ENGINEERED WOOD FIBER	1,888 SF

LINE TYPE LEGEND

	PROPERTY BOUNDARY
	LOT BOUNDARY
	TRACT
	SIDEWALK
	EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	LINE OF SIGHT
	MATCHLINE
	PHASE LINE
	STEEL EDGING



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SCHMIDT PARCEL
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST ROAD
OTHER INFO

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DATE: BY: DESCRIPTION:

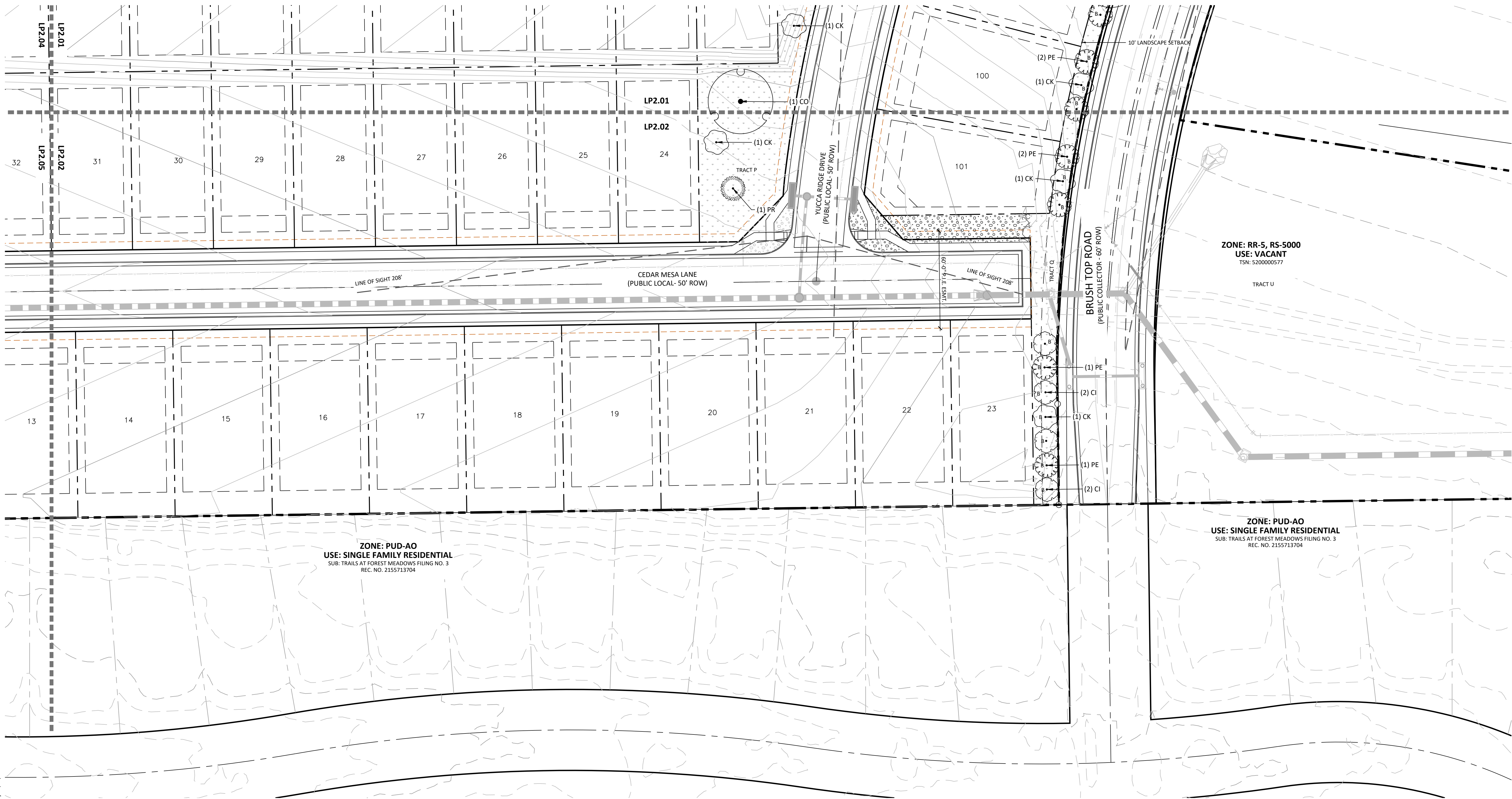
LANDSCAPE PLAN

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

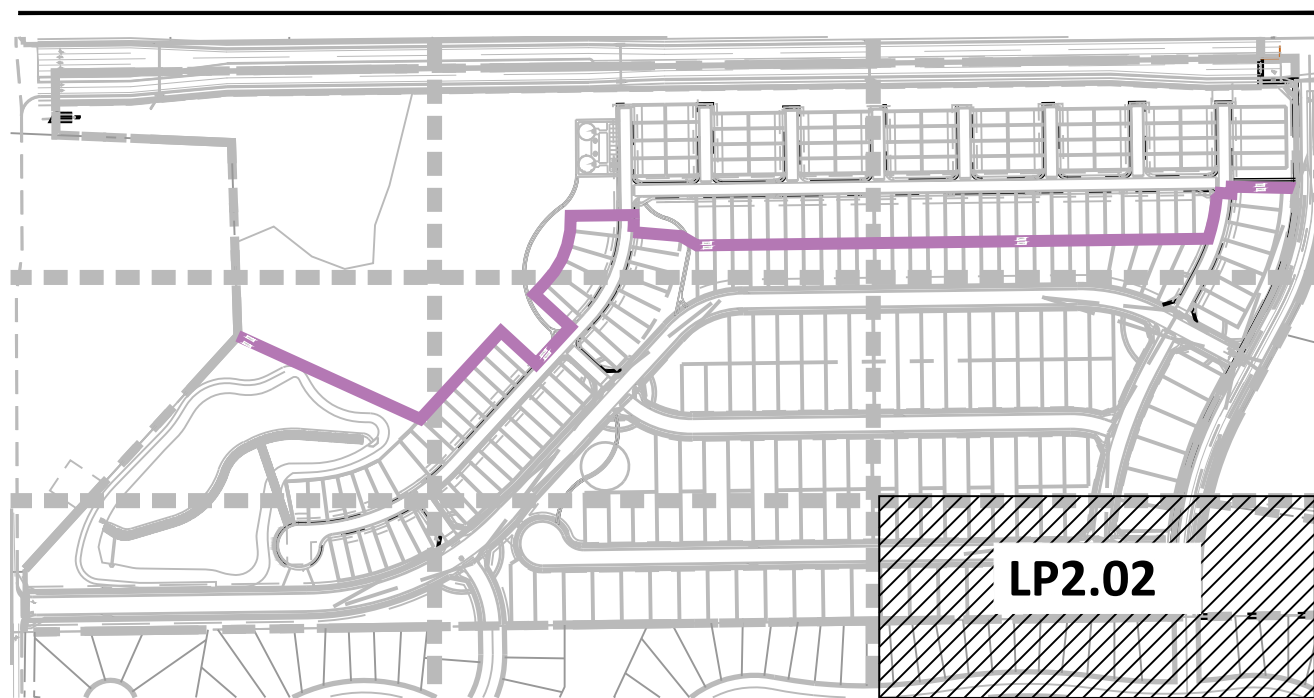


ZONE: PUD-AO
USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 3
REC. NO. 2155713704

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

ZONE: PUD-AO
USE: SINGLE FAMILY RESIDENTIAL
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REC. NO. 2155713704

KEY MAP

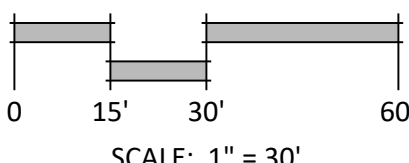


GROUND COVER LEGEND

	NATIVE SEED: DETENTION MIX 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

LINE TYPE LEGEND

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



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DEVELOPMENT PLAN
& PRELIMINARY PLAN

