

SCHMIDT PARCEL

EL PASO COUNTY

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

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

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 .

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 .

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.

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

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 DISHS
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.

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.

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.

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.

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.

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 _____

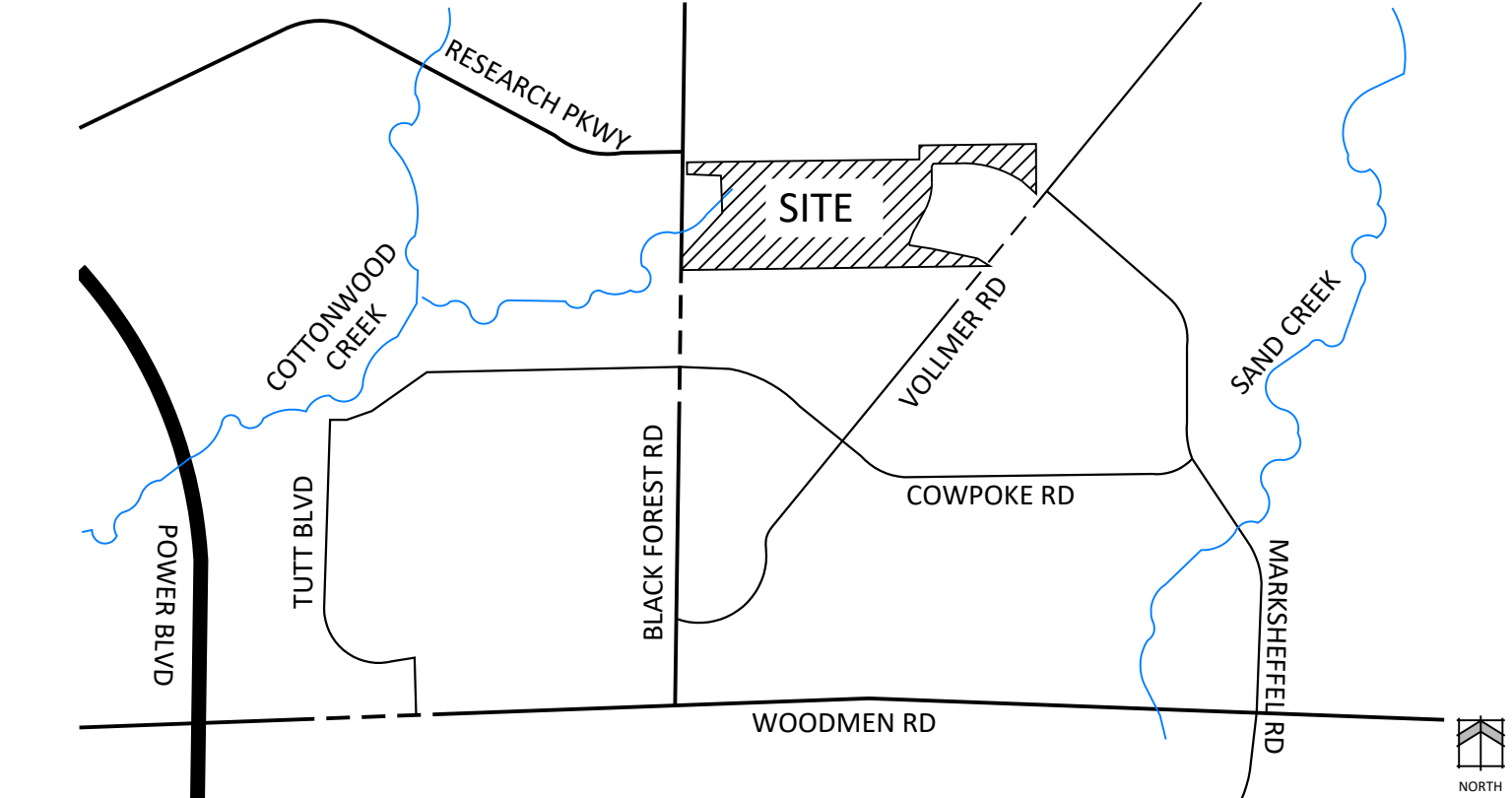
COUNTY CERTIFICATION	
THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION # _____ AND DATE _____ APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.	
CHAIR, BOARD OF COUNTY COMMISSIONERS _____	DATE _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____	

CLERK AND RECORDER CERTIFICATION	
STATE OF COLORADO)	
EL PASO COUNTY) ss.	
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____, RECORDED PER RECEPTION NO. _____.	
EL PASO COUNTY CLERK AND RECORDER _____	

SITE DATA

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)
LANDSCAPE SETBACKS	
NORTH	(FUTURE MARKSHEFFEL RD): 25'
EAST	(Brush Top): 10'
LANDSCAPE BUFFERS	
SOUTH	15' (COMBINED WITH BUILDING SETBACK)
WEST	15'
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)

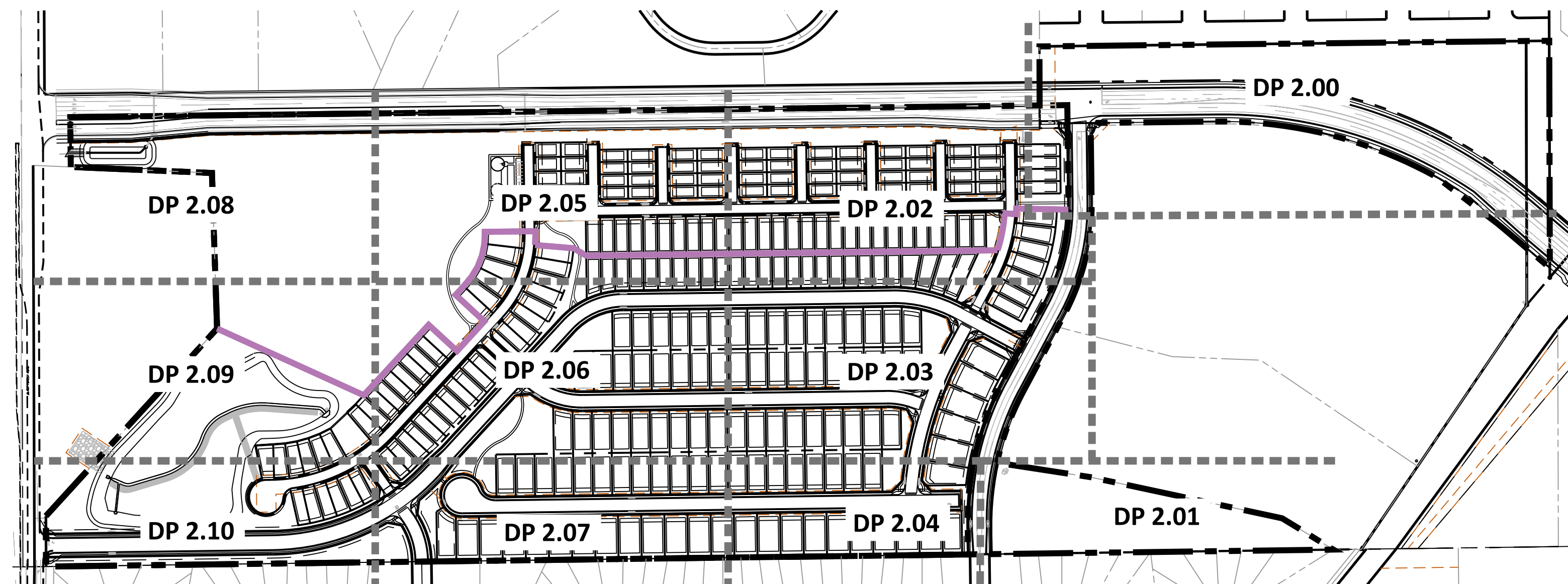
VICINITY MAP



DEVELOPMENT 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'		

KEY MAP



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

PROJECT TEAM

OWNER:	MORLEY ENTERPRISES 609 S. CASCADE AVENUE, SUITE 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

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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

COVER

DP1.00

1 OF 37

CPC #

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

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 2650.89 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 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

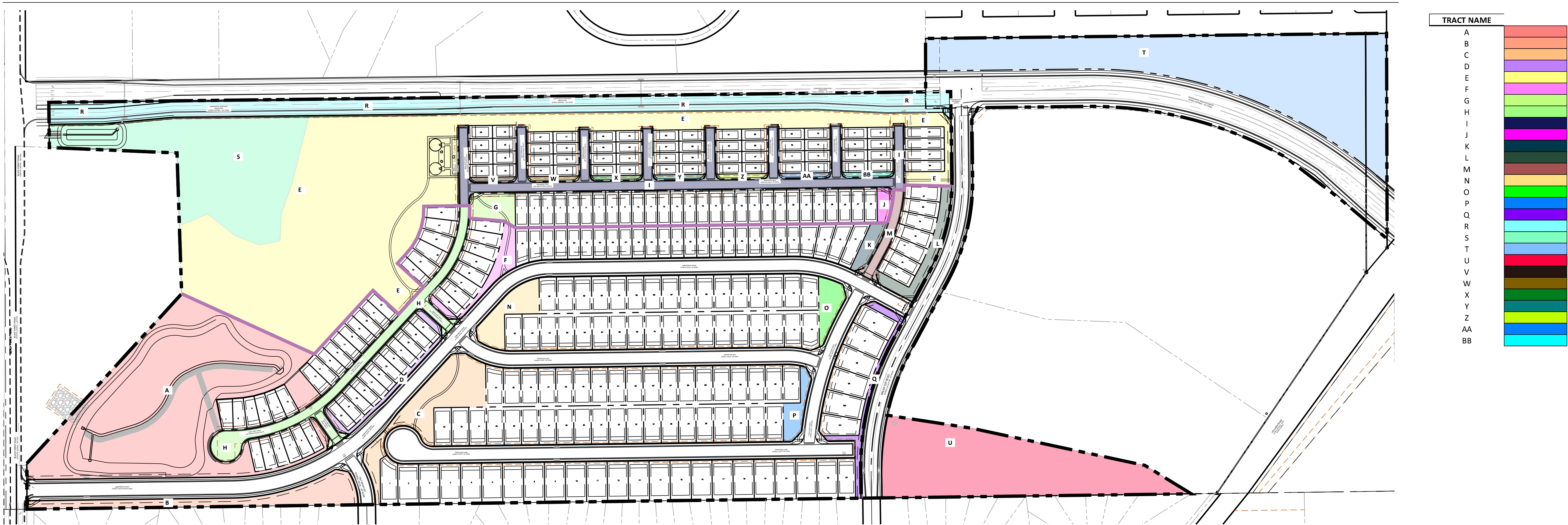
COMMENCING at the Southwest corner of said Section 32, from which the South Quarter Corner bears
N 89°14'45" E, a distance of 2650.89 feet;
thence N 89°14'45" E along the South line of said Section 32, a distance of 60.00 feet to the Southeast corner of that parcel of land as described in that General 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.

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	EI 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		

TRACT DIAGRAM



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SCHMIDT
PARCEL
PLANNED UNIT
DEVELOPMENT PLAN
& PRELIMINARY PLAN

BLACK FOREST RD

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

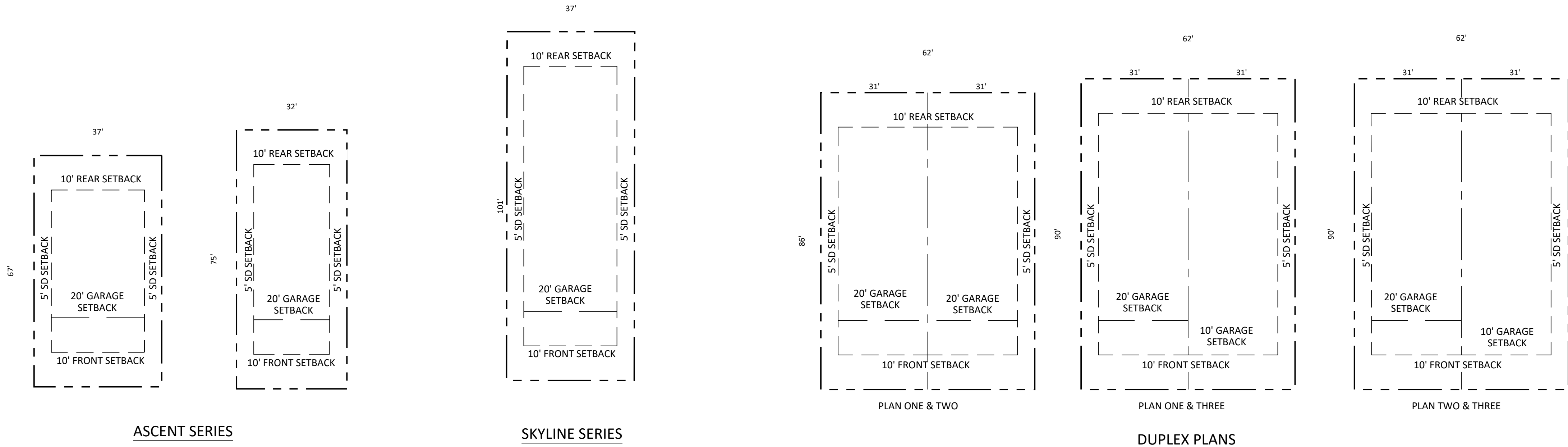
SITE LEGAL AND TRACT
TABLE

DP1.01
2 OF 37

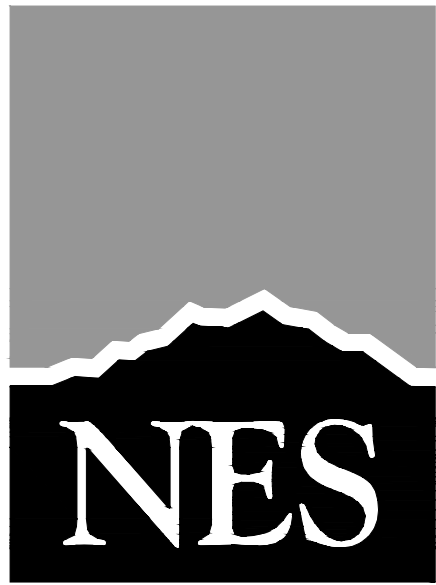
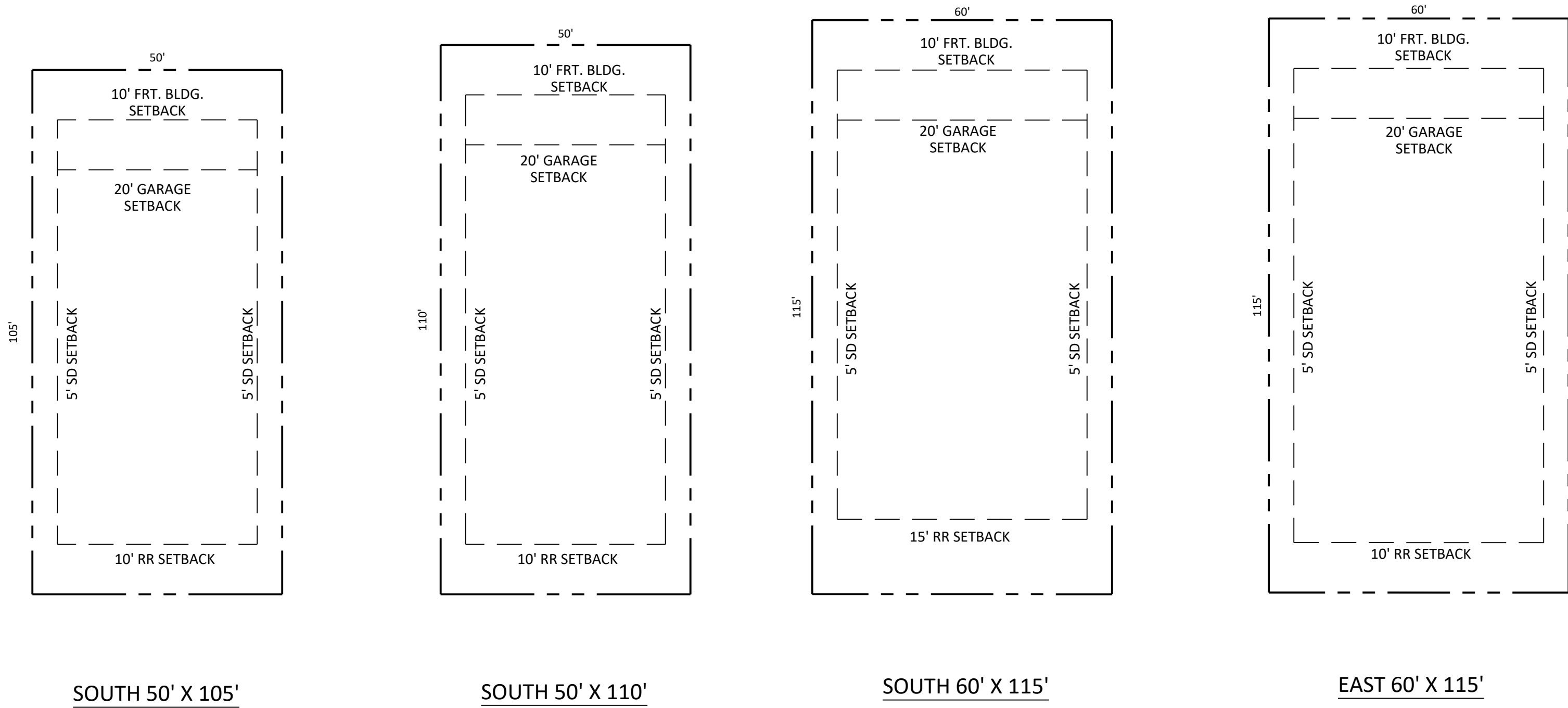
CPC #

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

SCHMIDT NORTH LOT TYPICALS



SCHMIDT SOUTH LOT TYPICALS



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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

LOT TYPICALS

DP1.02

3 OF 37

CPC #

SHEET DESCRIPTION

SHEET NUMBER/TITLE

PLAN FILE #

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

ZONE: RS-6000 CAD-O
USE: SINGLE FAMILY RESIDENTIAL
SUB: HOLIDAY HILLS NO. 1
BOOK E-2, PAGE 12

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

TRACT
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MARKSHEFFEL ROAD EXTENSION
(PUBLIC ARTERIAL - 107' ROW)

EXISTING 60' TAHITI RD.
ROW TO BE VACATED
BY EL PASO COUNTY

ZONE: RM-30
USE: VACANT
TSN: 5200000575
(NOT A PART OF THIS PLAN)

CS1/16 COR SEC. 32
T12S, R65W, 6TH P.M.
RECOVERED 3.25" ALUMINUM CAP
STAMPED "LS 9853"

PERMANENT EASEMENT
REC. NO. 222104629

PROPOSED FULL
MOVEMENT
ACCESS

10' LANDSCAPE SETBACK

PHASE 2
PHASE 1

5FT BREEZE PATHWAY

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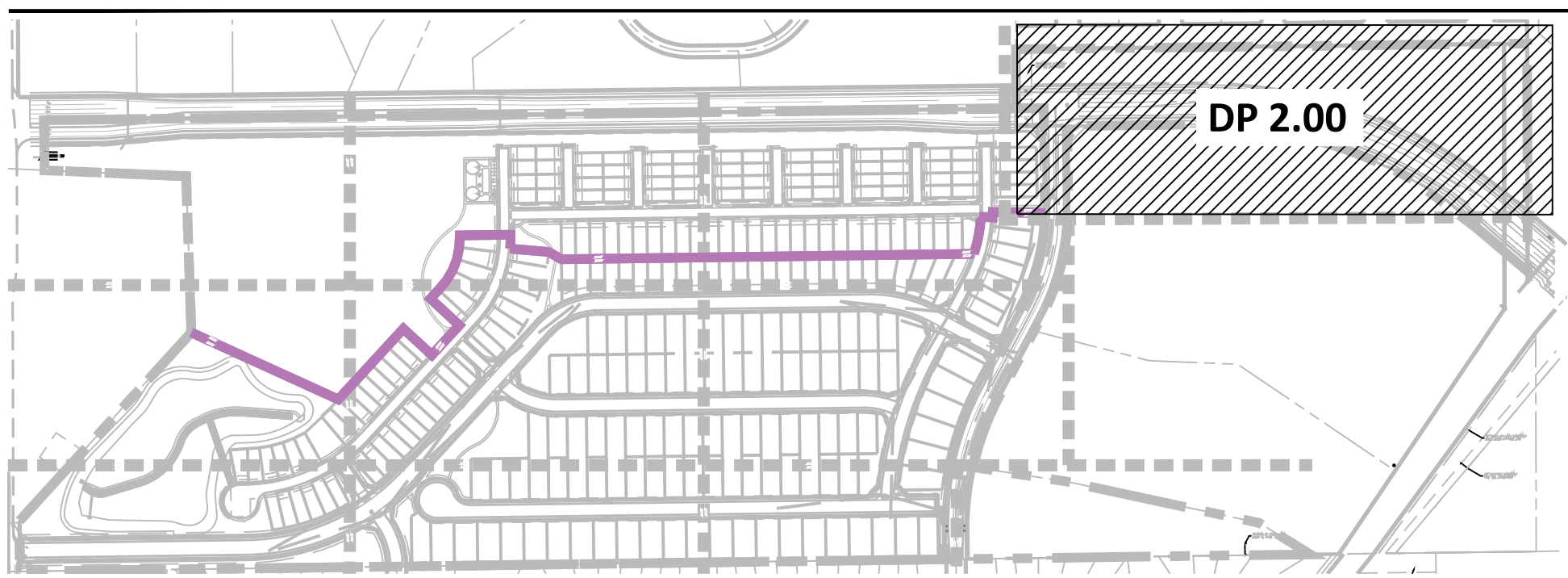
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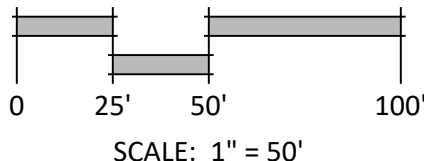
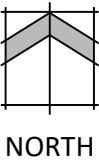
TRACT
R

KEY MAP



LINE TYPE LEGEND

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



N.E.S. Inc.
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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

DP2.00
4 OF 37

PLAN FILE #

CPC #

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



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ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

DP2.01

5 OF 37

PLAN FILE #

CPC #

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

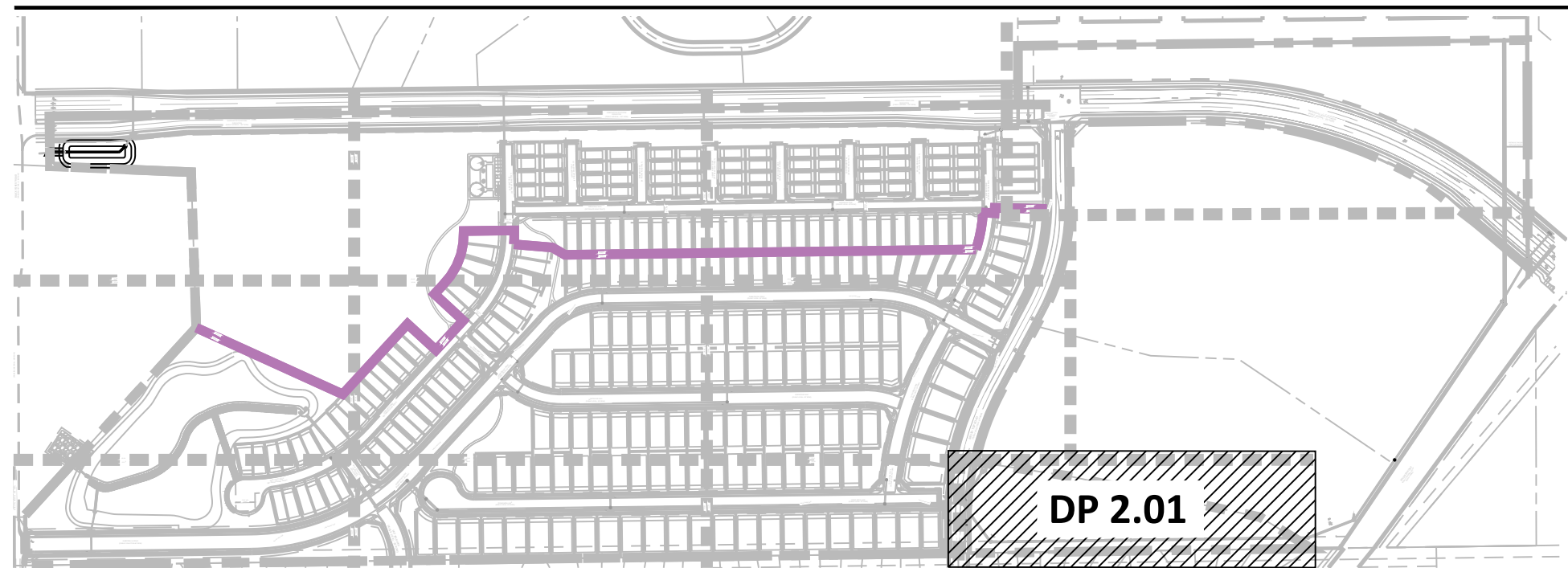
ZONE: RR-5, RS-5000
USE: VACANT
TSN: 5200000577

TRACT
U

POINT OF BEGINNING
S1/4 COR SEC. 32
T12S, R63W, 6TH P.M.
RECOVERED 3.325" ALUMINUM CAP
STAMPED "LS 4842 1996"

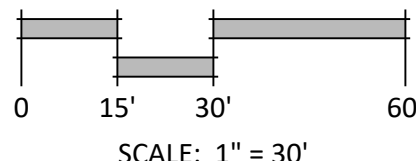
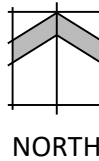
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USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 3
REC. NO. 2155713704

KEY MAP



LINE TYPE LEGEND

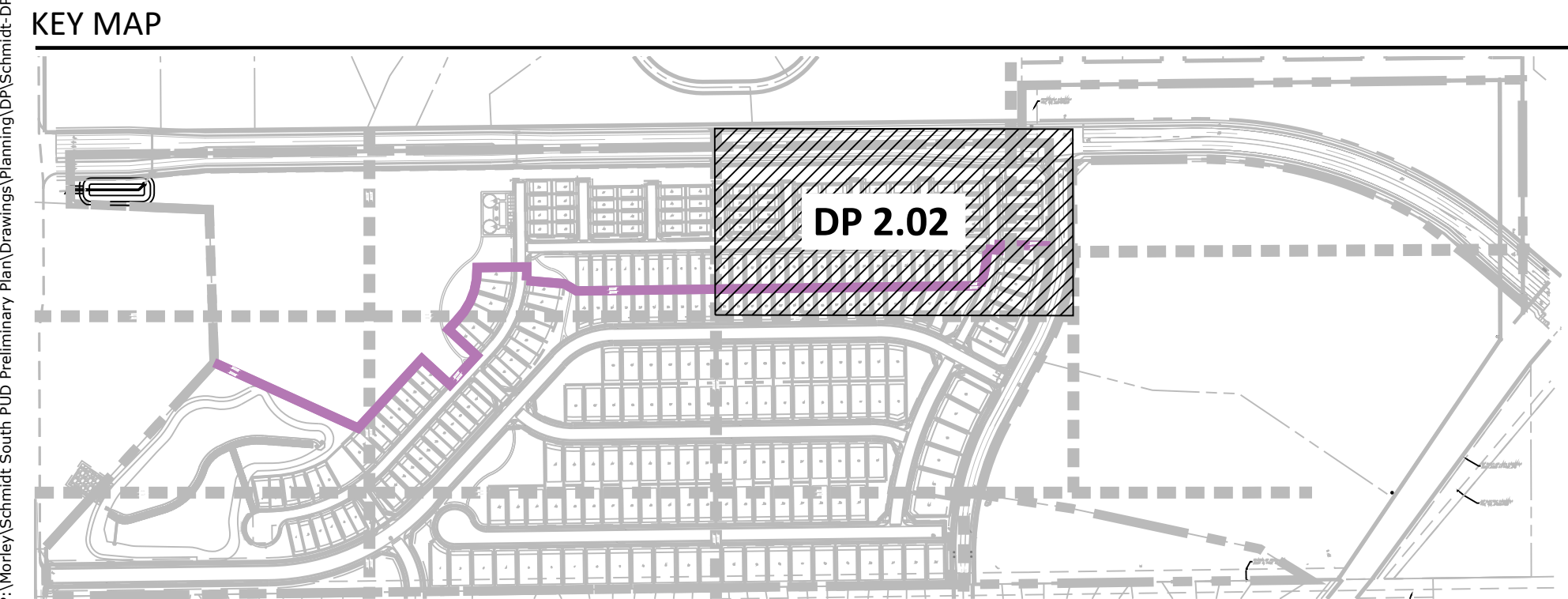
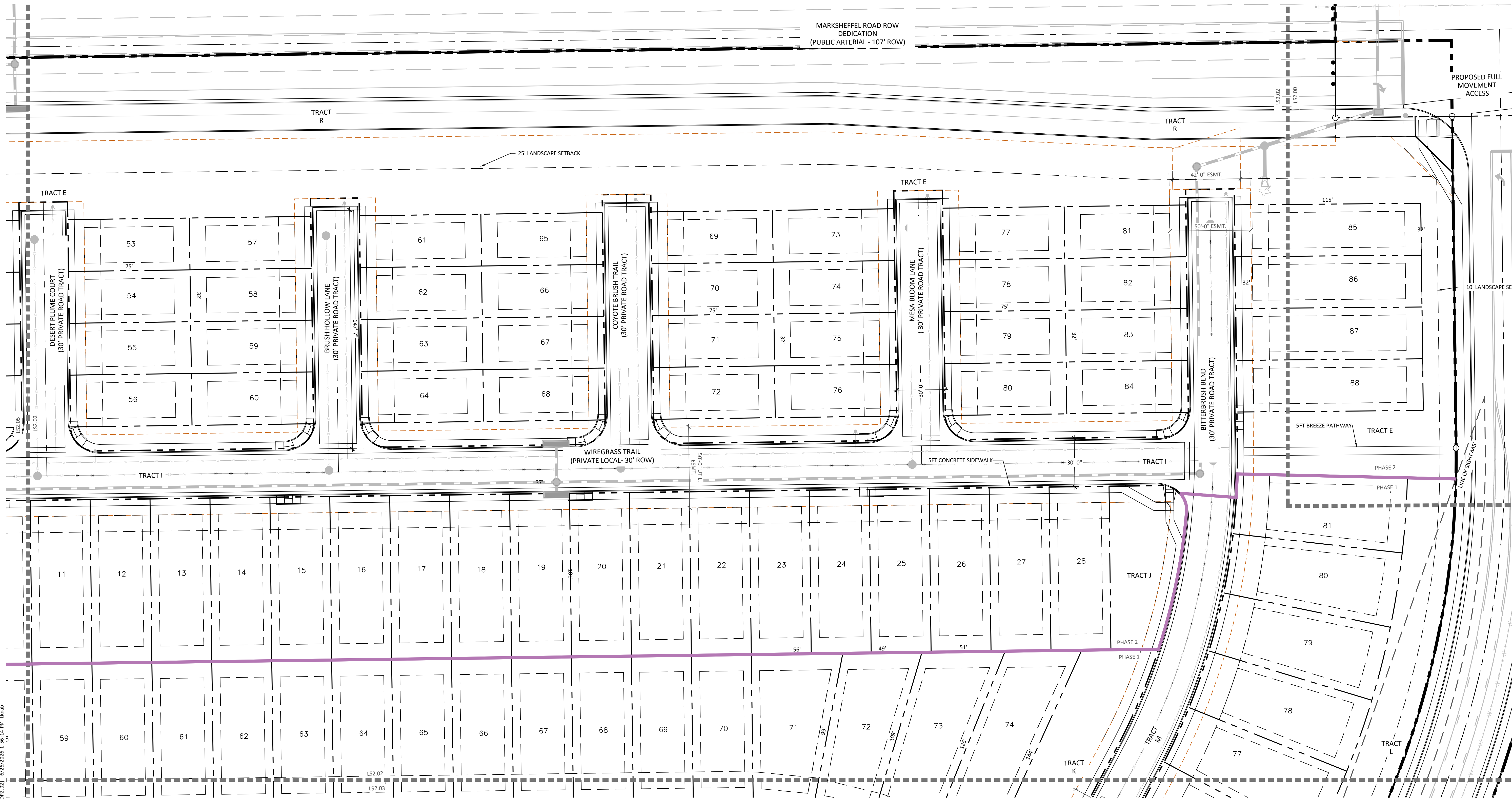
- PROPERTY BOUNDARY
- LOT BOUNDARY
- TRACT
- SIDEWALK
- EASEMENT
- 100-YR FLOOD
- LINE OF SIGHT
- MATCHLINE
- PHASE LINE



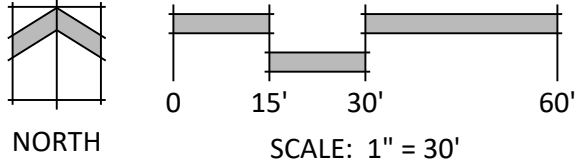
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SCHMIDT PARCEL
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PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



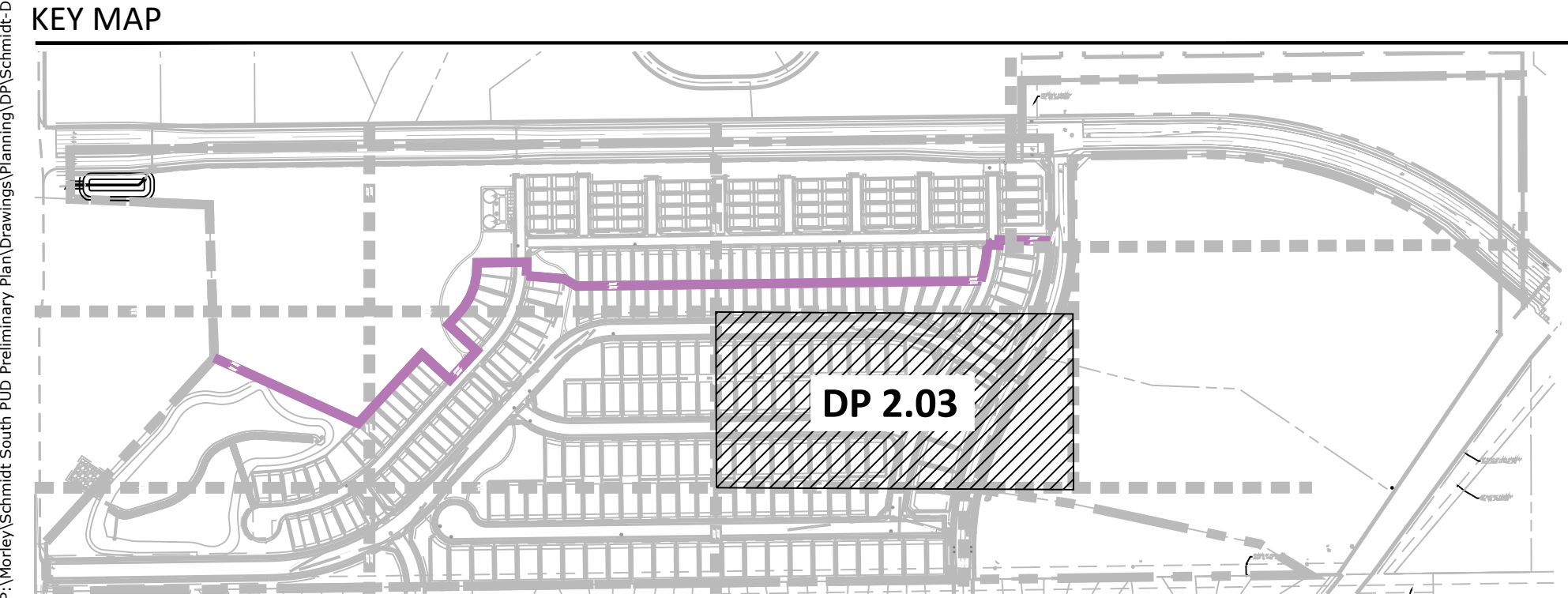
- LINE TYPE LEGEND
- PROPERTY BOUNDARY
 - LOT BOUNDARY
 - TRACT
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 - EASEMENT
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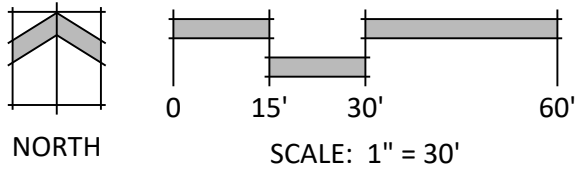
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PARCEL
PLANNED UNIT
DEVELOPMENT PLAN
& PRELIMINARY PLAN
BLACK FOREST RD