BLACK FOREST ROAD

OTHER INFO

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

LP2.02

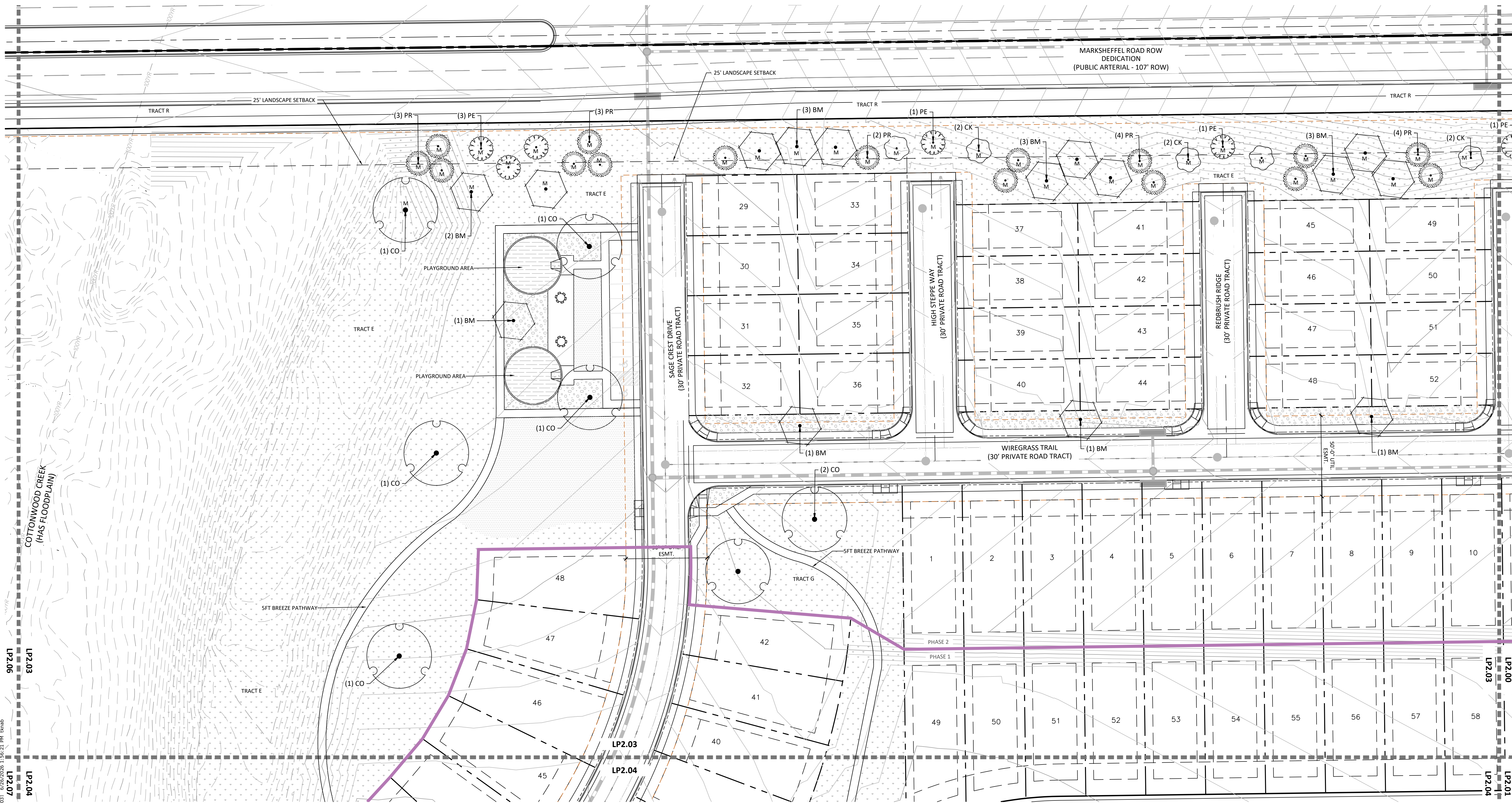
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CPC #

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

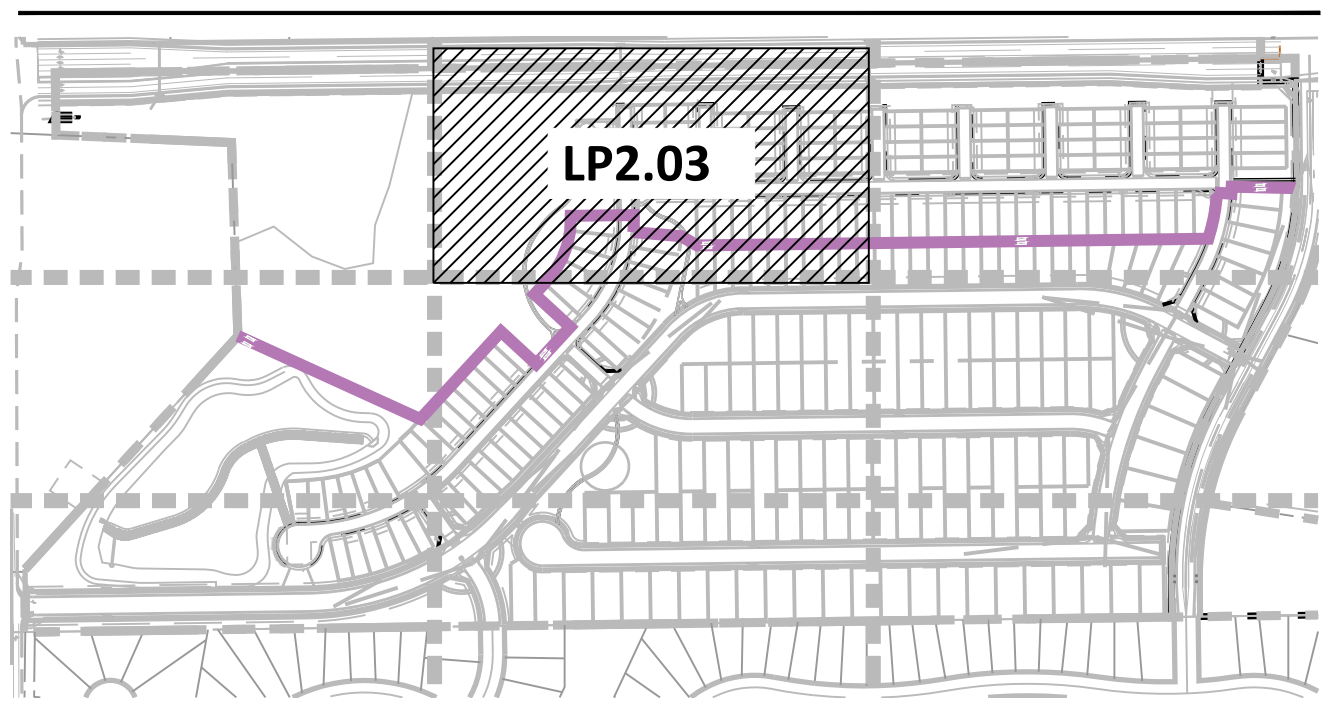


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KEY MAP



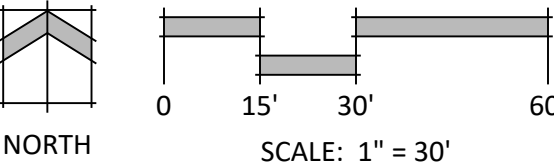
GROUND COVER LEGEND

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

LINE TYPE LEGEND

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



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OTHER INFO

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

LP2.03
31 OF 37

CPC #

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OTHER INFO

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

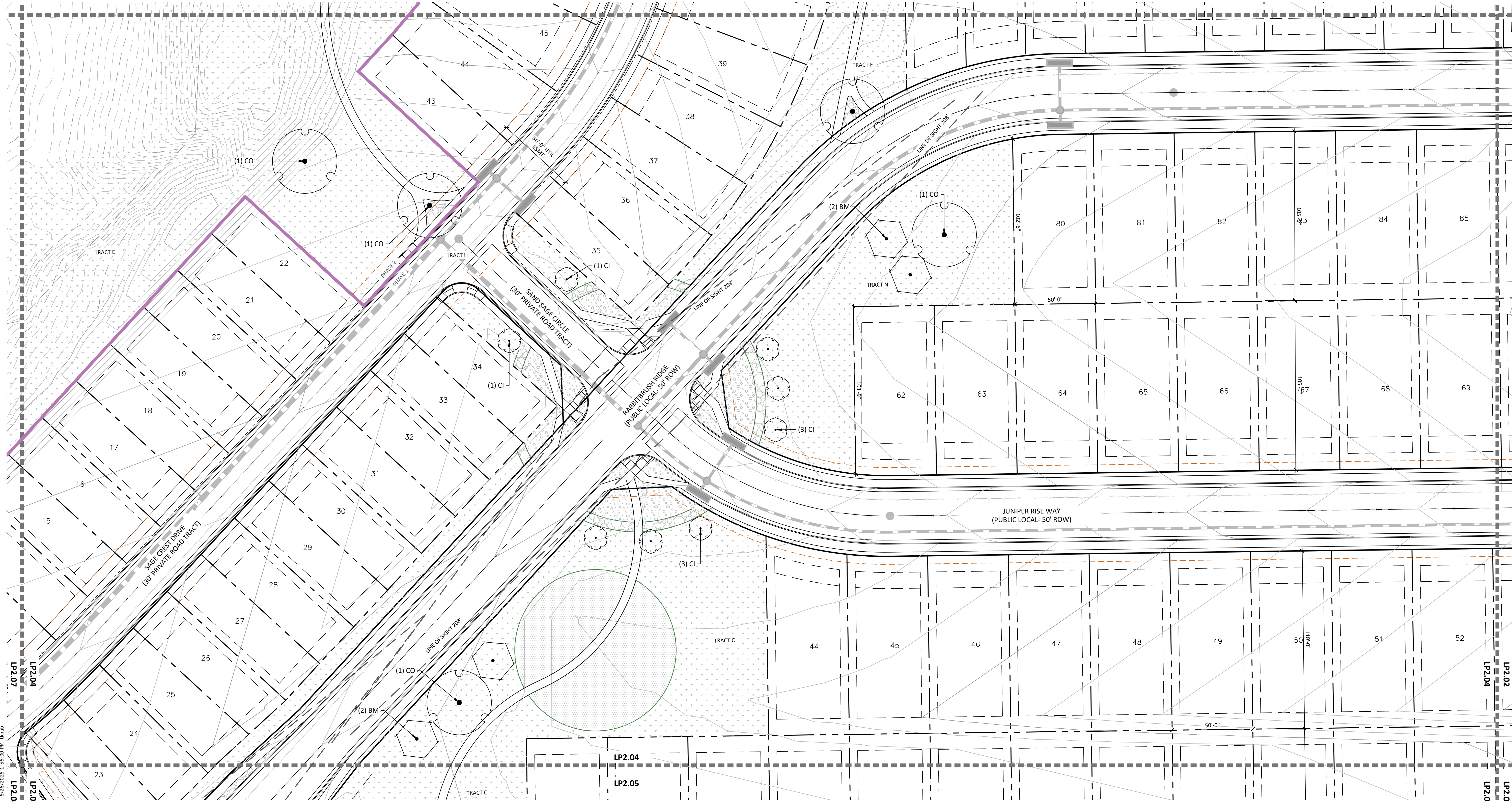
DATE: 06.12.26
PROJECT MGR: A ODOM
PREPARED BY: T KNAB