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



LINE TYPE LEGEND

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



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



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& PRELIMINARY PLAN

BLACK FOREST RD

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

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

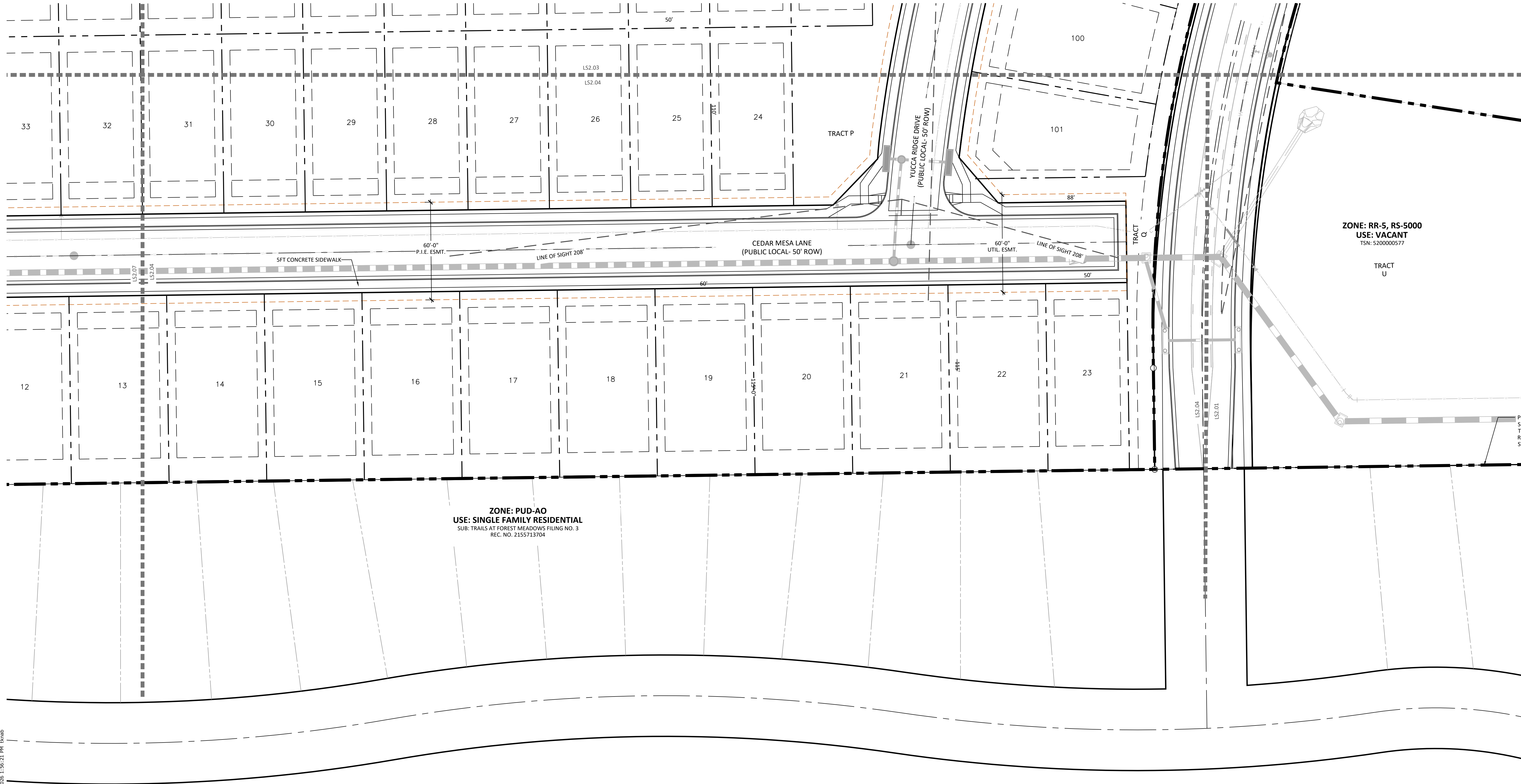
SITE PLAN

DP2.03

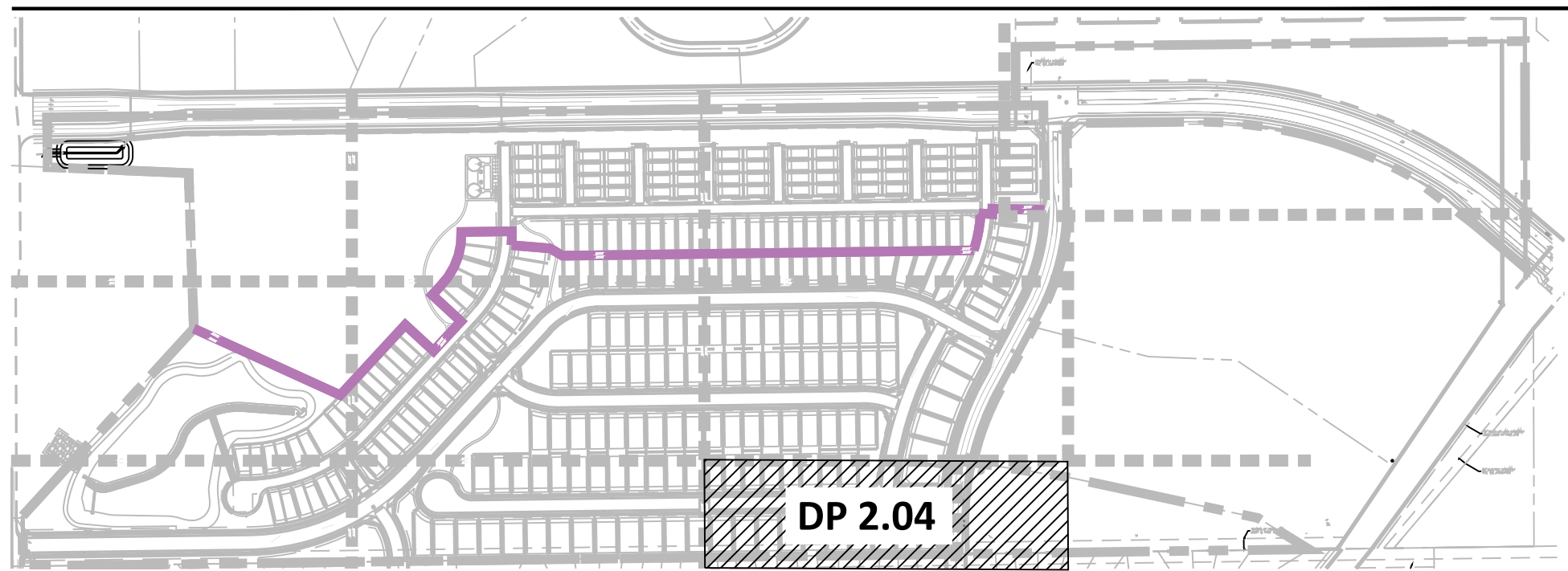
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CPC #

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

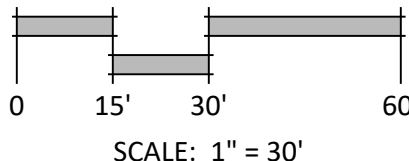
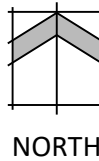


KEY MAP



LINE TYPE LEGEND

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



SCALE: 1" = 30'



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BLACK FOREST RD

PROJECT INFO

DATE:
PROJECT MGR:
PREPARED BY:

06.12.26
A. ODOM
Y. LIU

STAMP

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

DP2.04

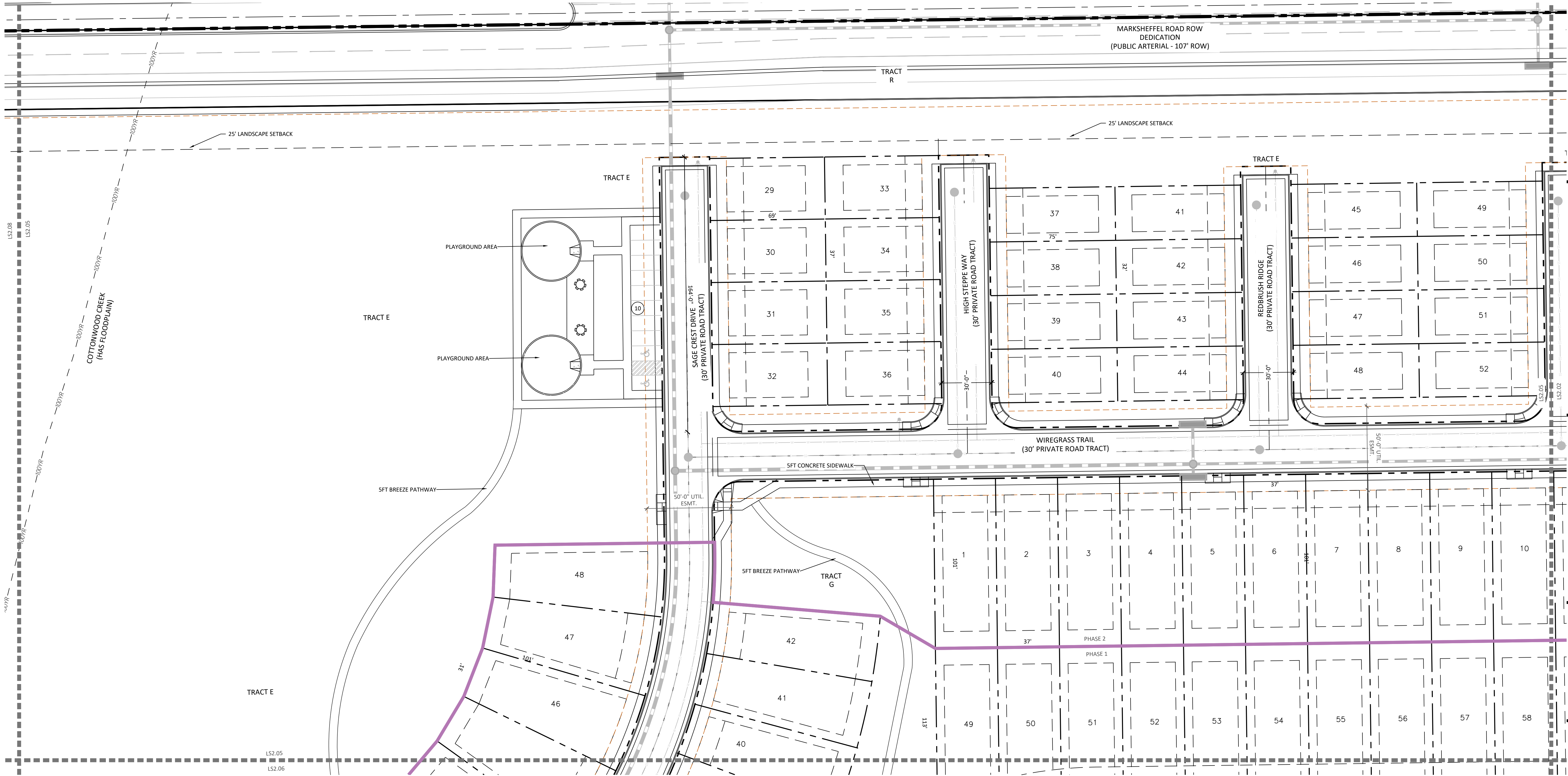
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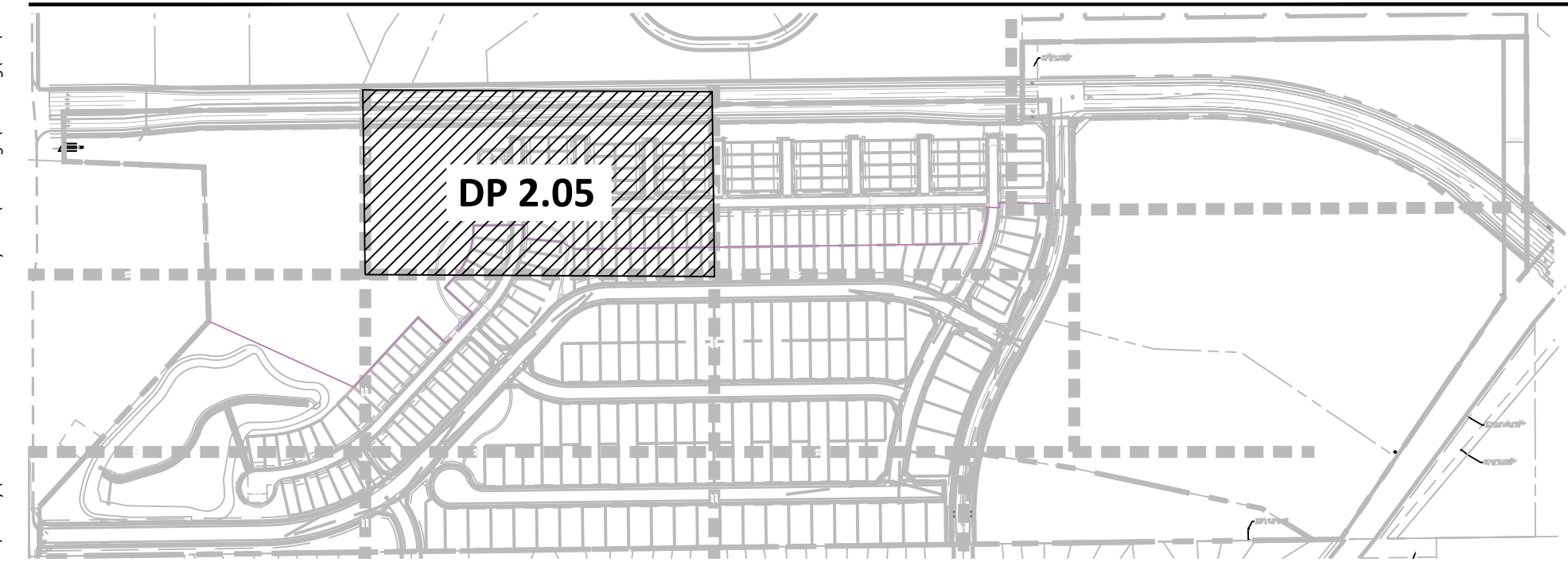
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SCHMIDT PARCEL
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PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

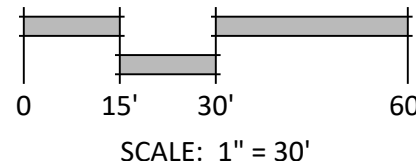
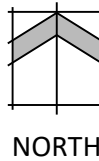


KEY MAP



LINE TYPE LEGEND

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SCHMIDT
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BLACK FOREST RD

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

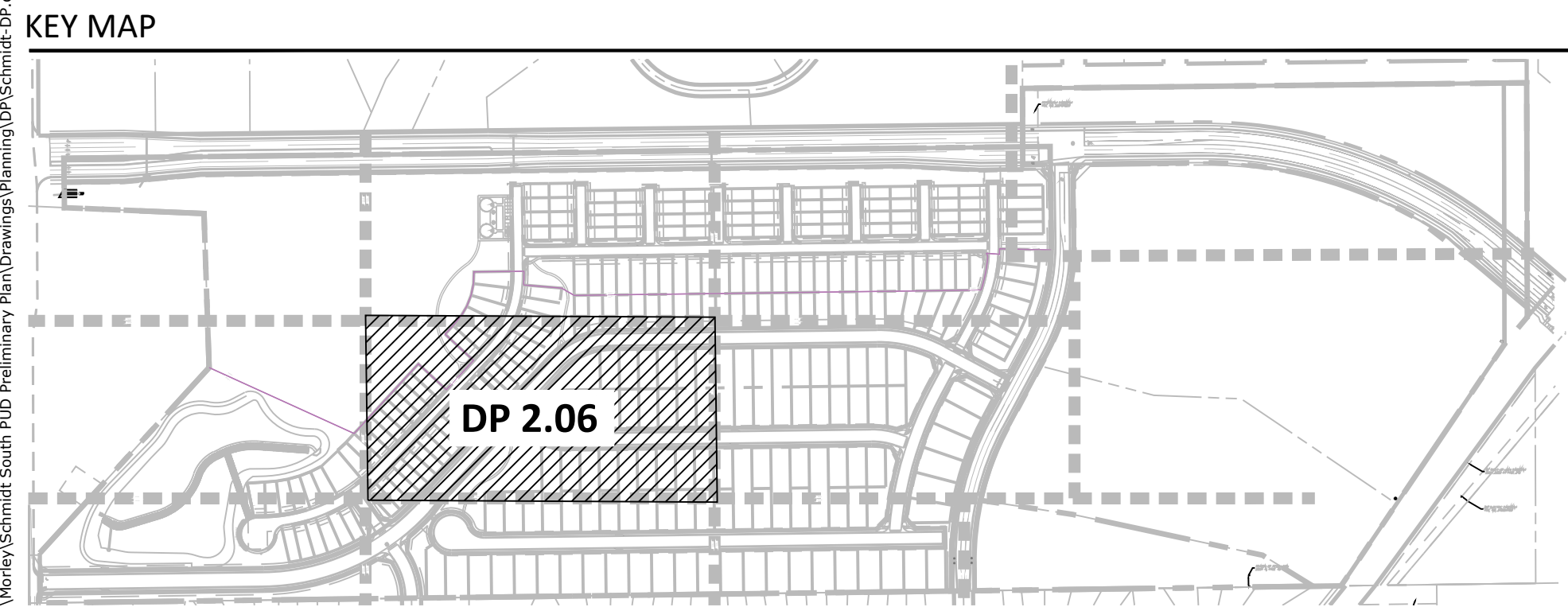
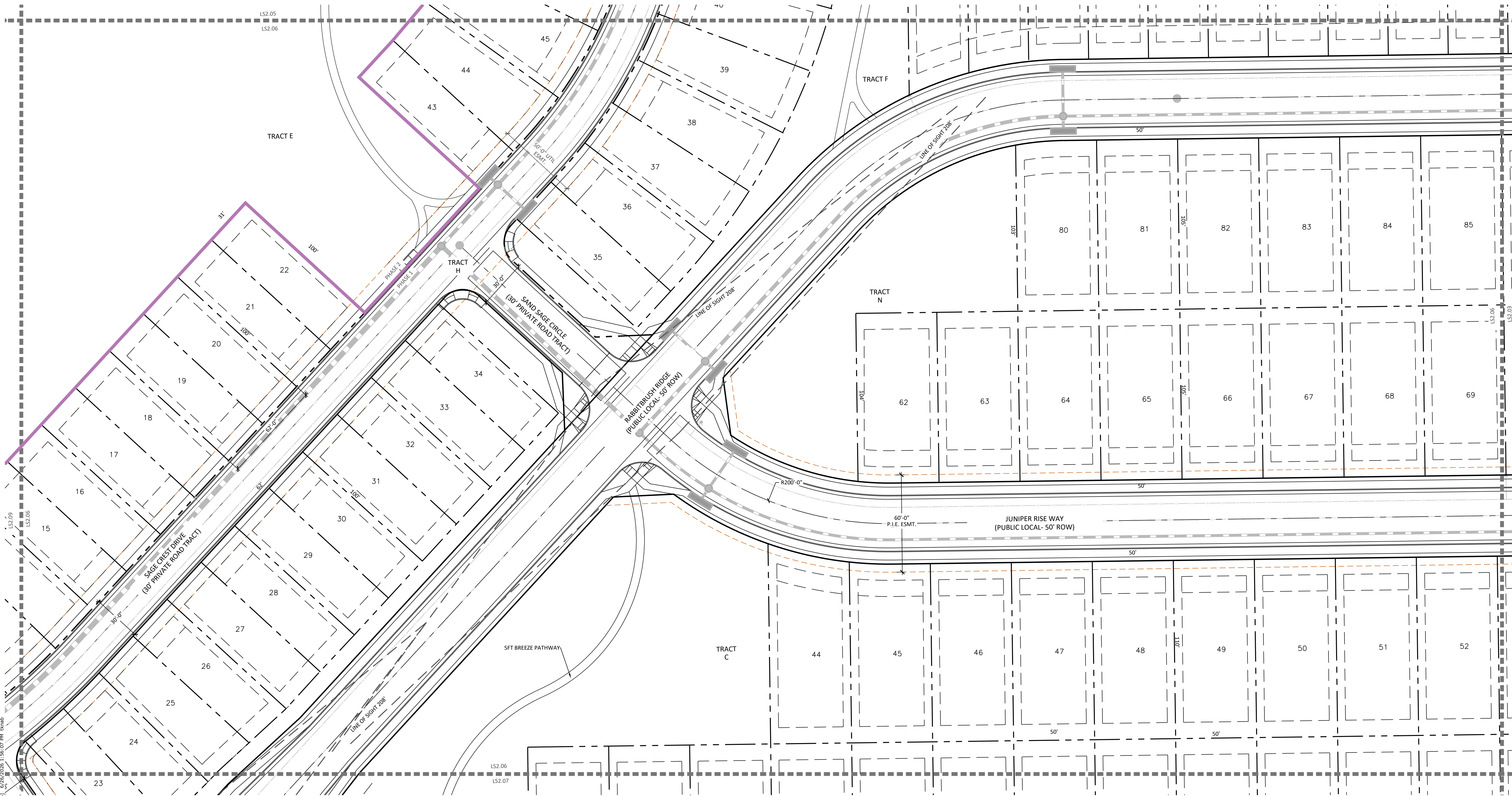
ENTITLEMENT

SITE PLAN

DP2.05
9 OF 37

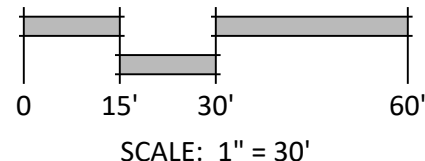
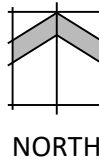
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SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



LINE TYPE LEGEND

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PREPARED BY: Y. LIU

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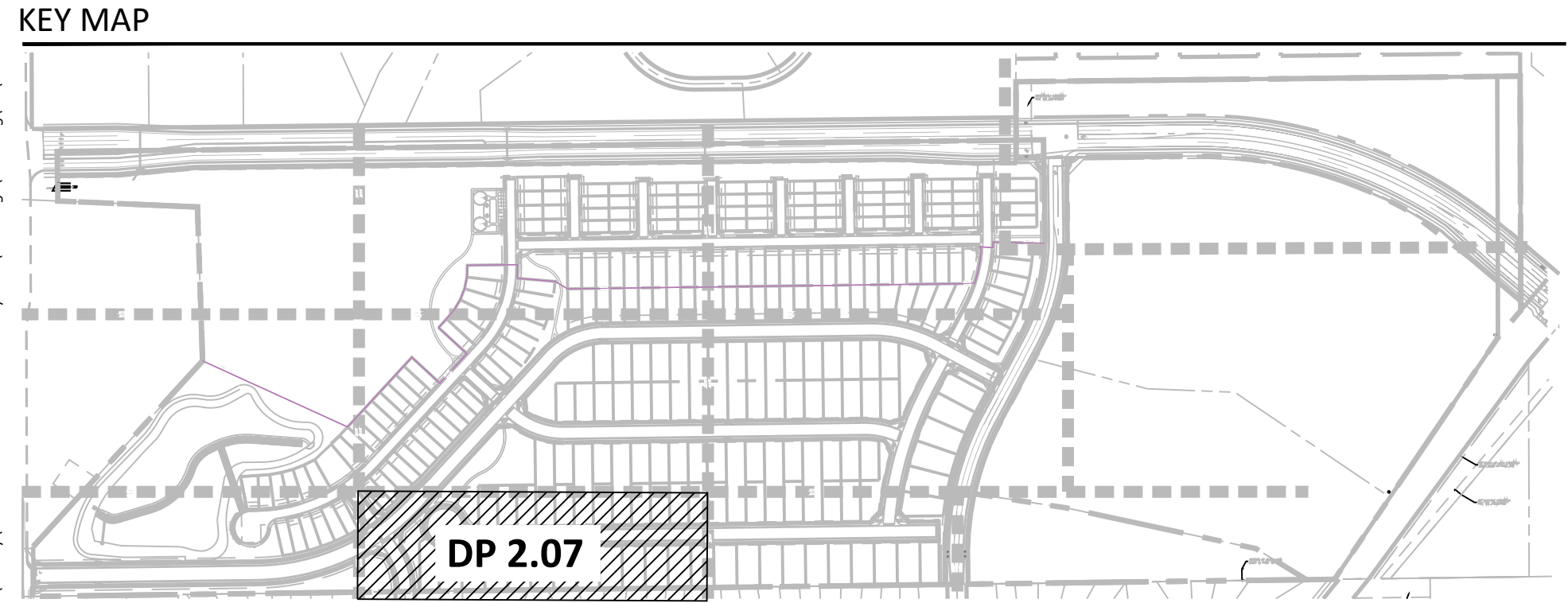
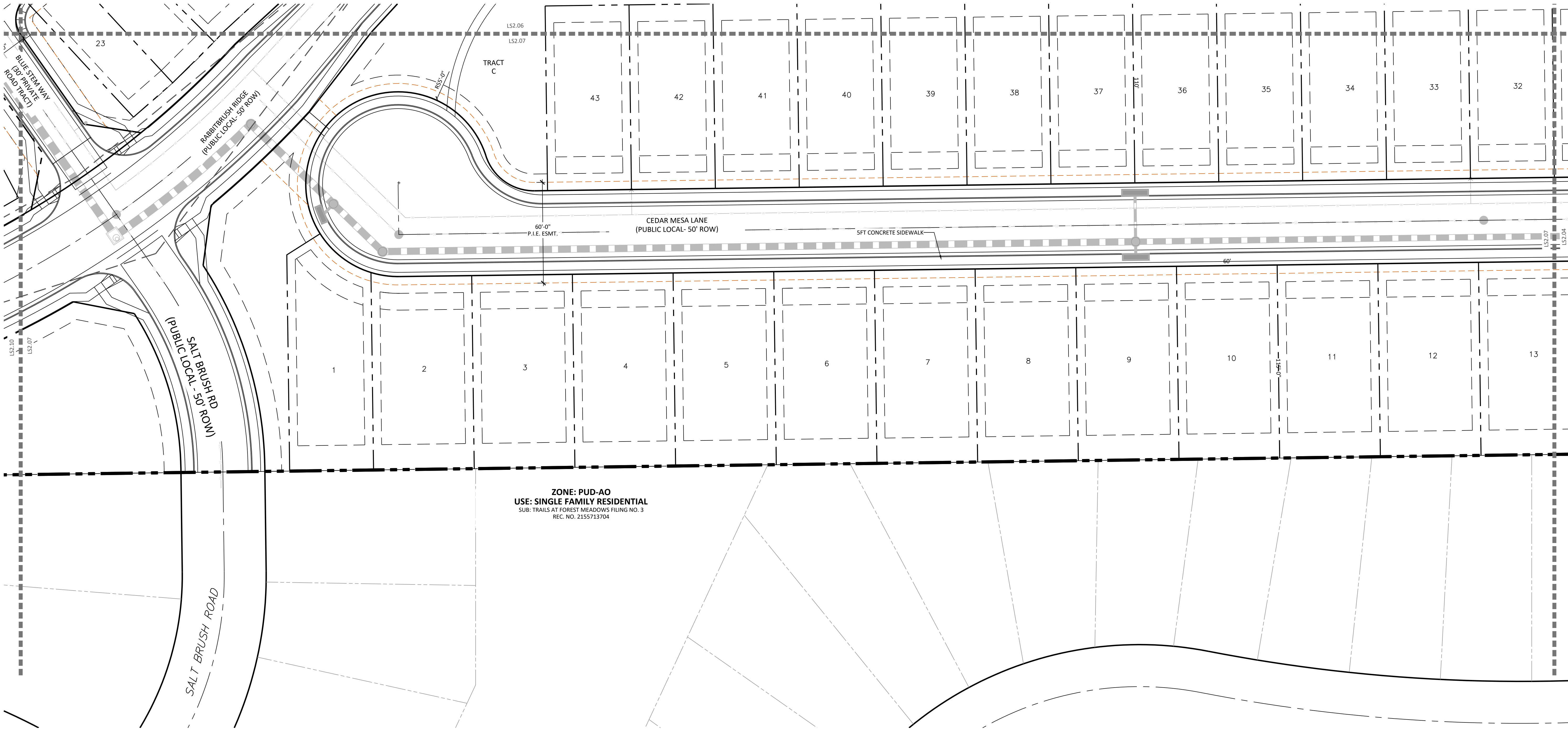
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DP2.06

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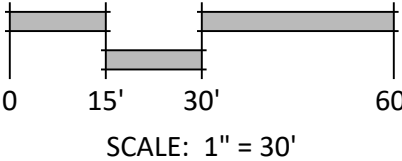
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SCHMIDT PARCEL
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PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



LINE TYPE LEGEND

- PROPERTY BOUNDARY
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PREPARED BY: Y. LIU

ENTITLEMENT

SITE PLAN

DP2.07
11 OF 37

CPC #

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



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

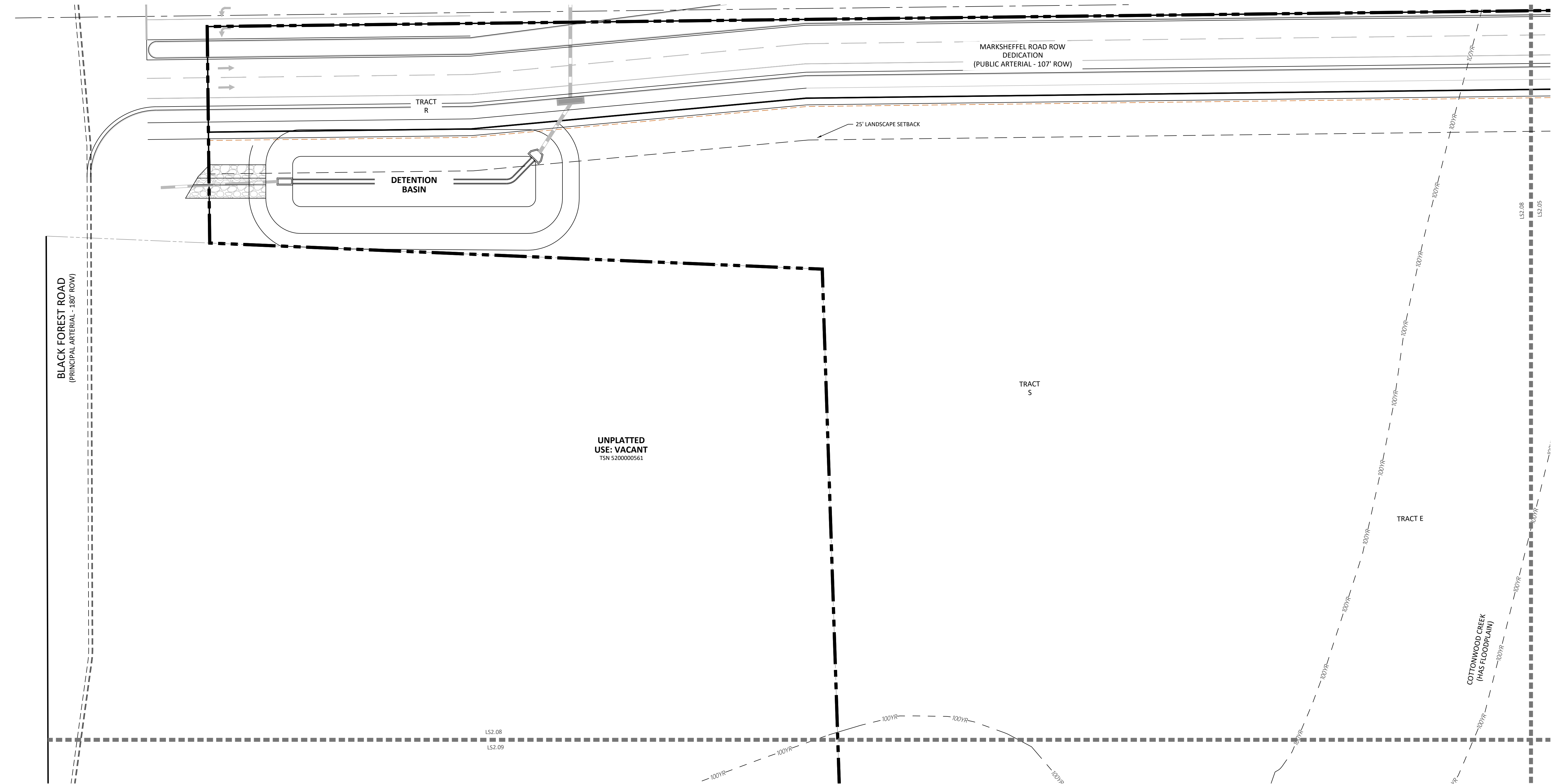
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SITE PLAN

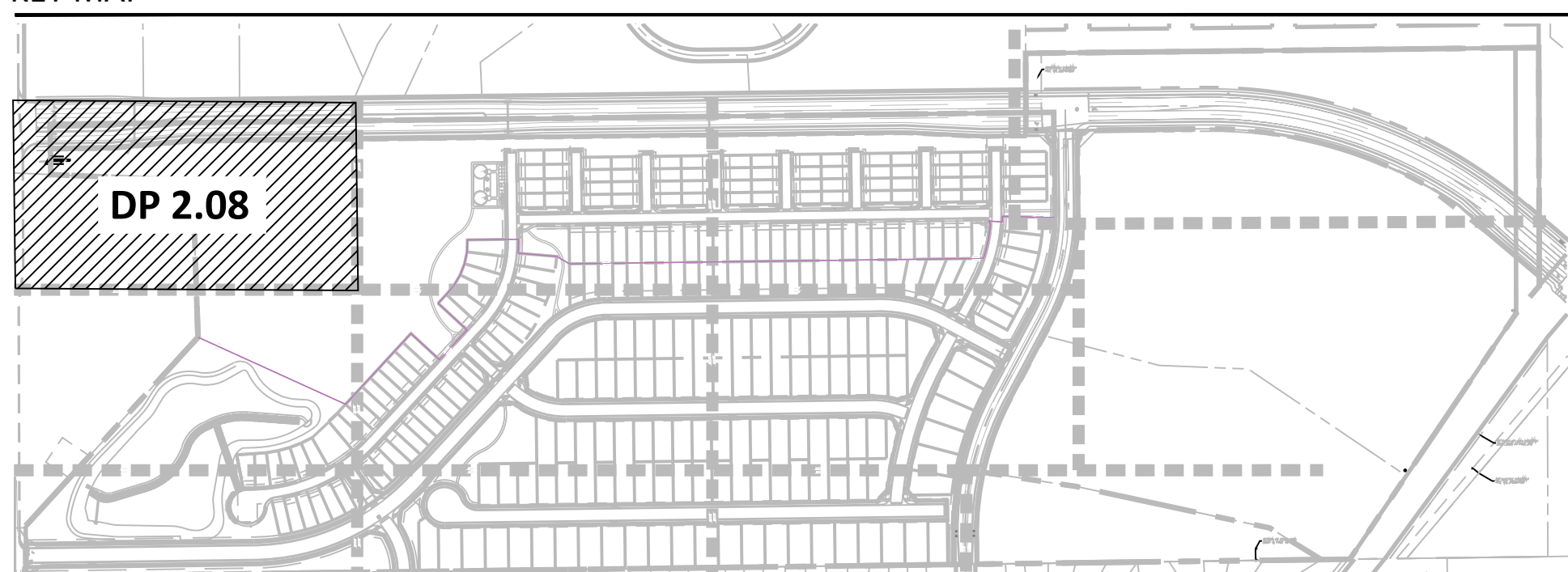
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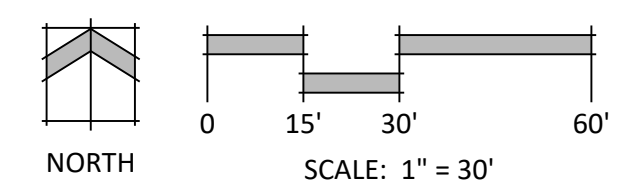
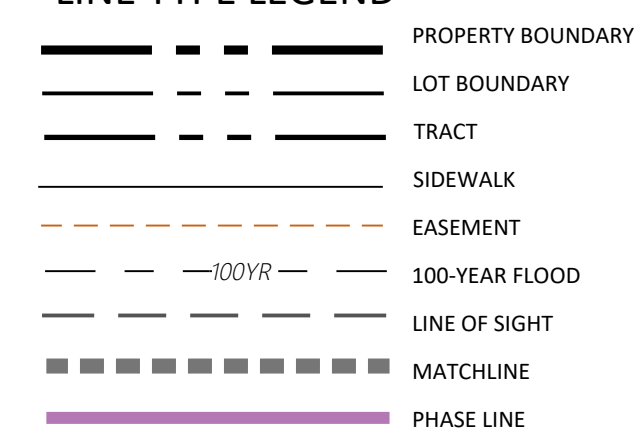
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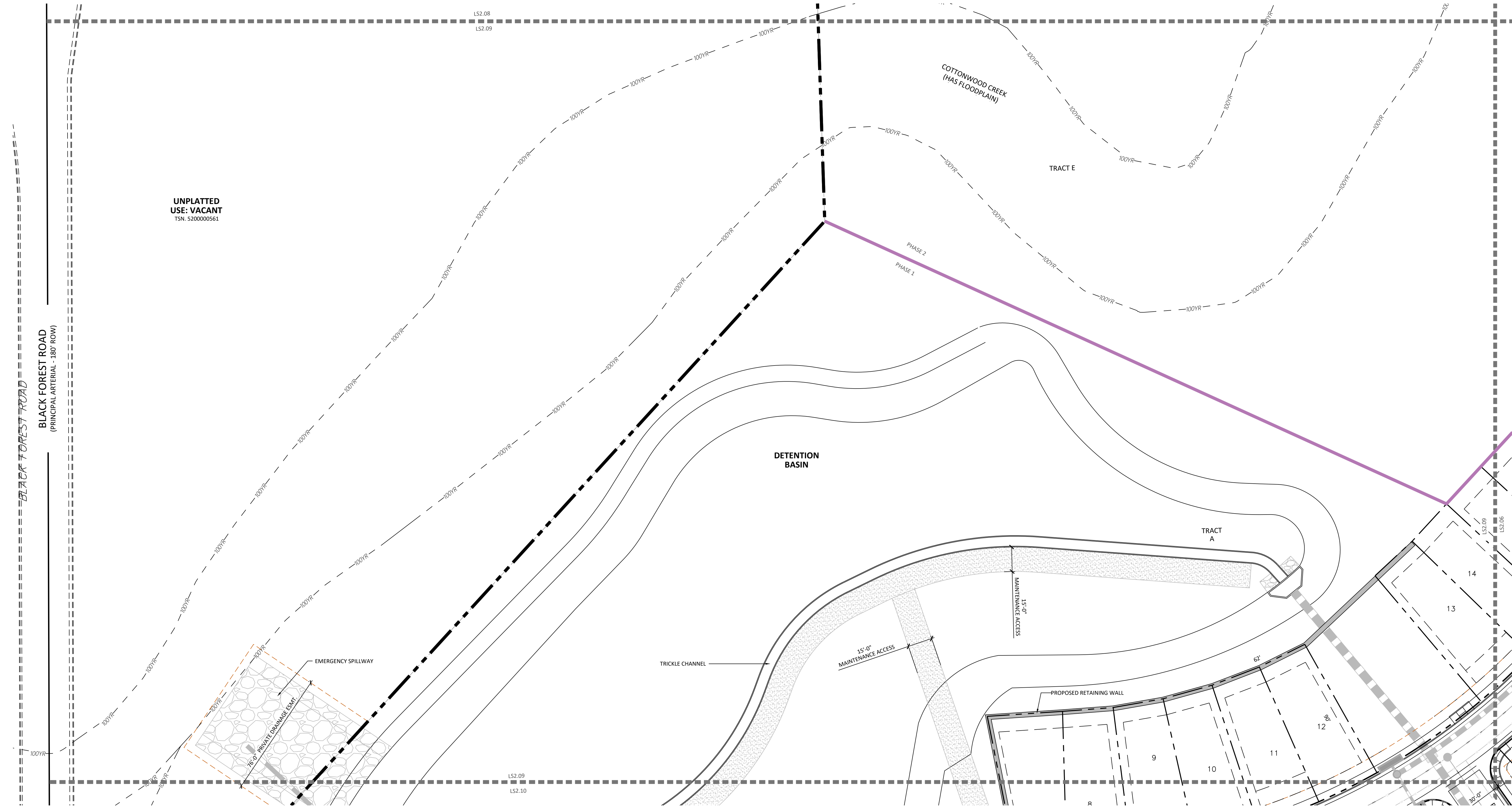
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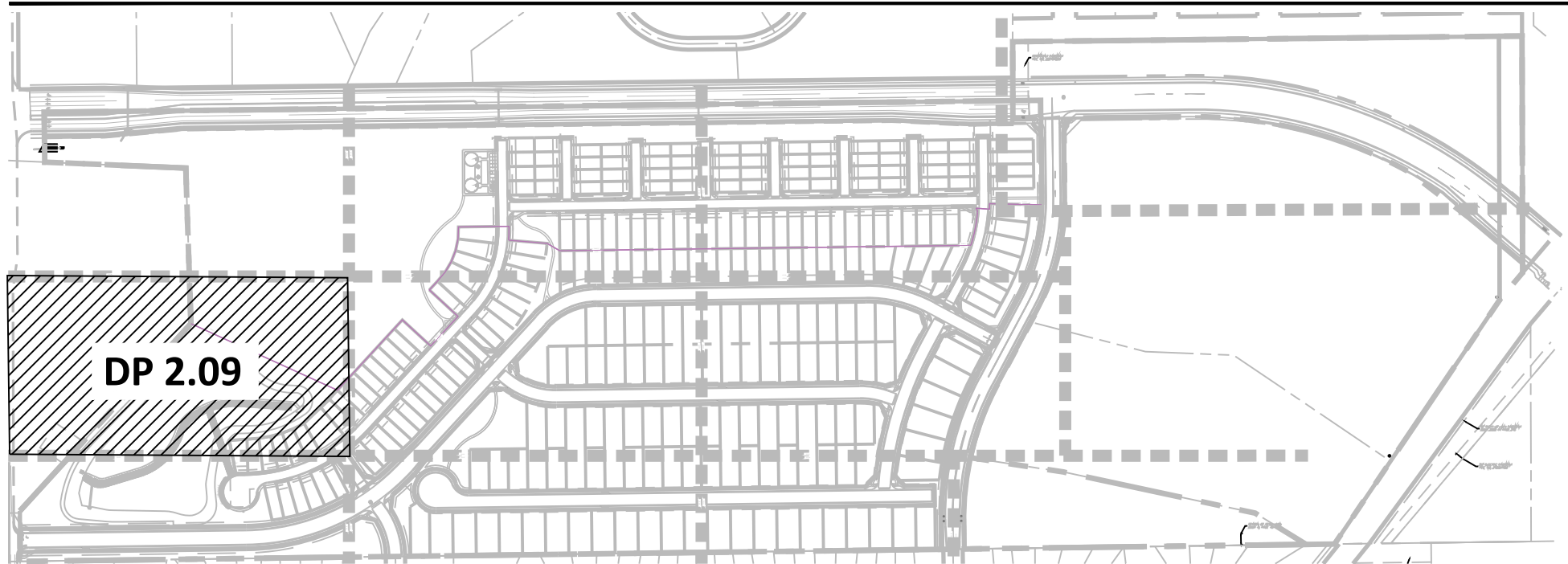
LINE TYPE LEGEND