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

LP2.04
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CPC #

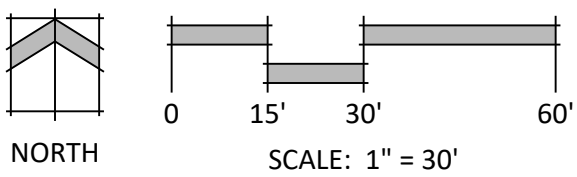


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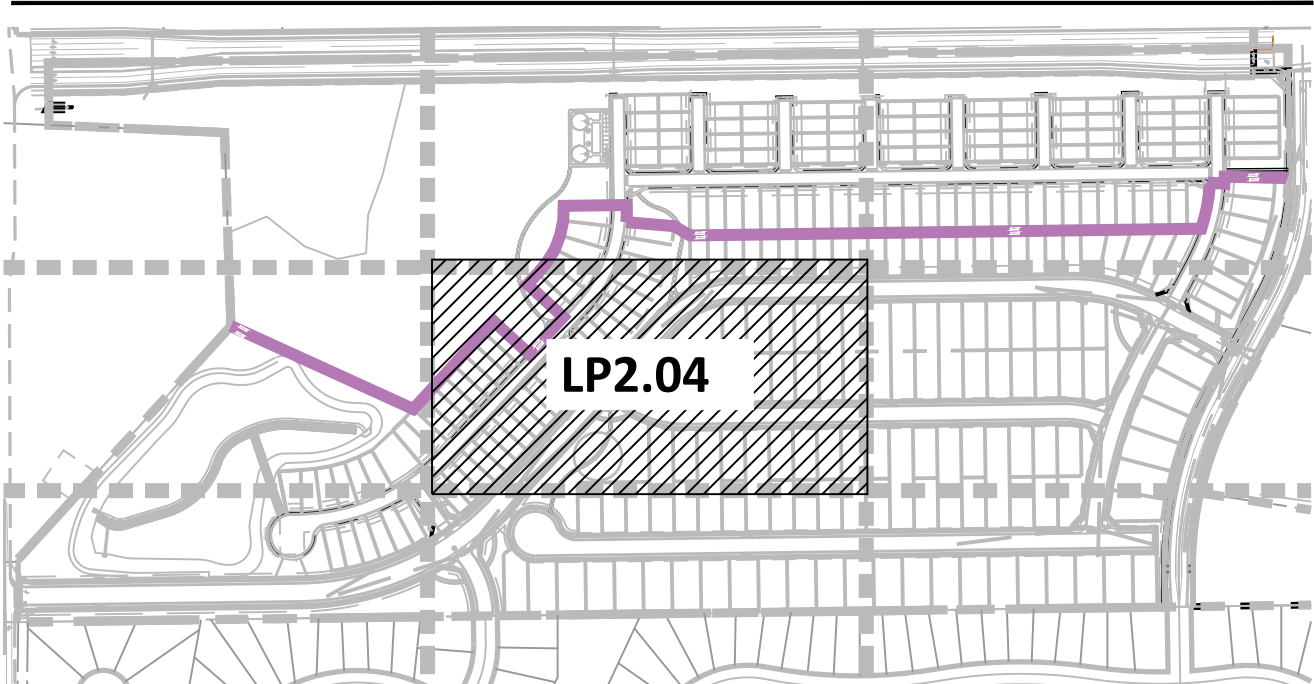
NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF	SOD TALL FESCUE	14,834 SF
NATIVE LOW GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	344,180 SF	ROCK COBBLE 2-4" DESERT SAND RIVER @ 3" DEPTH	13,515 SF
ROCK MULCH 3/4" ARKANSAS TAN @ 3" DEPTH	39,885 SF	PLAY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

LINE TYPE LEGEND

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



KEY MAP

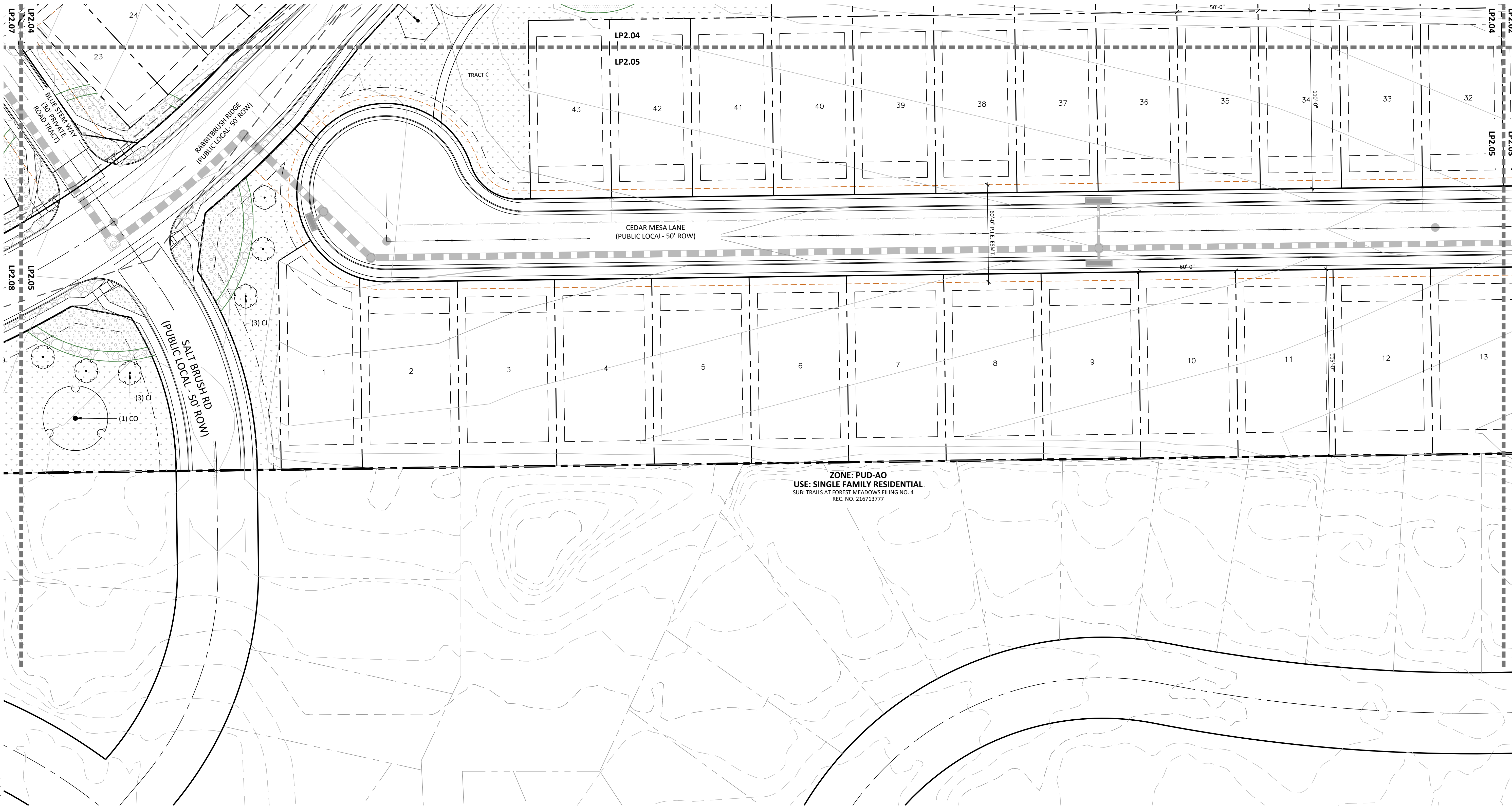


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SCHMIDT PARCEL
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PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

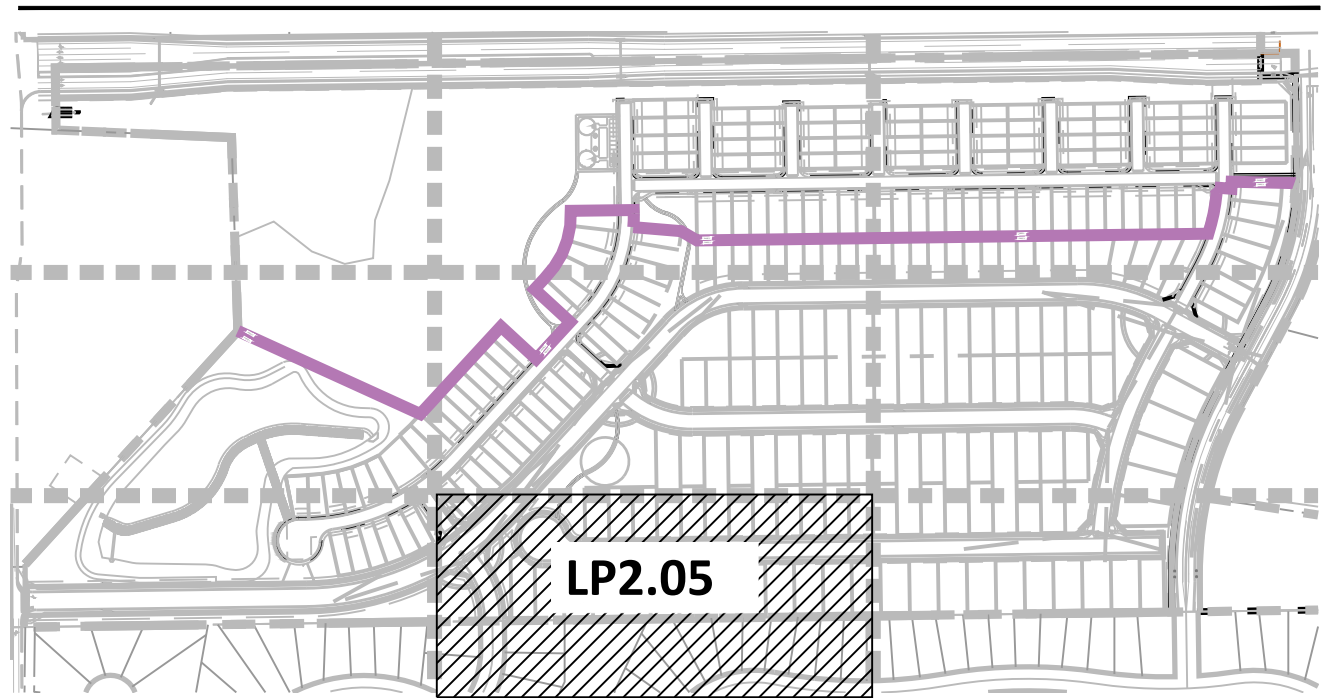


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ZONE: PUD-AO
USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 4
REC. NO. 216713777

KEY MAP



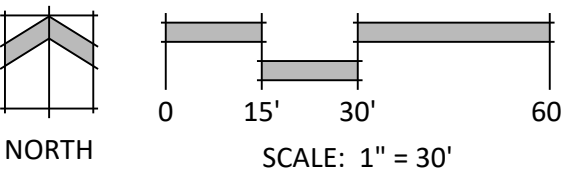
GROUND COVER LEGEND

	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 FIBER ENGINEERED WOOD FIBER	1,888 SF

LINE TYPE LEGEND

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



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PARCEL
PLANNED UNIT
DEVELOPMENT PLAN
& PRELIMINARY PLAN

BLACK FOREST ROAD

OTHER INFO

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

LP2.05

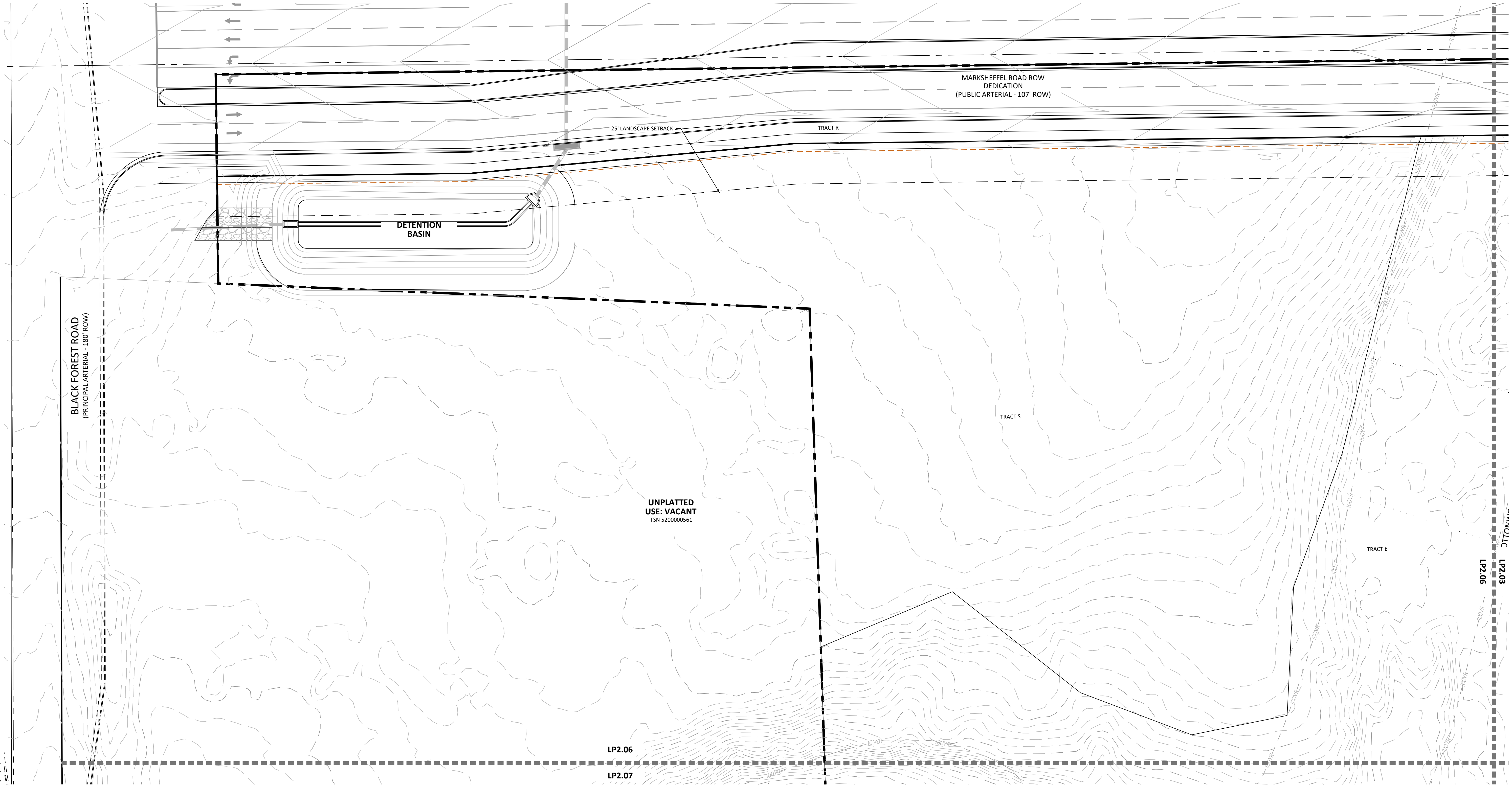
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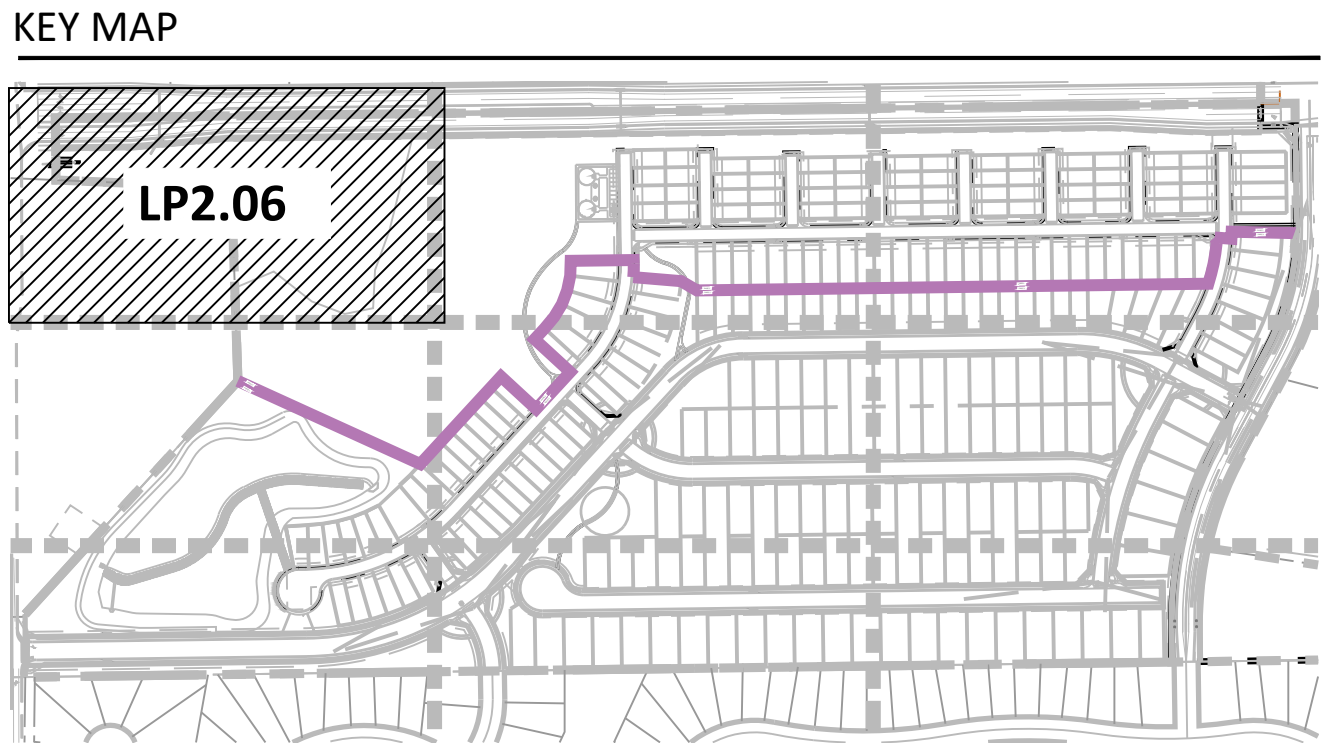
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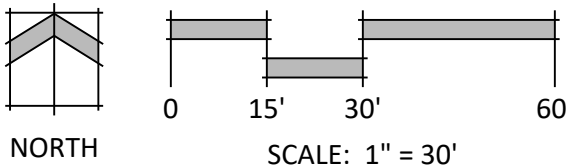