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

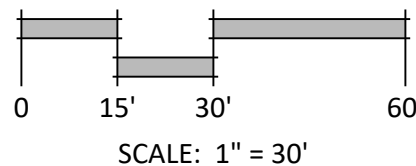
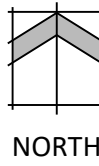


KEY MAP



LINE TYPE LEGEND

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



SCALE: 1" = 30'



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST RD

PROJECT INFO

DATE:
PROJECT MGR:
PREPARED BY:

06.12.26
A. ODOM
Y. LIU

STAMP

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

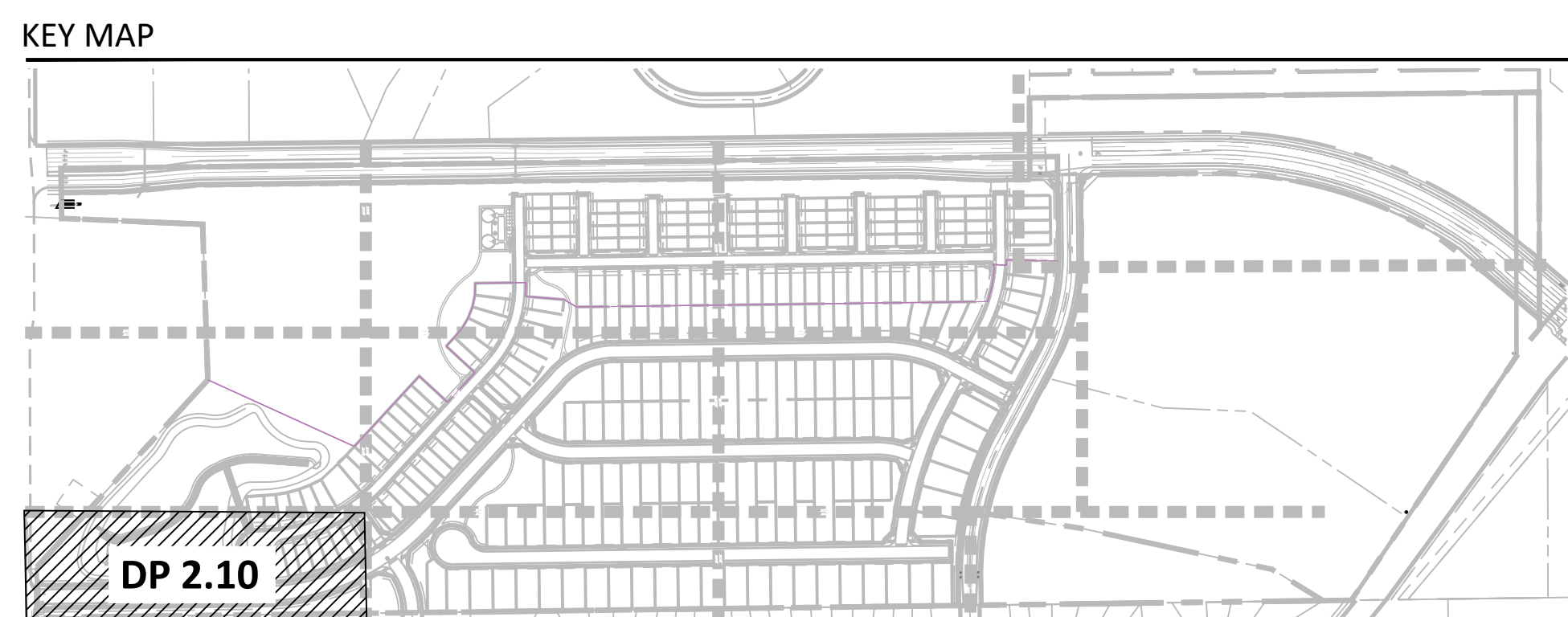
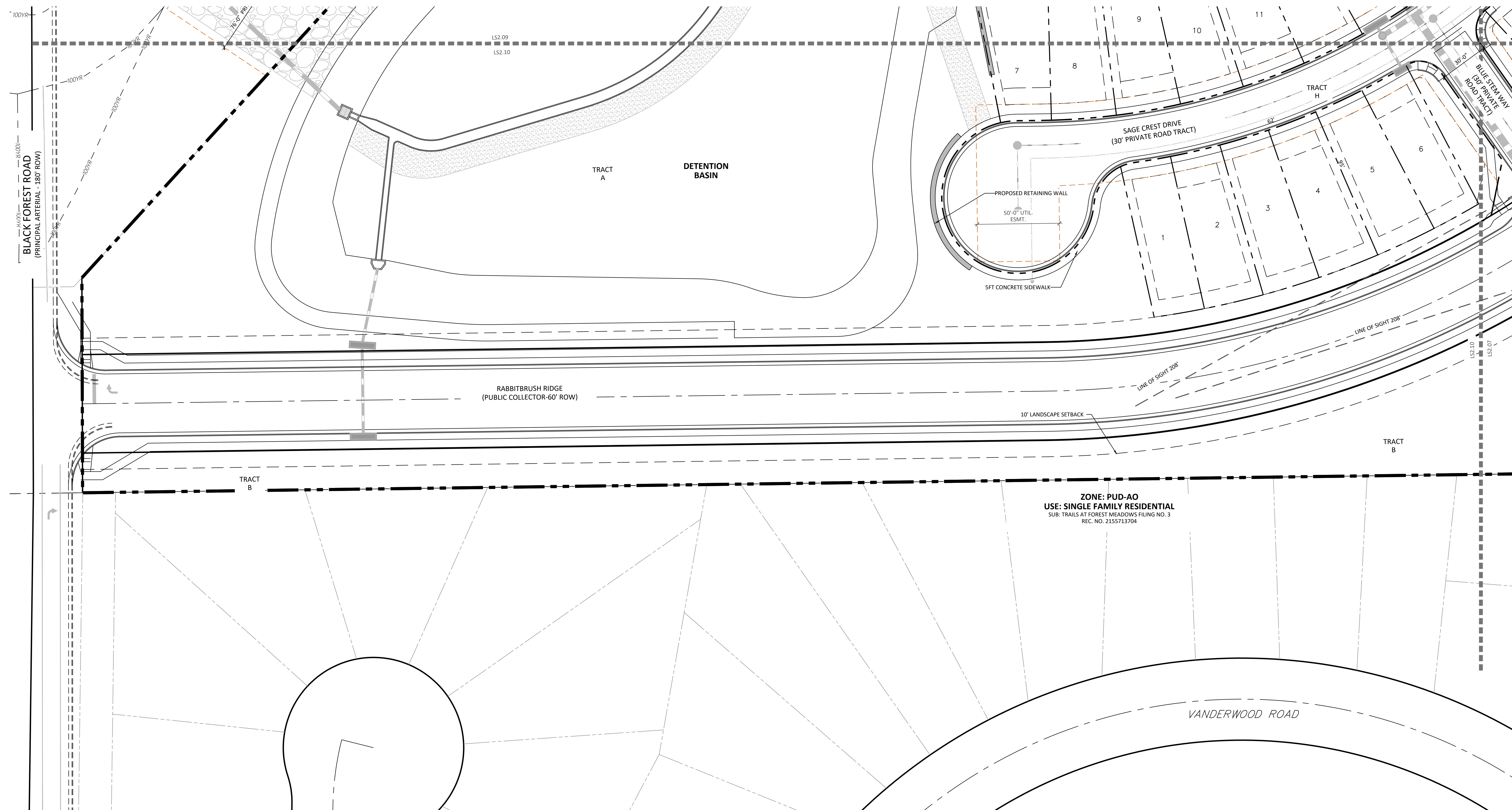
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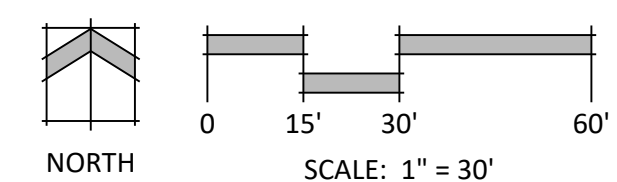
CPC #

PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



LINE TYPE LEGEND

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



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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

ENTITLEMENT

[illegible]

SITE PLAN

DP2.10

14 OF 37

CPC #

PLANOMETRICS	
EXISTING	PROPOSED
SECTION LINE -----	-----
RIGHT-OF-WAY -----	-----
PARCEL LINE -----	-----
EASEMENT LINE -----	-----
BOUNDARY LINE -----	-----
CENTER LINE -----	-----

[illegible]

GRADING

	<i>EXISTING</i>	PROPOSED
CONTOUR INTERMEDIATE	-----	-----
CONTOUR INDEX	-----	-----
TOP OF SLOPE	— ▽ — ▽ — ▽ —	— ▽ — ▽ — ▽ — ▽ —
TOE OF SLOPE	— — — — —	— — — — —
CUT/FILL BOUNDARY	— — — — —	— — — — —
LIMITS OF GRADING	— — — — —	— — — — —
LIMITS OF DISTURBANCE	— — — — —	— — — — —

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

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

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET – SQUARE	□	■
AREA INLET – ROUND	○	●
FLARED END SECTION	▷	

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

	<u>EXISTING</u>	<u>PROPOSED</u>
TREE — CONIFEROUS		
TREE — DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		

	EXISTING	PROPOSED
SANITARY		
LINE MARKER	Mkr San ^o	
SERVICE MARKER		
CLEAN—OUT	o—	
MANHOLE		

WATER		
LINE MARKER	Mkr W ^o	
SERVICE MARKER		
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE		
BEND		
BLOW-OFF VALVE		
WELL		
METER		
VALVE		
REDUCER		
THRUST BLOCK		
CROSS		
PLUG W/ THRUST BLOCK		
TEE		
REVERSE ANCHOR		
ANODE		
AIR & VACUUM		
VALVE		
ASSEMBLY		

GAS	
MARKER	<i>Mkr</i>
SERVICE MARKER	
METER	

CABLE TV MARKER	<i>Mkr TV</i>
CABLE TELEVISION PEDESTAL	
ELECTRIC MARKER	<i>Mkr E</i>
ELECTRIC SERVICE MARKER	
ELECTRICAL PEDESTAL	
ELECTRICAL METER	
ELECTRICAL MANHOLE	
FIBER—OPTIC MARKER	<i>Mkr FO</i>
IRRIGATION PEDESTAL	
TELEPHONE MARKER	<i>Mkr T</i>
TELEPHONE PEDESTAL	
TELEPHONE MANHOLE	
UTILITY POLE	
GUY ANCHOR	
GUY POLE	

MISC. UTILITIES

VENT PIPE

TEST HOLE DESIGNATOR

VP OVP

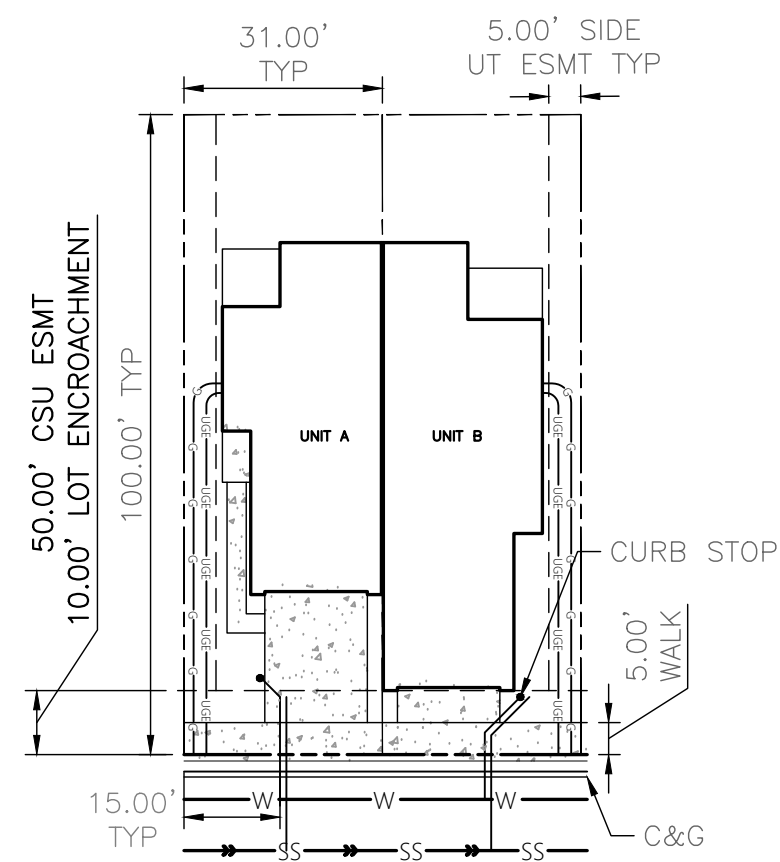
TH

FIRM

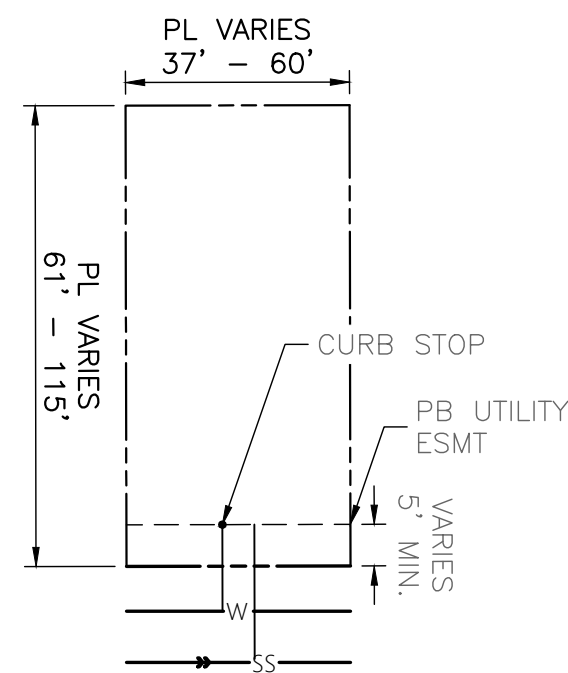
FIRM/AGENCY

VP

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



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



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



1. POSTED SPEED = 25 MPH



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 C.



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 C.



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.



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.



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.



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.



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.