GROUND COVER LEGEND

	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
	EXISTING CONTOUR
	100-YEAR FLOOD
	LINE OF SIGHT
	MATCHLINE
	PHASE LINE
	STEEL EDGING



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DEVELOPMENT PLAN
& PRELIMINARY PLAN

BLACK FOREST ROAD
OTHER INFO
DATE: 06.12.26
PROJECT MGR: A ODOM
PREPARED BY: T KNAB

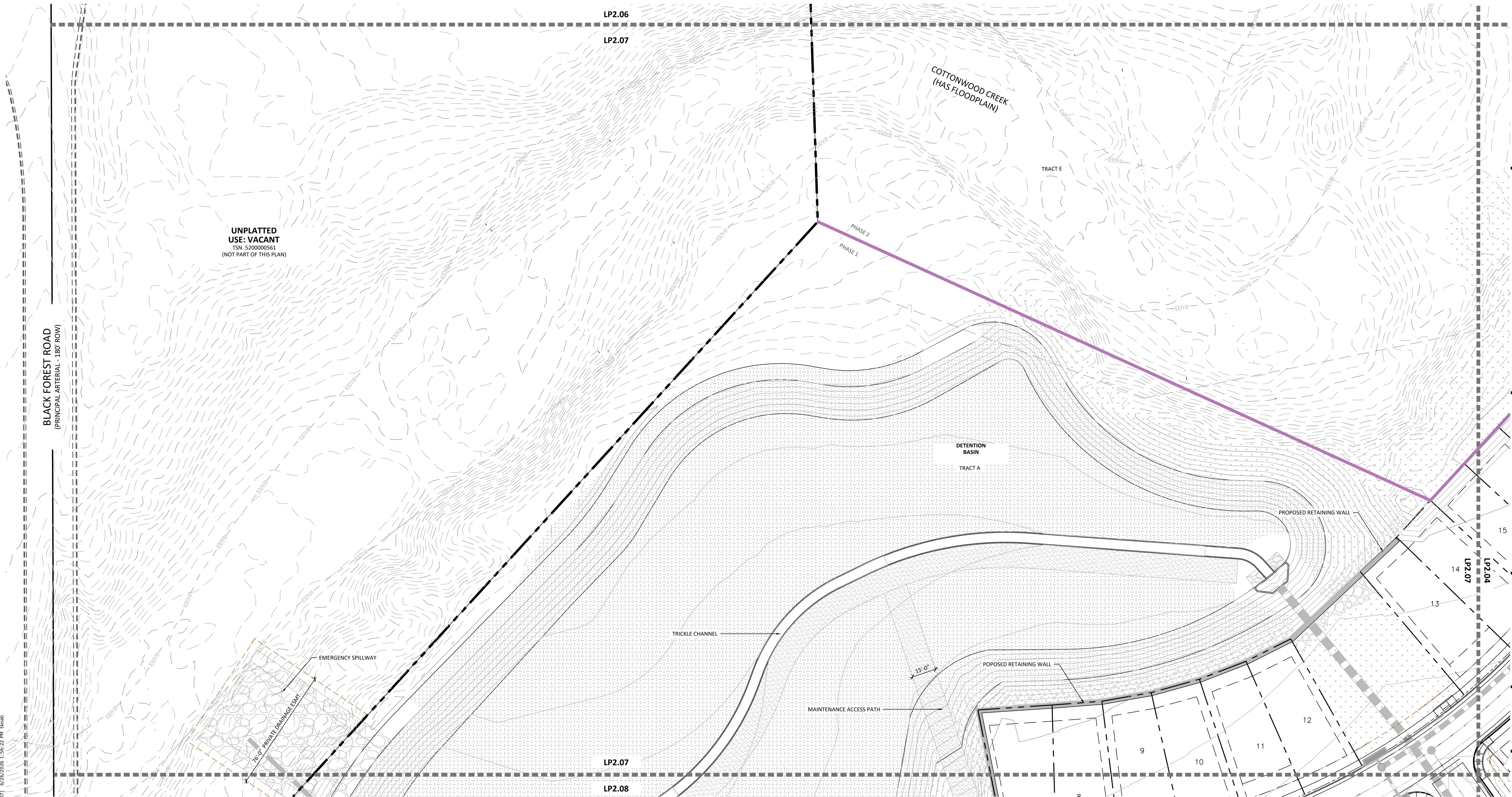
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LANDSCAPE PLAN

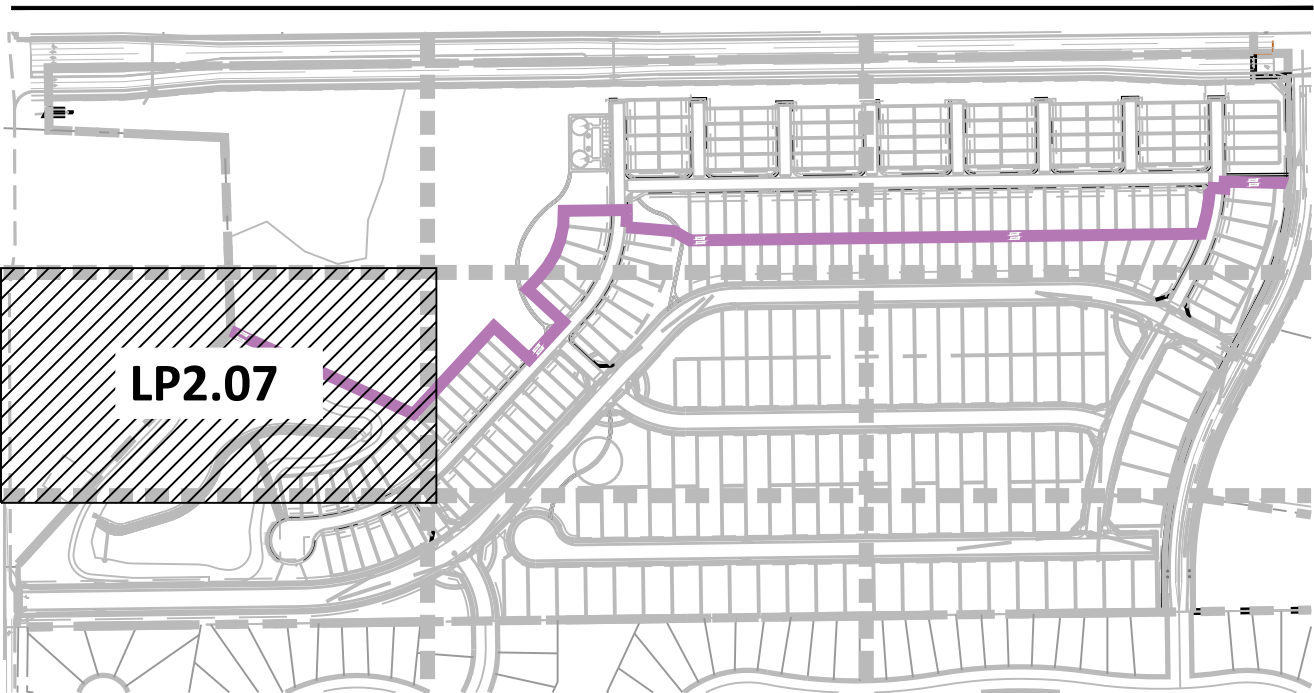
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34 OF 37
CPC #

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KEY MAP



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
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BLACK FOREST ROAD

OTHER INFO

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

PROJECT INFO

ENTITLEMENT

DATE: BY: DESCRIPTION:

ISSUE INFO

LANDSCAPE PLAN

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

SHEET NUMBER/TITLE

PLAN FILE #

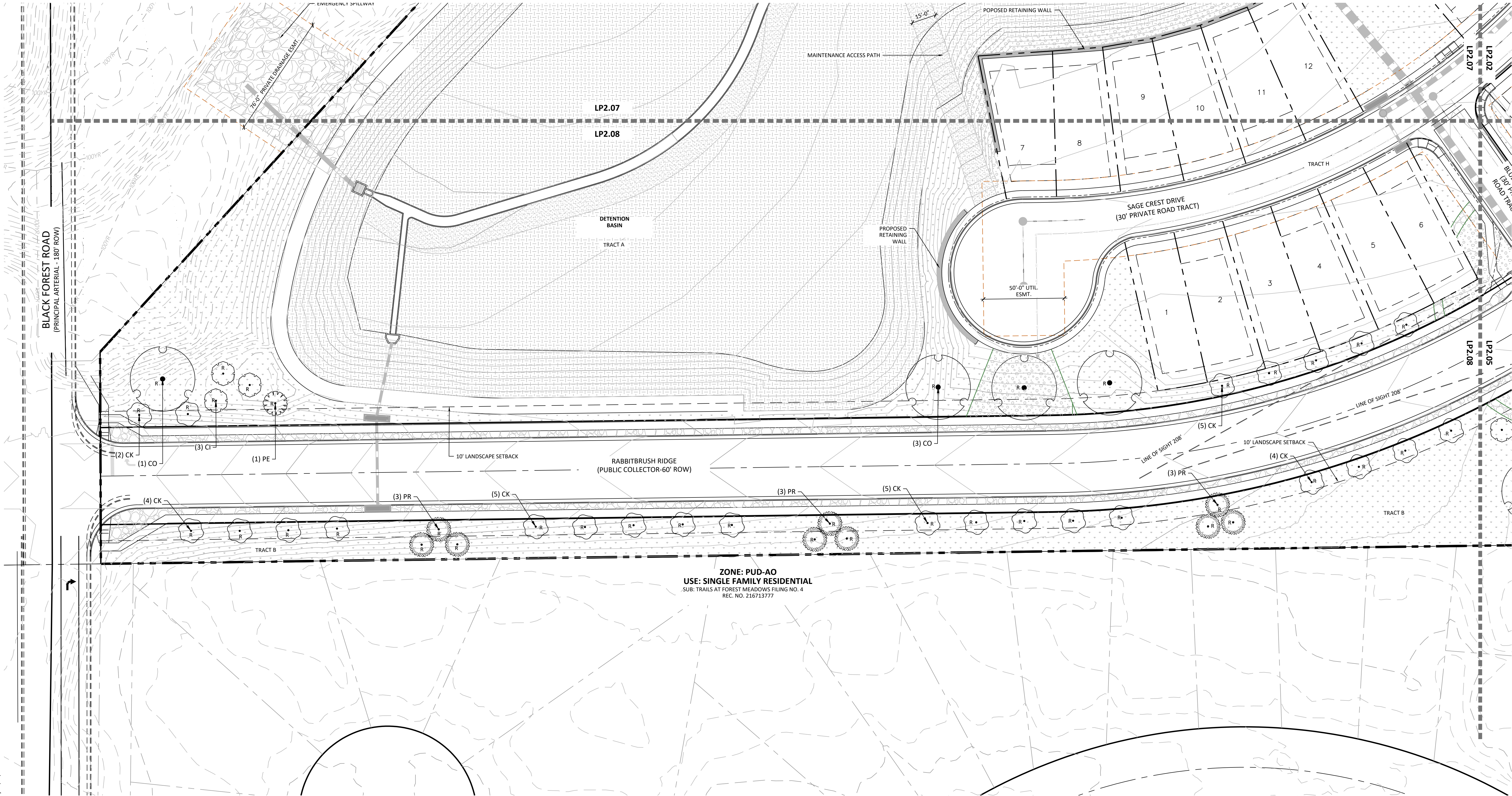
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SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

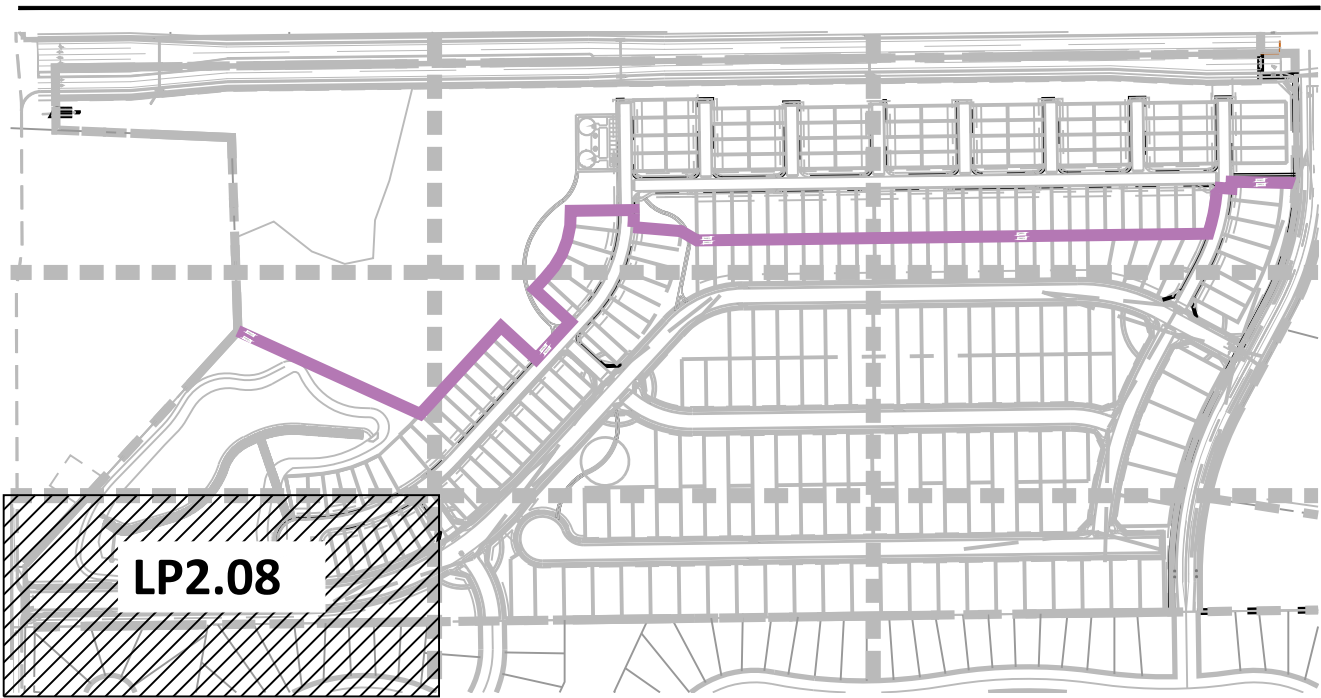


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ZONE: PUD-AO
USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 4
REC. NO. 216713777

KEY MAP



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
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OTHER INFO

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

ENTITLEMENT

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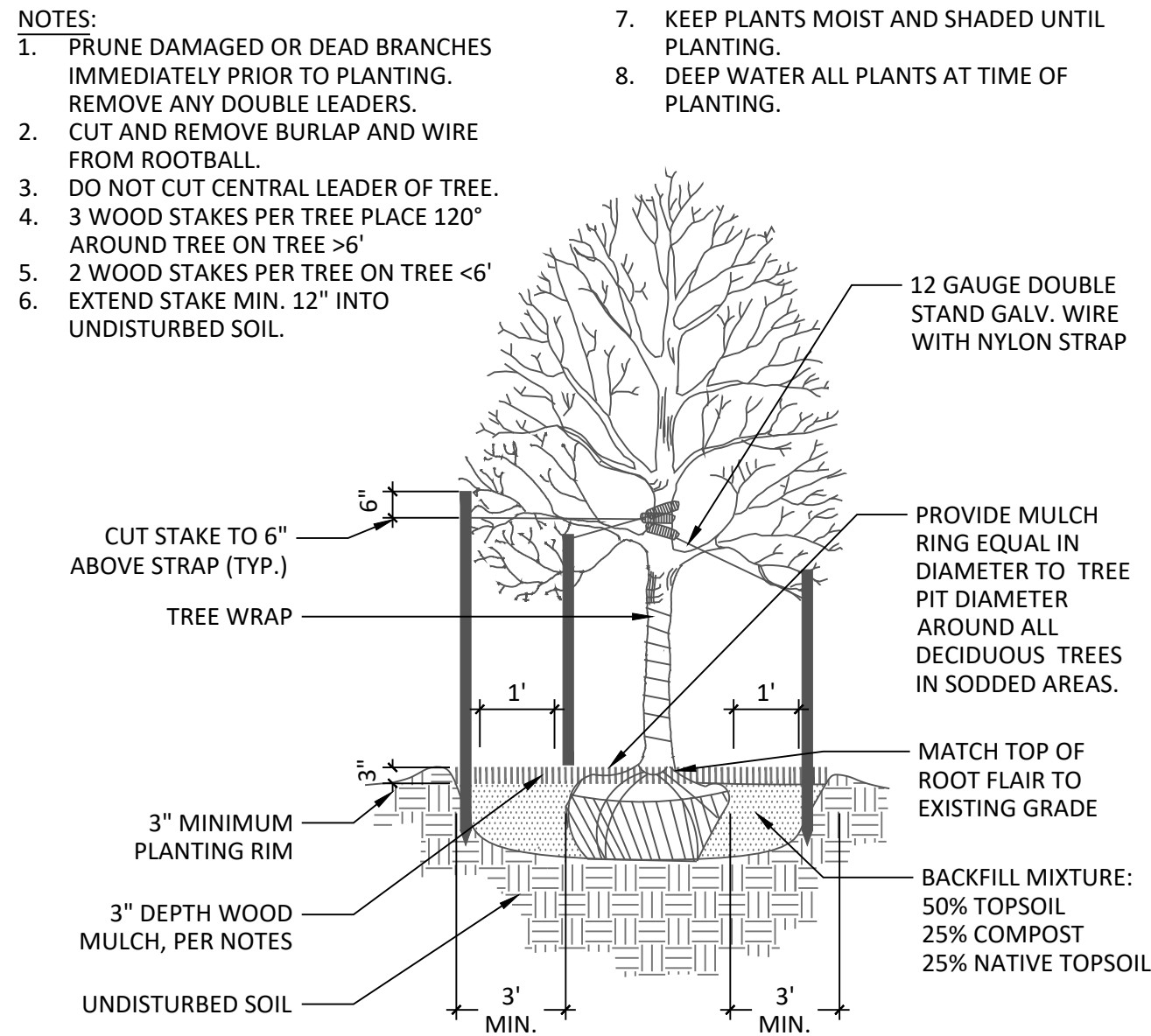
LANDSCAPE PLAN