203.577.6656 - FBURKUS@ALLTERRAINENG.COM
530.391.7635 - NUOKERST@ALLTERRAINENG.COM

TURKEY CANON QUARRY7 INC
20 BOULDER CRES ST, STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM
(719) 491-3024

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

[illegible]

SCHMIDT POD

TYPICAL SECTIONS

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

H-SCALE: 1" = 10'

/ -SCALE: NA

HEET

6 OF 37

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

1. COLORADO SPRINGS UTILITY (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, GAS, ELECTRIC AND CABLE SERVICES TO THE PROPERTY, AND THE LOCATION AS TO WHICH SUCH SERVICES WILL BE PROVIDED TO THE PROPERTY.

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 COUNTY ORDINANCES. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THE COST OF ANY UTILITY EXTENSION, CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY.

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, GAS SYSTEMS, AND CABLE SYSTEMS) AND WITHIN THE PROPERTY. OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.

4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR PRIORITY OF UTILITY SERVICE REQUESTS WILL BE GRANTED. REQUESTS FOR UTILITY SERVICE SHALL BE BASED ON THE PROPERTY OWNER'S COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.

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 DEED AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF UTILITY SYSTEMS AND 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 TO CORRECT OR MAINTAIN THE WATER SYSTEM. OWNER SHALL BE RESPONSIBLE FOR ANY COSTS 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 GAS METER PIPES AND AND SECURELY PROTECT THEM FROM 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 OR ADJACENT TO ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY. SUCH IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT VIOLATE ANY 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 MODIFY OR ALTER ANY PORTION OF THE UTILITY PLAN, OR ANY PART OF THE UTILITY PLAN, OR ANY PART OF THE UTILITY 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 ANY ORDINANCES, RESOLUTIONS, TARIFFS, STANDARDS, RULES, REGULATIONS, OR POLICIES, OR ANY PART OF THE STANDARDS OR 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 UTILITY DEPARTMENT SERVICES (UDS) AT 719.668.8111 FOR AN ESTIMATE OF DEVELOPMENT CHARGES, FEES, RECOVERY AGREEMENT CHARGES OR OTHER UTILITY RELATED 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.

13. WHEN NEW WATER METERS ARE PROPOSED TO SERVE THE PROJECT OR ADDITIONAL DEMAND ABOVE TO EXISTING WATER METERS, A COMMERCIAL WATER METER SIZING FORM WILL BE REQUIRED TO BE SUBMITTED TO CSU PRIOR TO SERVICE CONTACT ISSUANCE AND PLAN SET APPROVAL.

14. CSU REQUIRES AN APPLICATION FOR GAS AND ELECTRIC LINE EXTENSION TO BE SUBMITTED ALONG WITH A LOAD DATA FORM OR AN APPLICATION FOR GAS SERVICE LINE APPROVAL AND/OR APPLICATION FOR ELEVATED PRESSURE APPROVAL PRIOR TO ELECTRIC AND NATURAL GAS DESIGN FOR SERVICE TO THE PROJECT. TO CSU LINE EXTENSION AND SERVICE STANDARDS OR CONTACT FIELD ENGINEERING AT 719.668.8111.

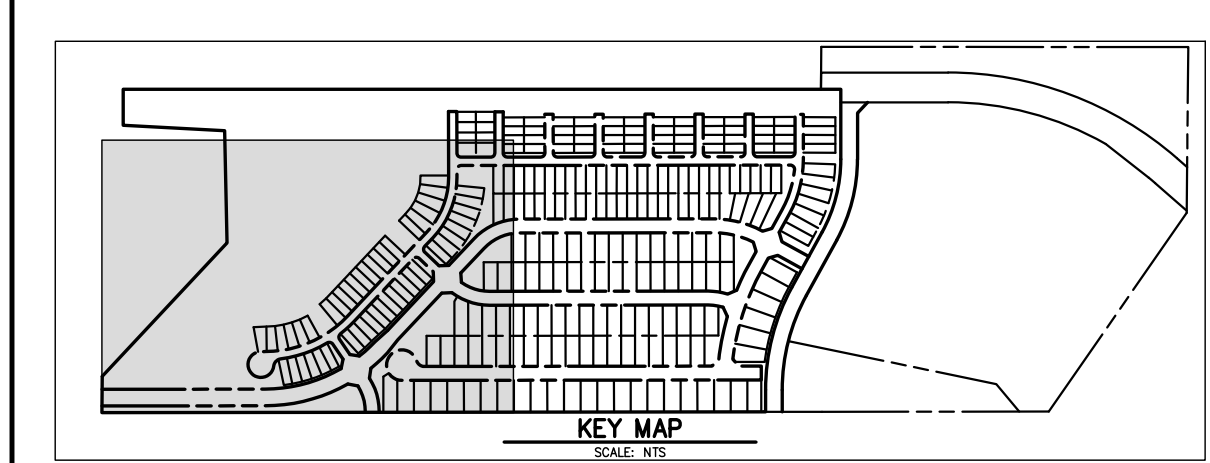
15. CSU MAY REQUIRE AN EXTENSION CONTRACT AND PAYMENT OF CONTRIBUTIONS--IN-AD OF CONSTRUCTION (OR A REVENUE GUARANTEE CONTRACT) FOR THE EXTENSION OF ELECTRIC LINES NEEDED TO SERVE THE DEVELOPMENT, WITH REGARD TO NATURAL GAS EXTENSIONS, CSU MAY REQUIRE AN EXTENSION CONTRACT AND PAYMENT OF CONTRIBUTIONS--IN-AD OF CONSTRUCTION (OR A REVENUE GUARANTEE CONTRACT).

16. IMPROVEMENTS, STRUCTURES, AND TREES MUST NOT BE LOCATED DIRECTLY OVER OR WITHIN 6 FEET OF ANY UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES AND SHALL NOT VIOLATE ANY PROVISION OF THE NATIONAL ELECTRIC SAFETY CODE (NESC) OR ANY APPLICABLE NATIONAL GAS REGULATIONS OR CSU POLICIES.

17. IMPROVEMENTS, STRUCTURES AND TREES MUST NOT BE LOCATED UNDER ANY OVERHEAD UTILITY FACILITY, SHALL NOT VIOLATE NECSO CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.

18. LANDSCAPING SHALL BE DESIGNED TO PROVIDE THE REQUIRED CLEARANCES FOR UTILITY FACILITIES, TO ALLOW CONTINUOUS ACCESS FOR UTILITY EQUIPMENT, AND TO MINIMIZE CONTACT WITH SUCH FACILITIES.

19. CSU REQUIRES WATER MAIN AND WATER SERVICE LINE DRAWINGS WITHIN 15 DAYS OF THE DATE THE UTILITY PLAN IS APPROVED. PLANS CAN BE SUBMITTED ELECTRONICALLY TO UDS VIA WWW.CSUTX.ORG.



Show exact location and label a Springs Utilities wastewater metering design, associated equipment, and connections to CSU existing system.

Add note of electric service provider for electric equipment required for flume.

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

- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- 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.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINE 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.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- 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.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINE 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.
- 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).
- 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 DETERMINE 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.
- 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).
- 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 (NESEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- 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.
- PLEASE CONTACT UTILITIES DEPARTMENT SERVICES (UDS) AT 719.668.8111 FOR AN ESTIMATE OF DEVELOPMENT CHARGES, FEES, RECOVERY AGREEMENT CHARGES OR OTHER UTILITY RELATED 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.
- 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.
- CSU REQUIRES AN APPLICATION FOR GAS AND ELECTRIC LINE EXTENSION TO BE SUBMITTED ALONG WITH A LOAD DATA FORM OR AN APPLICATION FOR GAS SERVICE LINE APPROVAL AND/OR APPLICATION FOR ELEVATED PRESSURE APPROVAL PRIOR TO ELECTRIC AND NATURAL GAS DESIGN FOR SERVICE TO THE PROJECT. REFER TO CSU LINE EXTENSION AND SERVICE STANDARDS OR CONTACT FIELD ENGINEERING AT 719.668.4985.
- 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.
- IMPROVEMENTS, STRUCTURES, AND TREES MUST NOT BE LOCATED DIRECTLY OVER OR WITHIN 6 FEET OF ANY UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES AND SHALL NOT VIOLATE ANY PROVISION OF THE NATIONAL ELECTRIC SAFETY CODE (NESEC) OR ANY APPLICABLE NATURAL GAS REGULATIONS OR CSU POLICIES.
- IMPROVEMENTS, STRUCTURES, AND TREES MUST NOT BE LOCATED UNDER ANY OVERHEAD UTILITY FACILITY, SHALL NOT VIOLATE NESEC CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- LANDSCAPING SHALL BE DESIGNED TO PROVIDE THE REQUIRED CLEARANCES FOR UTILITY FACILITIES, TO ALLOW CONTINUOUS ACCESS FOR UTILITY EQUIPMENT, AND TO MINIMIZE CONFLICTS WITH SUCH FACILITIES.
- 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.

Requires approval of the FAWWA service agreement showing connection points.

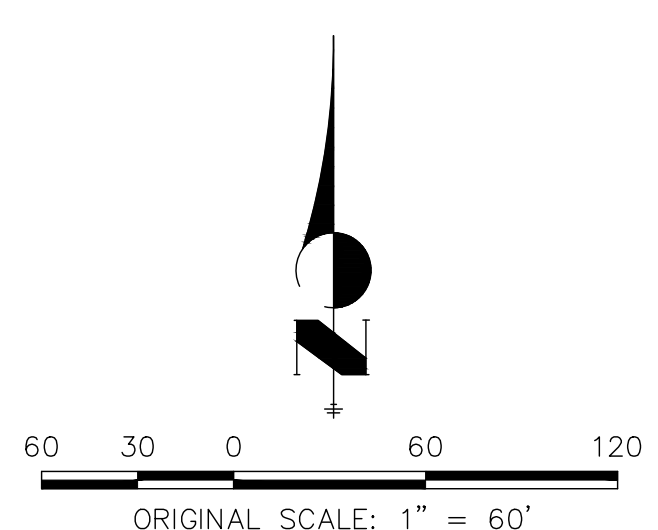
1. WHERE SEPARATION BETWEEN WATER-STORM SEWER & WATER-SANITARY SEWER IS LESS THAN 10 FEET, SECONDARY CONTAINMENT IS REQUIRED.
2. MINIMUM OF 3-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.
3. CSU FIELD ENGINEER TO DETERMINE FINAL ELECTRIC METER, TRANSFORMER AND SERVICE LINE LOCATIONS CONTACT FIELD ENGINEERING AT 719-668-5564 FOR 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.

PUE	— PUBLIC UTILITY & ACCESS EASEMENT
PIE	— PUBLIC IMPROVEMENT EASEMENT
PR	— PROPOSED
EX	— EXISTING
FUT	— FUTURE
PVT	— PRIVATE
PB	— PUBLIC
TW/BW	— TOP OF WALL/BOTTOM OF WALL

Add note: Gas service line must have minimum 6-foot horizontal separation when installed parallel to other utilities and structures.

Add note " Gas meters must be a minimum of 3-feet from doors, operable windows, or any vents or openings in walls."

Add note "CSU Field Engineer to determine final gas meter and service line locations. Contact Field Engineering at 719-668-4985 (Gas) with any questions."



JURKEY CANON QUARRY7 INC
10 BOULDER CRES ST, STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM
(719) 491-3024

APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

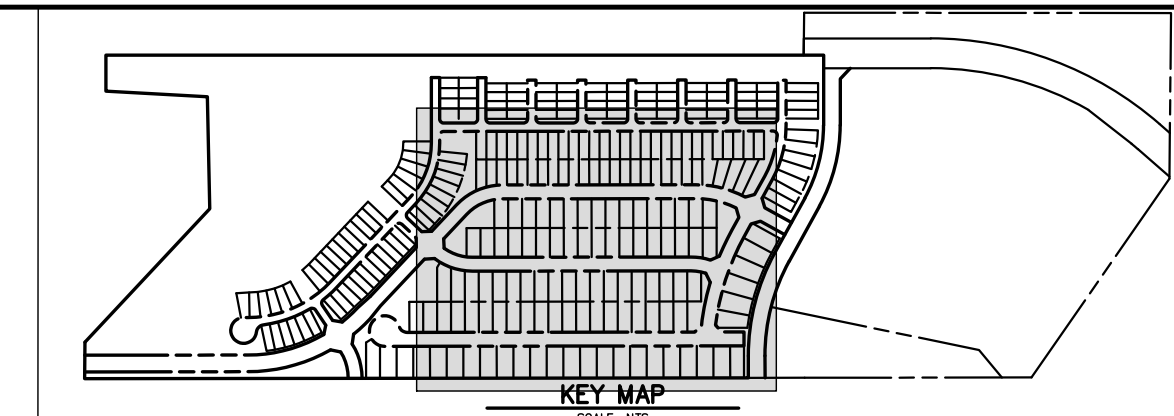
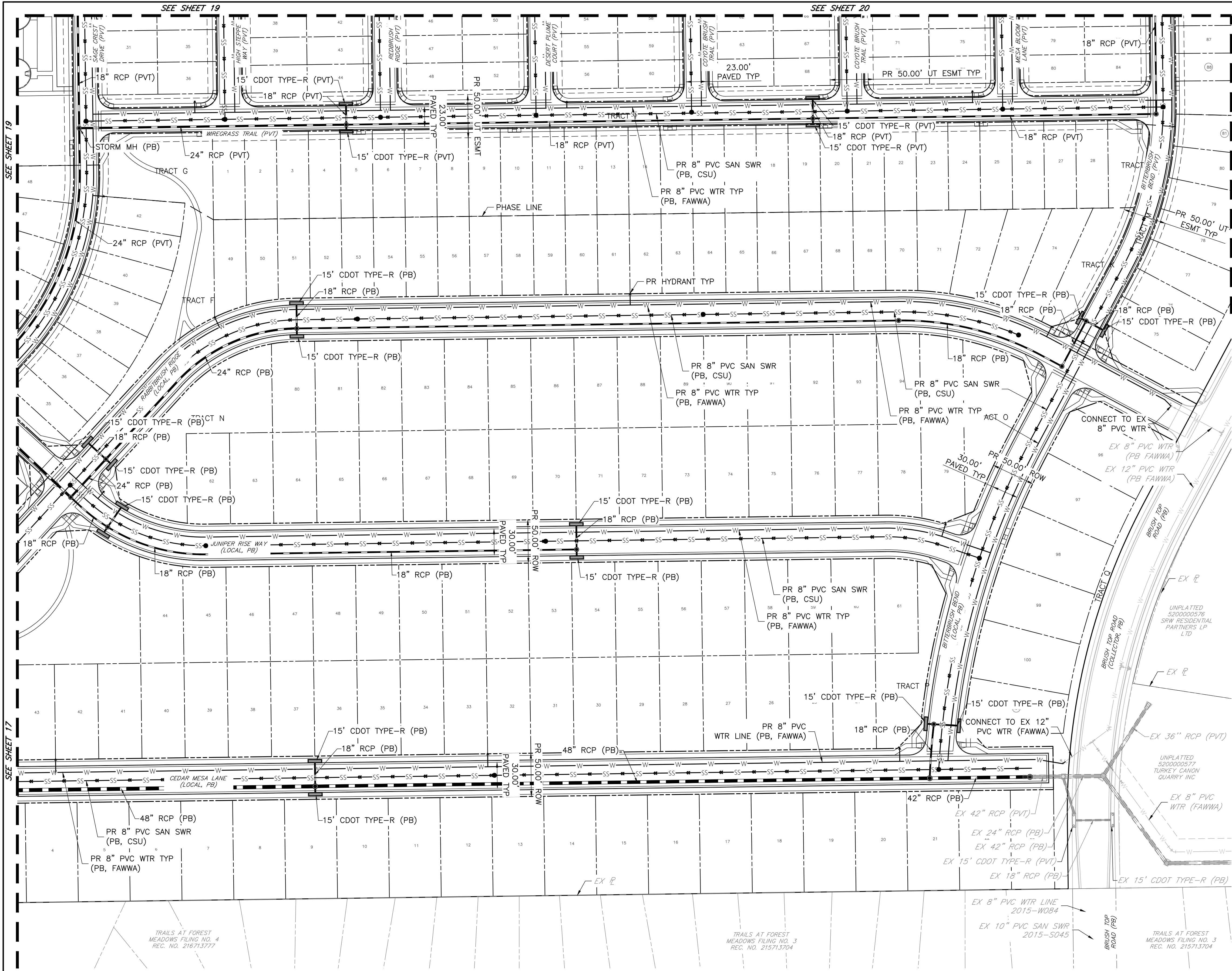
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PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

H-SCALE: 1"=60'