LP2.08

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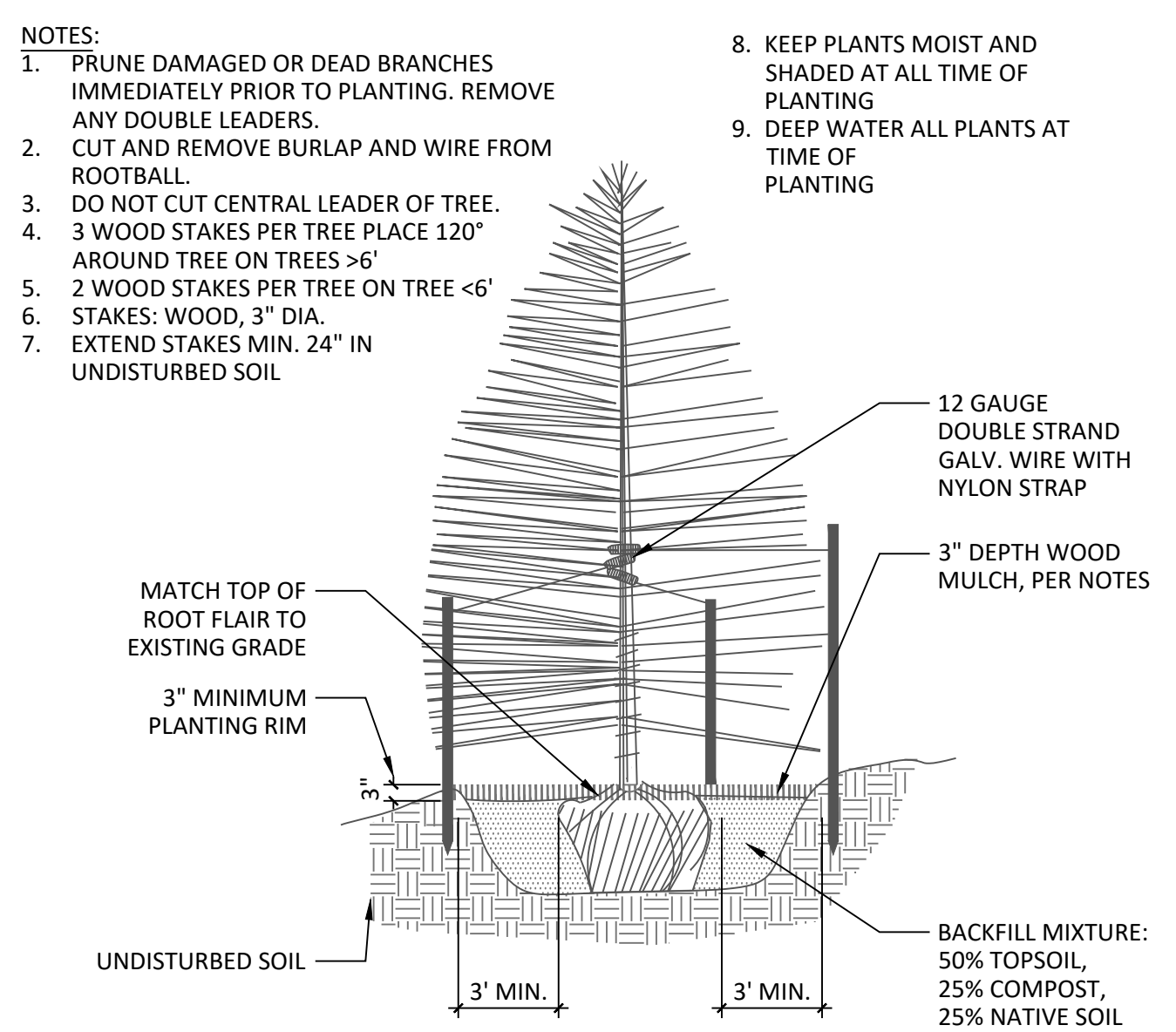
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EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



1 DECIDUOUS TREE PLANTING DETAIL

NTS

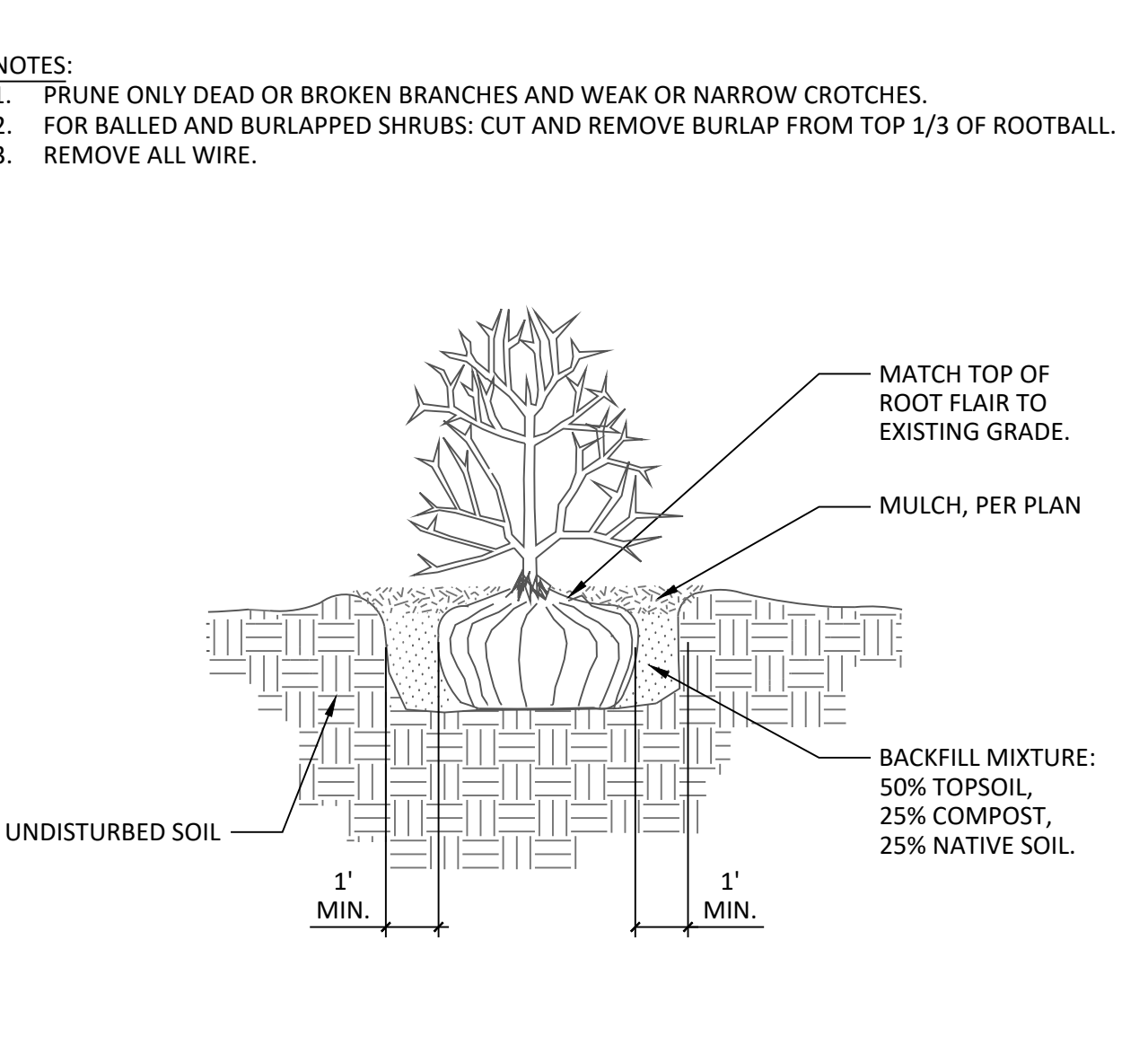
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2 CONIFEROUS TREE PLANTING DETAIL

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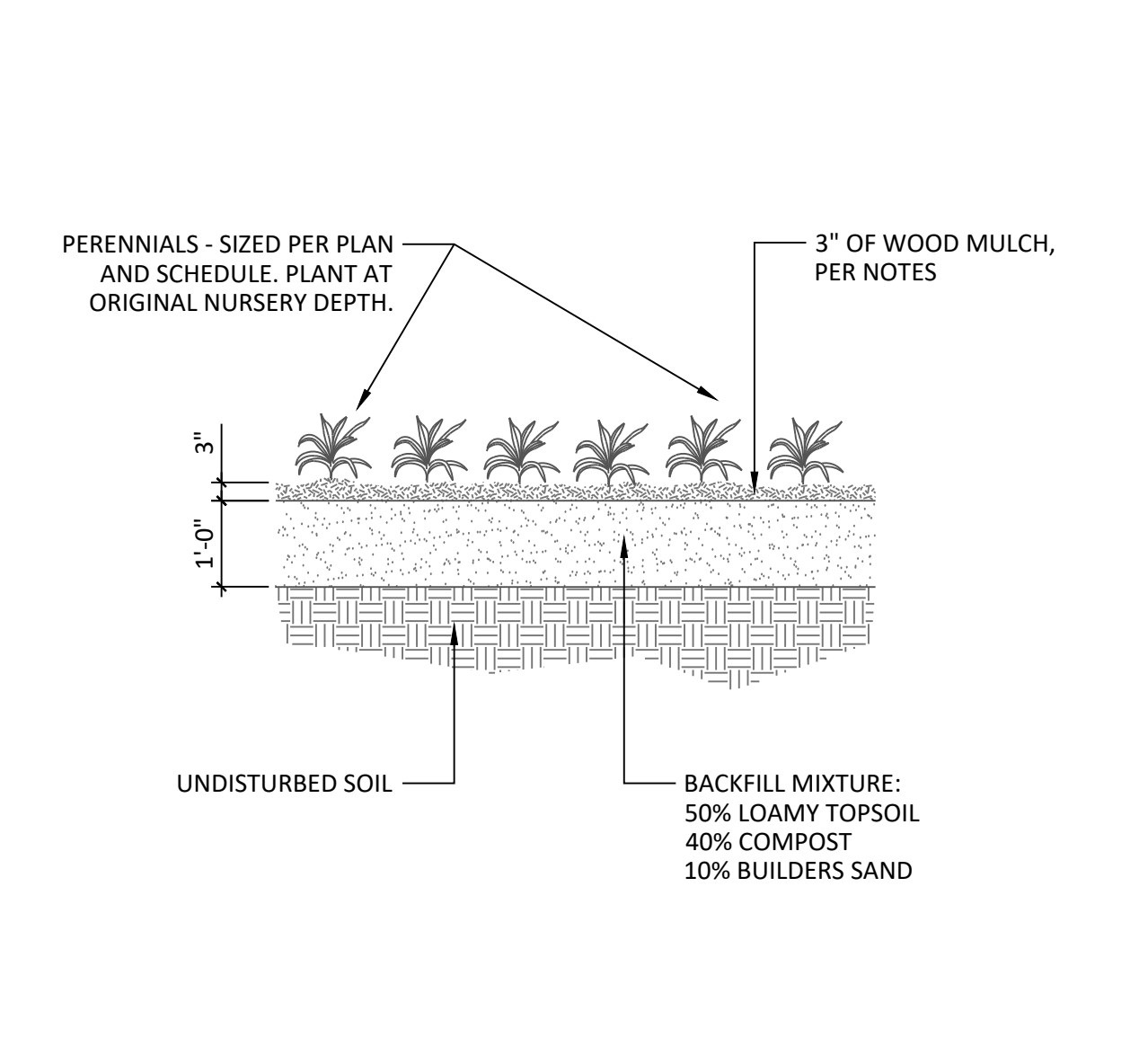
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3 SHRUB PLANTING DETAIL