V-SCALE: NA

SHEET



GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

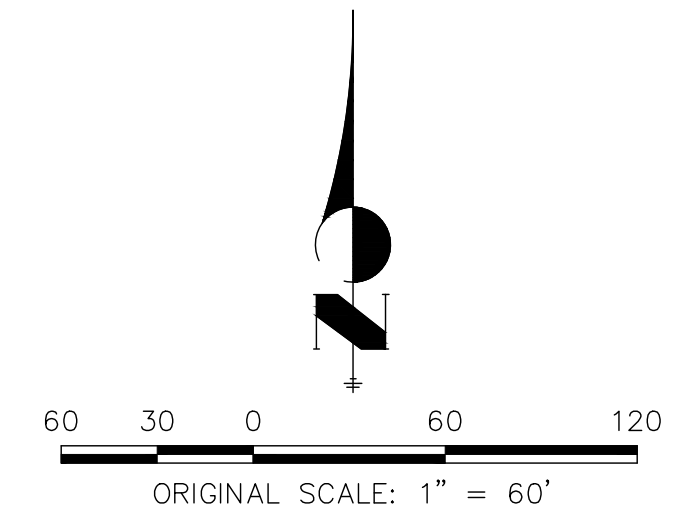
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 - COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
 - PROPERTY OWNER(S) ("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 POLICES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
 - 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.
 - SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
 - 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.
 - 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.
 - 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).
 - 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.
 - 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).
 - 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 (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
 - 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.
 - 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.
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- CSU FIELD ENGINEER TO DETERMINE FINAL ELECTRIC METER, TRANSFORMER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-5564 WITH ANY QUESTIONS.
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PREPARED FOR:
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20 BOULDER CRES ST, STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
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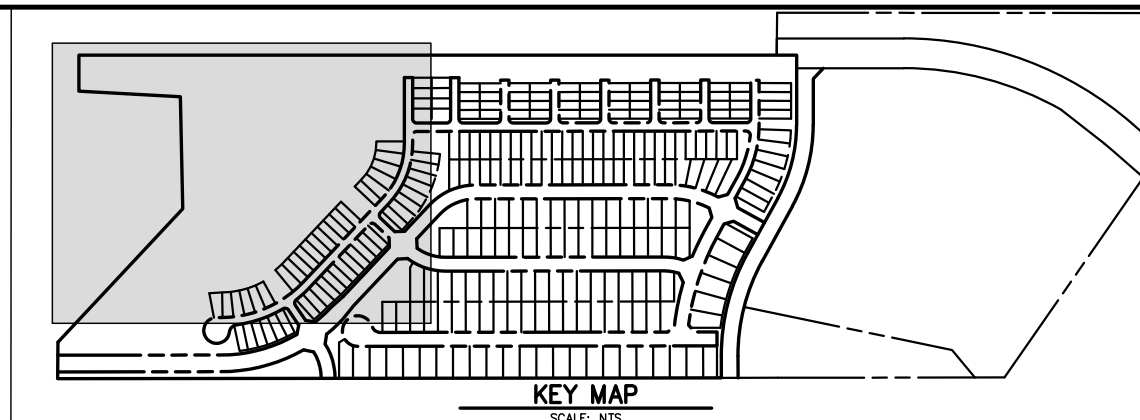
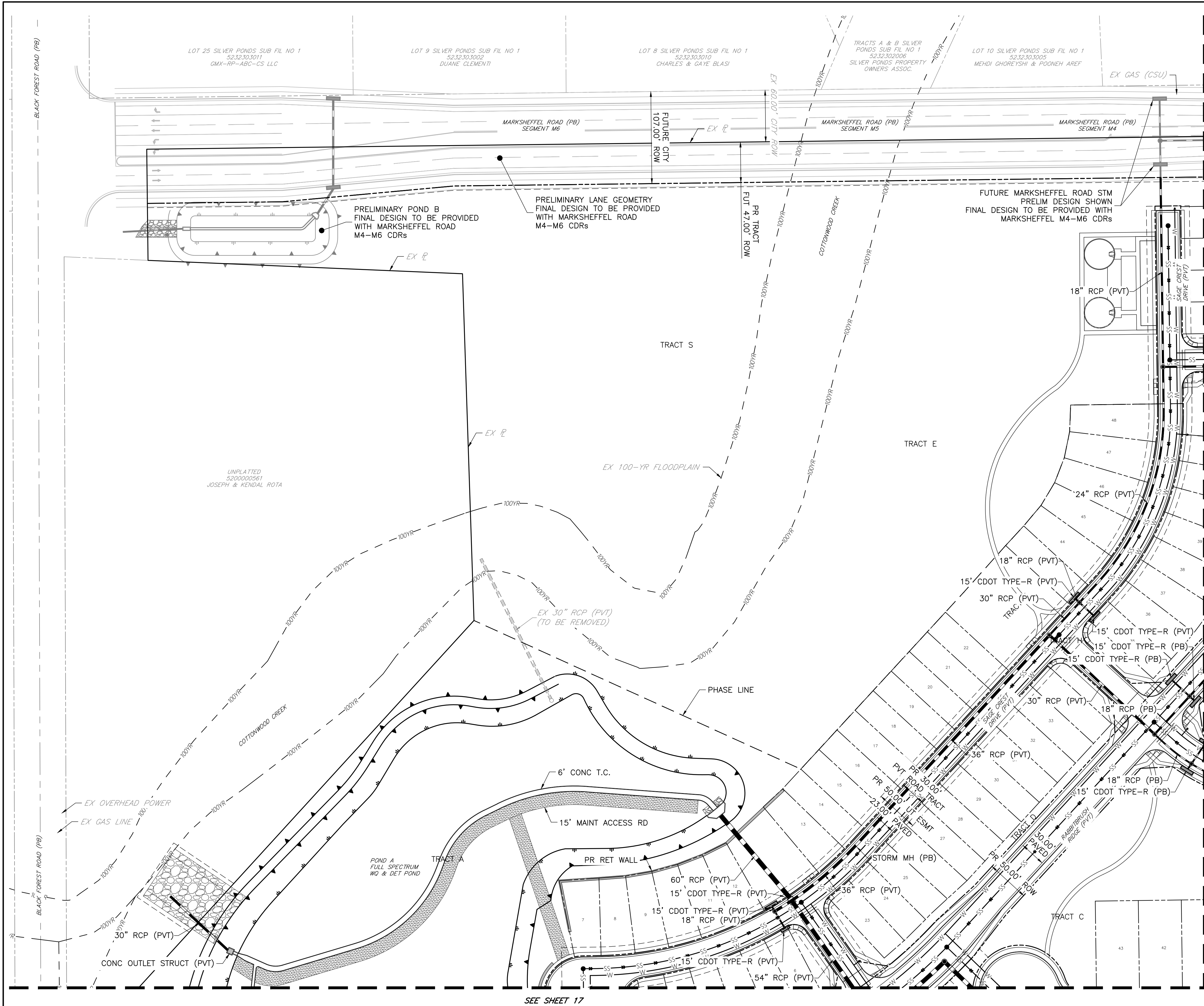
DATE	DESCRIPTION

SCHMIDT PUD

PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

DESIGN: NJQ
REVIEW: REB
DATE: 06/17/2026
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V-SCALE: NA

SHEET
18 OF 37



GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

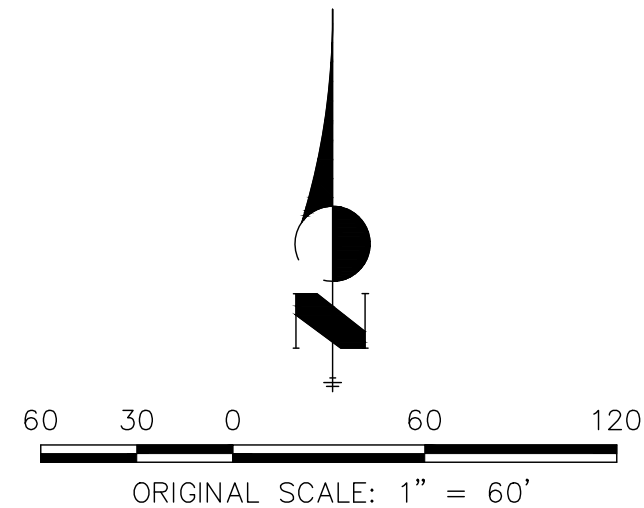
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ALL TERRAIN
ENGINEERING

PREPARED FOR:
TURKEY CANON QUARRY INC
20 BOULDER CRES ST, STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
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SCHMIDT PUD

PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

DESIGN: NQJ
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V-SCALE: NA
SHEET
19 OF 37



- ## NOTES

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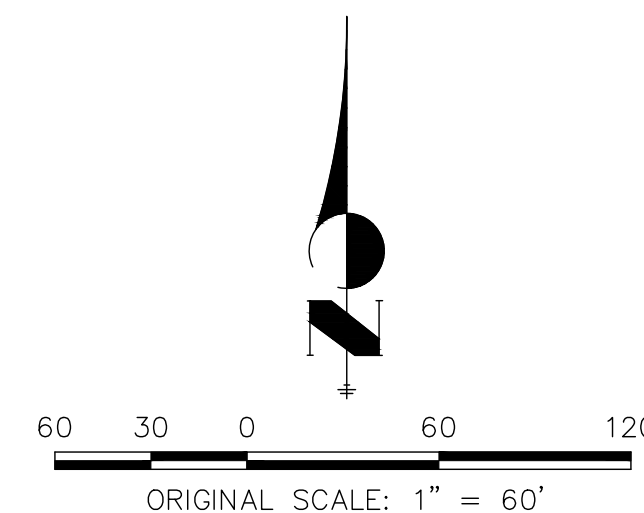
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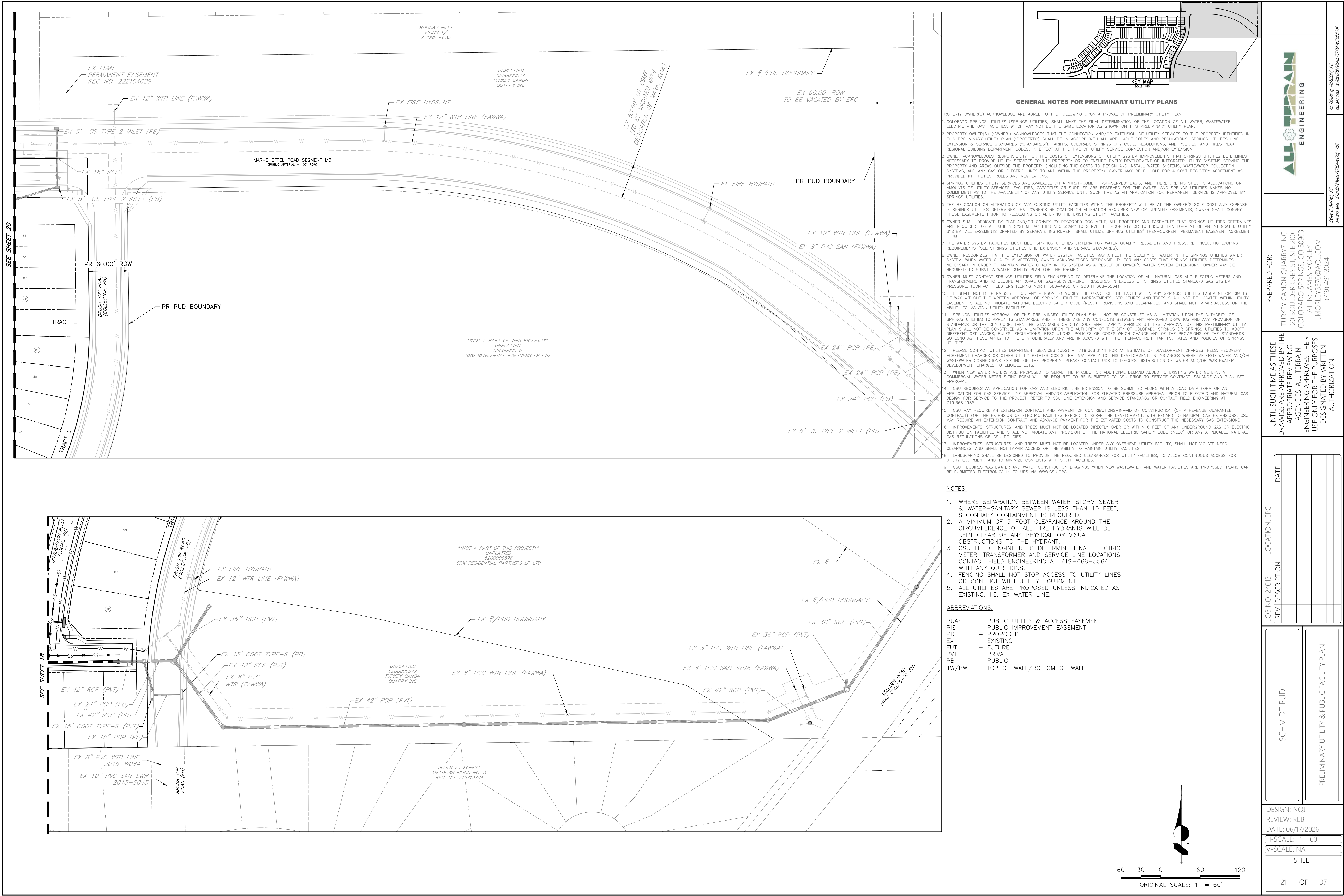
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20 OF 37

20 OF 37





ALL TERRAIN ENGINEERING

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REV	DESCRIPTION	DATE

JOB NO: 24013 LOCATION: EPC

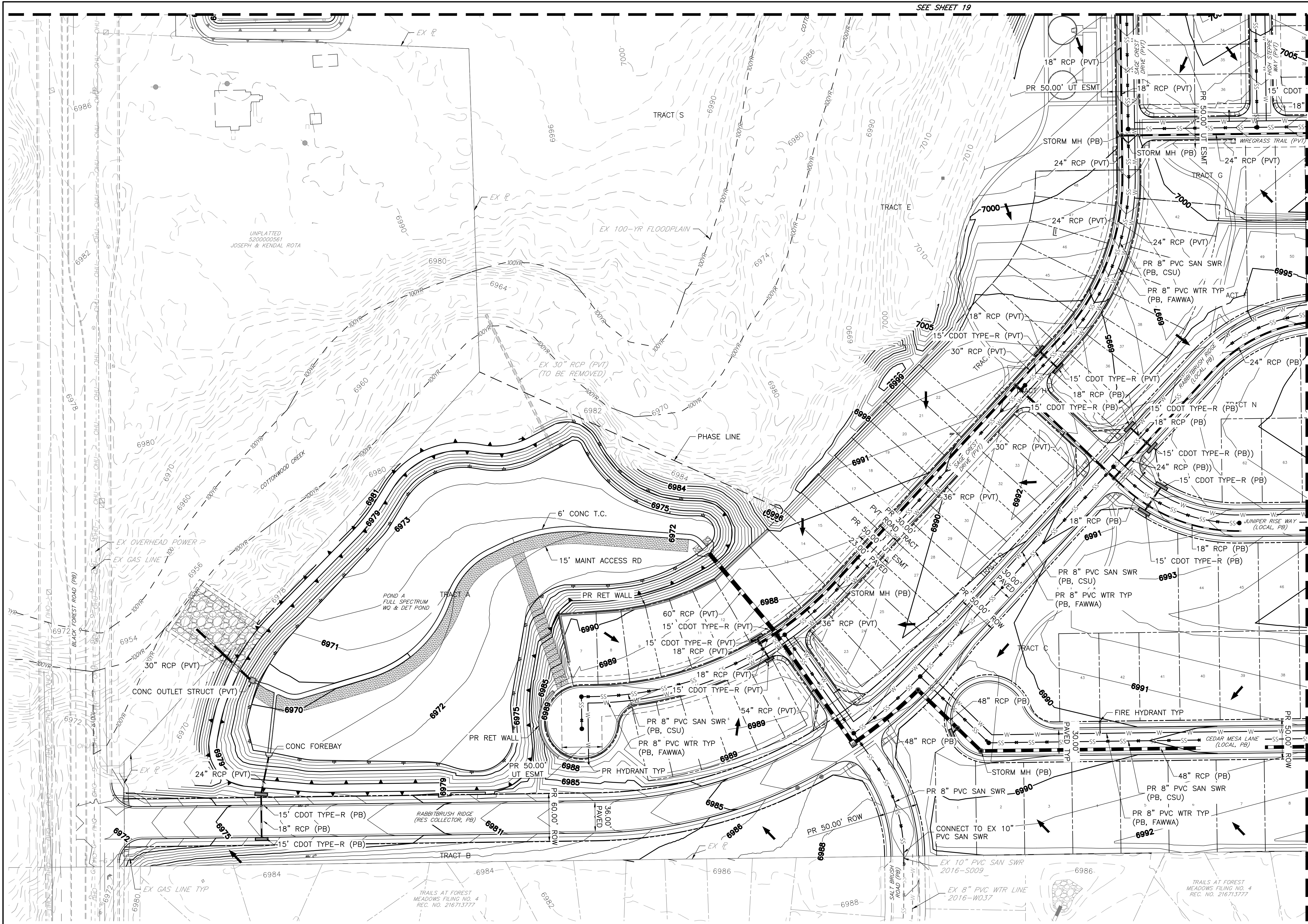
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SHEET

21 OF 37



SEE SHEET 19

NOTES:

1. ALL UTILITIES ARE PROPOSED UNLESS INDICATED AS EXISTING. I.E. EX WATER LINE.
2. PROPOSED CONTOURS ALONG BRUSH TOP ROAD & MARKSHEFFEL ROAD SEGMENT M3 REFLECT THE DESIGN FROM EPC CDR 2413.
3. PROPOSED GRADING OF MARKSHEFFEL SEGMENT M4-M6 GRADING & POND B ARE SHOWN FOR REFERENCE ONLY & WILL NOT BE CONSTRUCTED WITH THIS PUD DEVELOPMENT. REFER TO 'IGA REGARDING MARKSHEFFEL ROAD THROUGH THE SCHMIDT PROPERTY' FOR TIMING OF M4-M6 & POND B.

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- | | |
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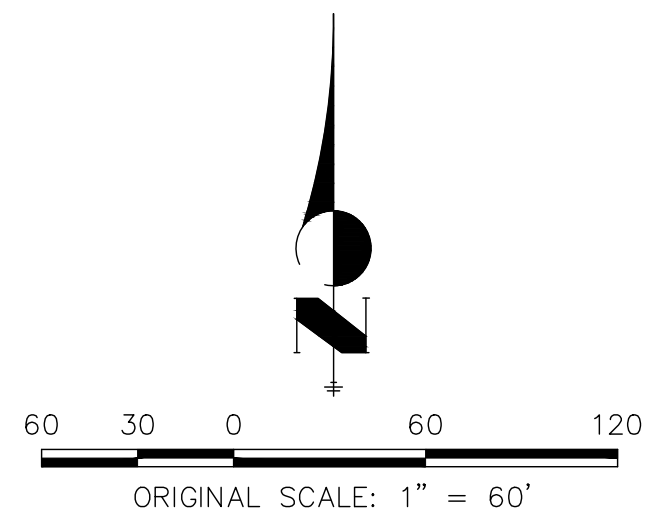
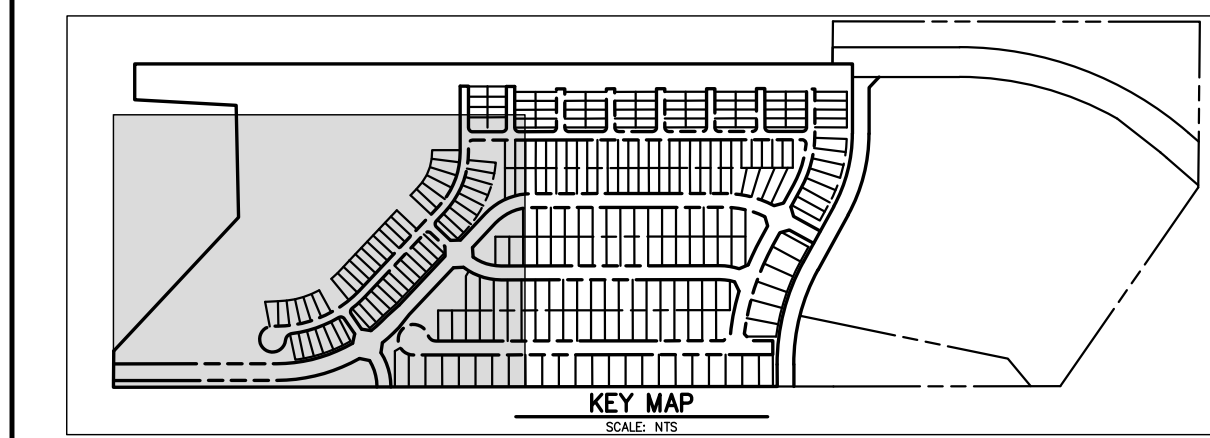
SCHMIDT PUD