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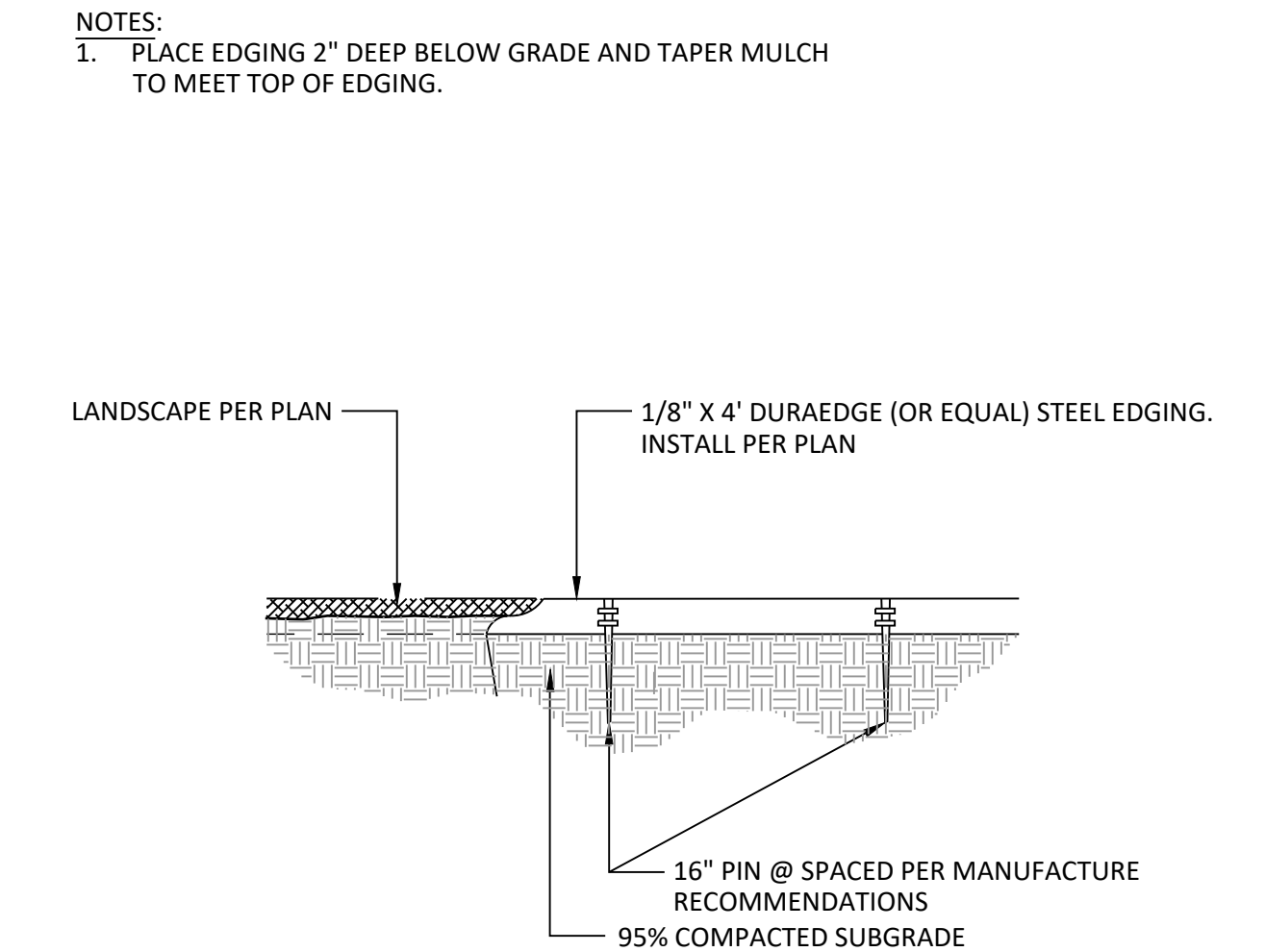
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4 PERENNIAL / ORNAMENTAL GRASSES

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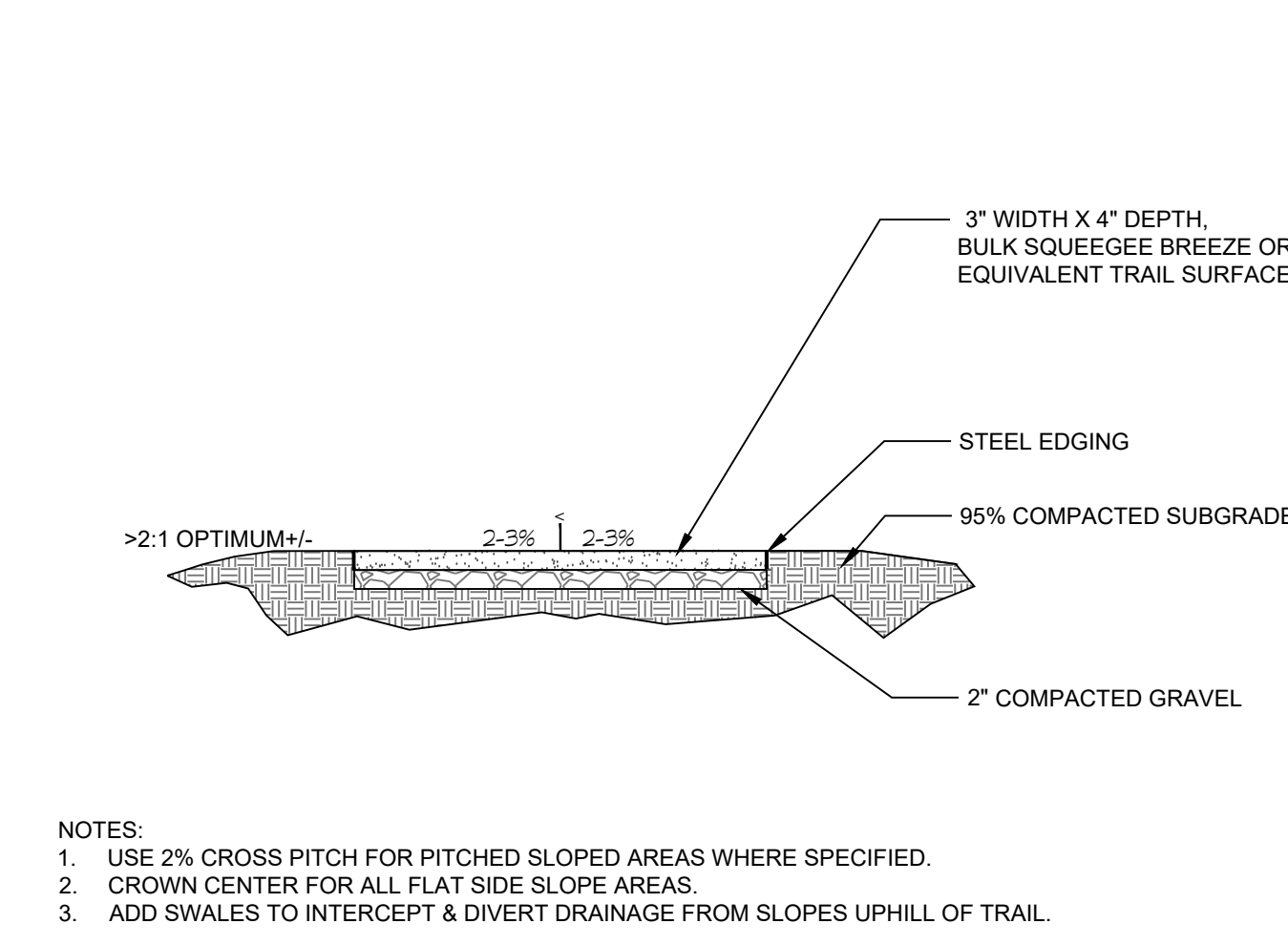
N-PL-07



5 STEEL EDGING

NTS

N-ED-01



6 BREEZE TRAIL

NTS

P-DA-01



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PROJECT INFO

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

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DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

LANDSCAPE DETAILS

SHEET DESCRIPTION

SHEET NUMBER/TITLE

LP3.01

37 OF 37

PLAN FILE #

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