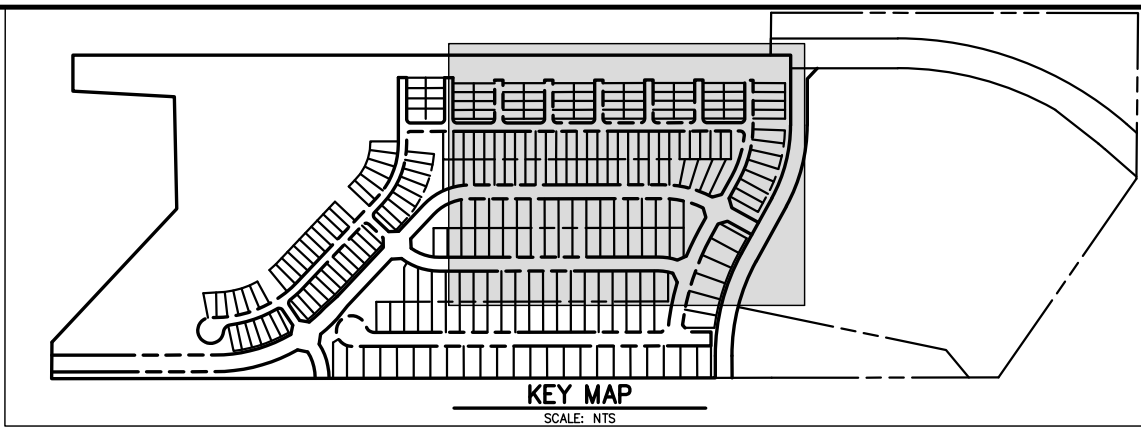
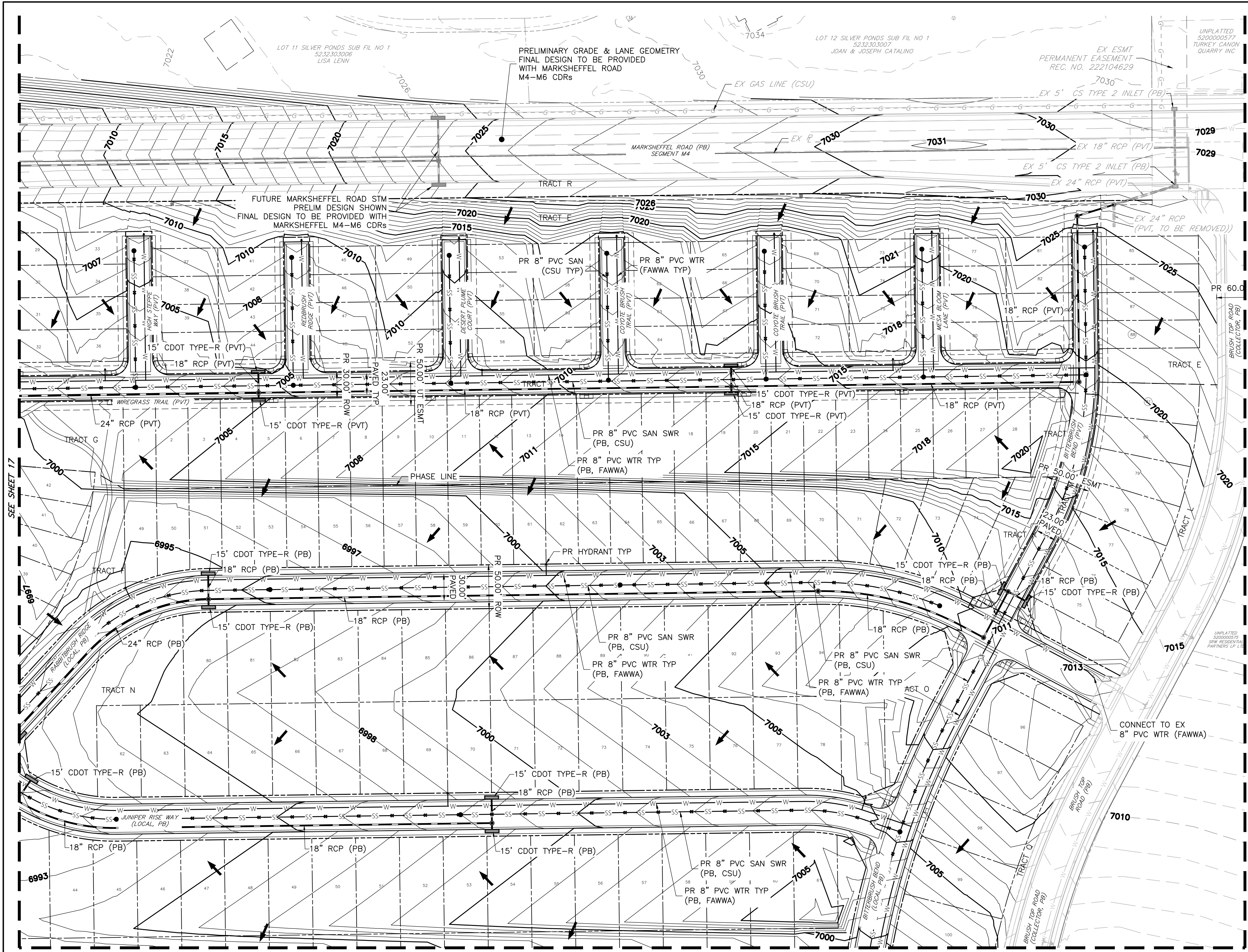
PRELIMINARY GRADING PLAN

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

SHEET

22 OF 37





- NOTES:
1. ALL UTILITIES ARE PROPOSED UNLESS INDICATED AS EXISTING, I.E. EX WATER LINE.
 2. PROPOSED CONTOURS ALONG BRUSH TOP ROAD & MARKSHEFFEL ROAD SEGMENT M3 REFLECT THE DESIGN FROM EPC CDR 2413.
 3. PROPOSED GRADING OF MARKSHEFFEL SEGMENT M4-M6 GRADING & POND B ARE SHOWN FOR REFERENCE ONLY & WILL NOT BE CONSTRUCTED WITH THIS PUD DEVELOPMENT. REFER TO 'IGA REGARDING MARKSHEFFEL ROAD THROUGH THE SCHMIDT PROPERTY' FOR TIMING OF M4-M6 & POND B.

- ABBREVIATIONS:
- | | |
|-------|------------------------------------|
| PUAE | - PUBLIC UTILITY & ACCESS EASEMENT |
| PIE | - PUBLIC IMPROVEMENT EASEMENT |
| PR | - PROPOSED |
| EX | - EXISTING |
| FUT | - FUTURE |
| PVT | - PRIVATE |
| PB | - PUBLIC |
| TW/BW | - TOP OF WALL/BOTTOM OF WALL |

PREPARED FOR:
TURKEY CANON QUARRY INC
20 BOULDER CRES ST, STE 2003
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM
(719) 491-3024

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

JOB NO: 24013	LOCATION: EPC
REV DESCRIPTION	DATE

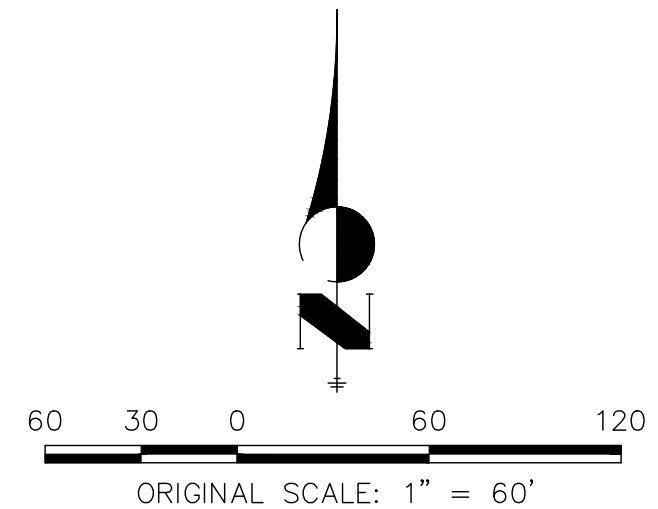
SCHMIDT PUD

PRELIMINARY GRADING PLAN

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

SHEET

25 OF 37



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.

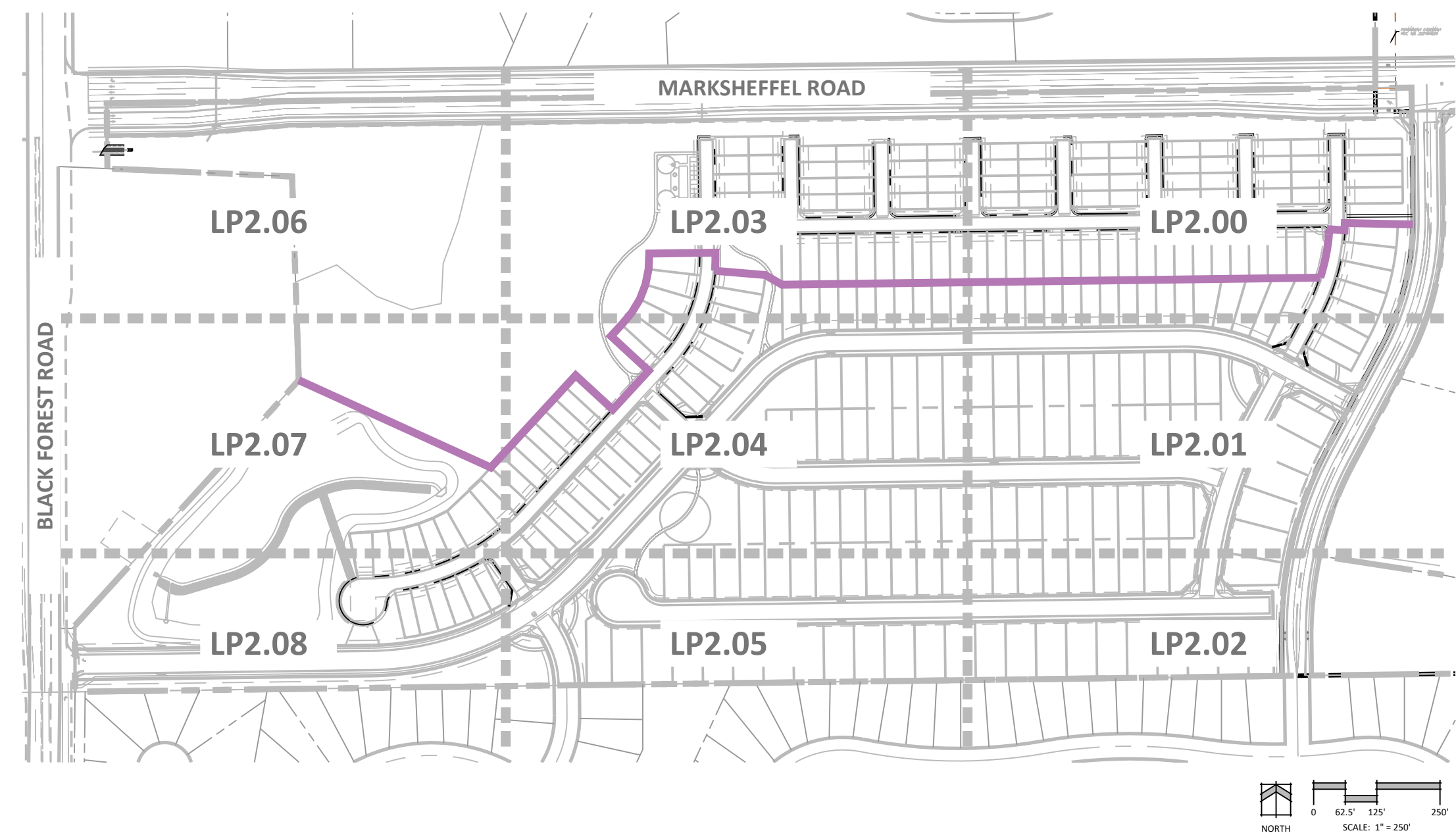
	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
PHOSPHORUS (P205)	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
POTASSIUM (K2O)	00LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
SULFUR (S04-S)	00 LBS/1000SF	00 LBS/1000SF	00 LBS/1000SF
MANGANESE	00 LBS/1000SF	00 LBS/1000SF	00 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 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	SHRUB SUBSTITUTES	ORN GRASSES SUBS.	% LIVE GROUND PLANE
REQ. PROV.	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 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')	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 / 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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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

DATE: BY: DESCRIPTION:

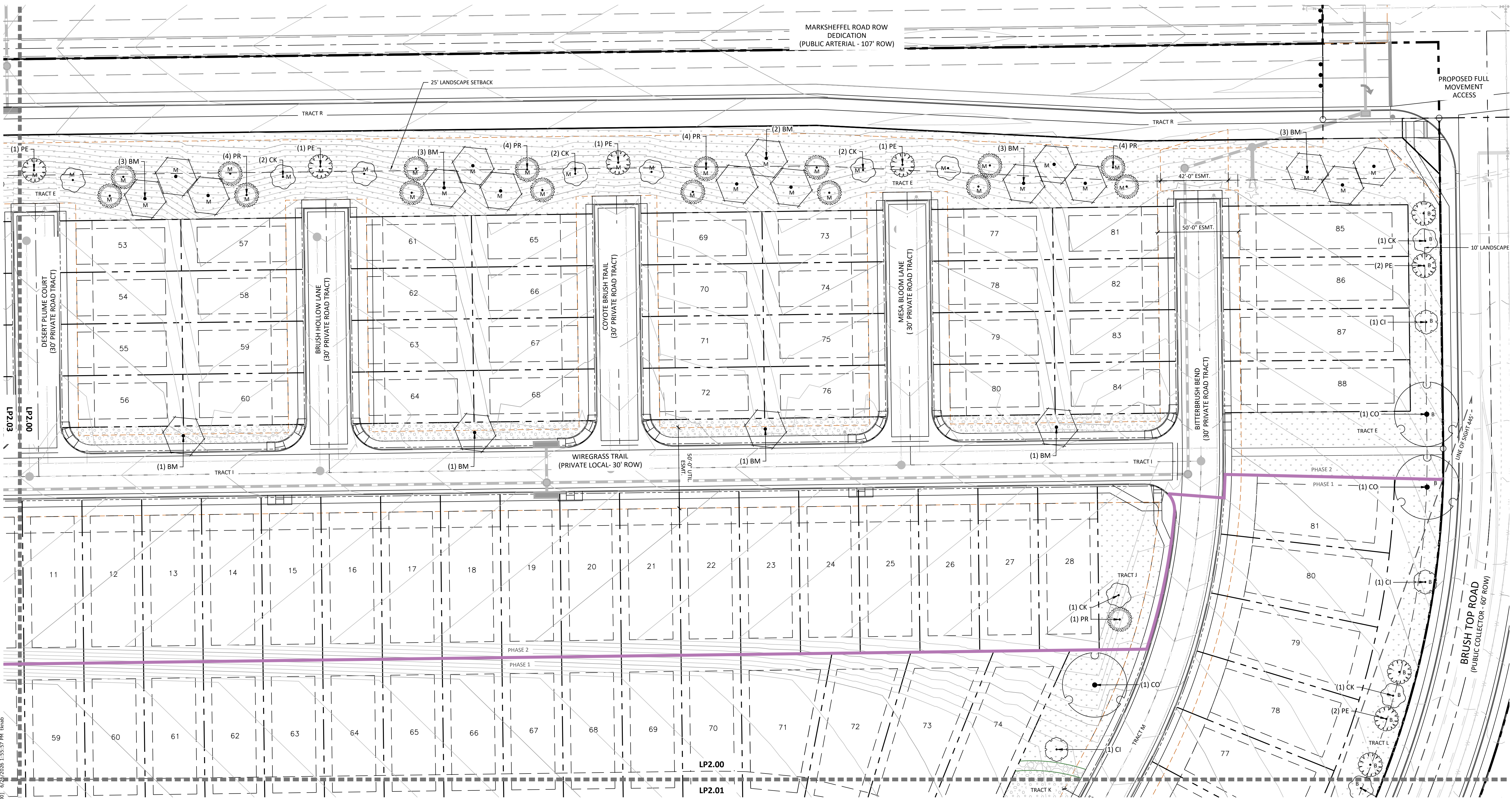
LANDSCAPE COVER

LP1.00

27 OF 37

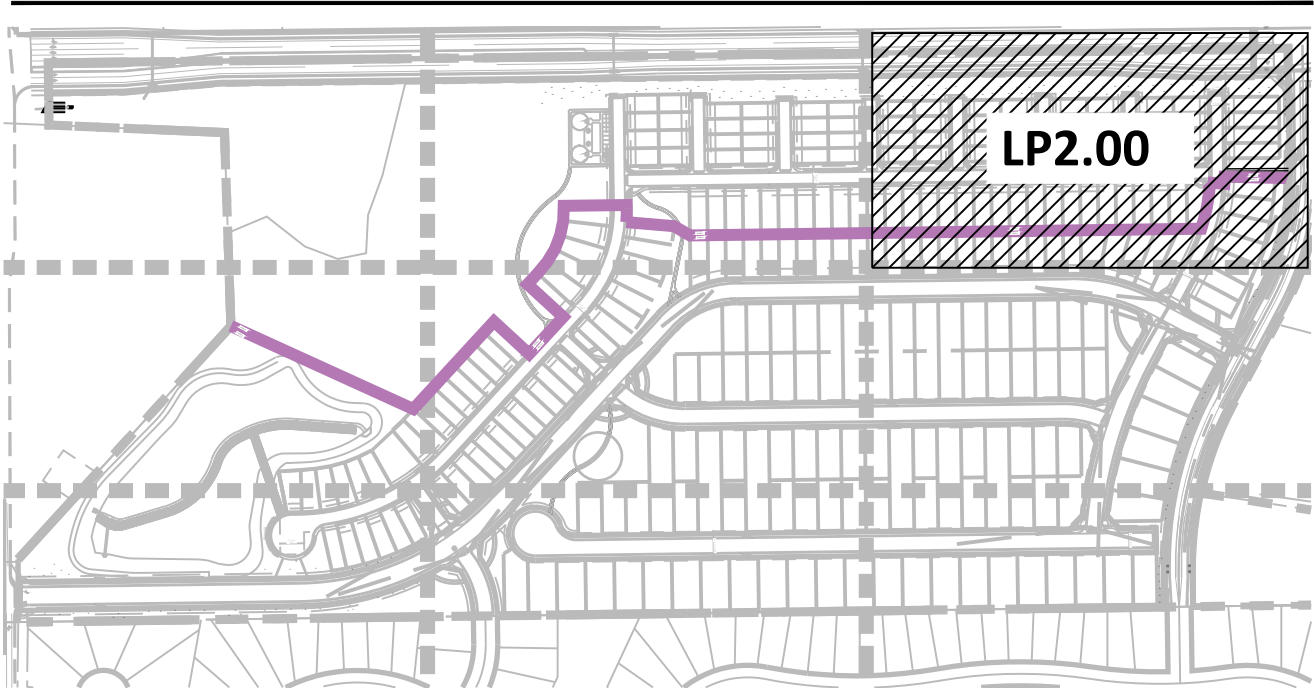
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SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



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KEY MAP

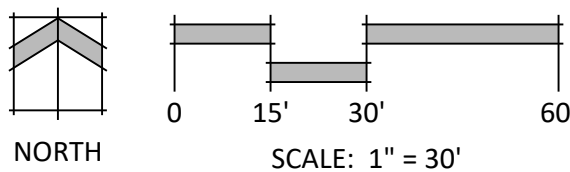


GROUND COVER LEGEND

NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF	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-YR FLOOD
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

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

ENTITLEMENT

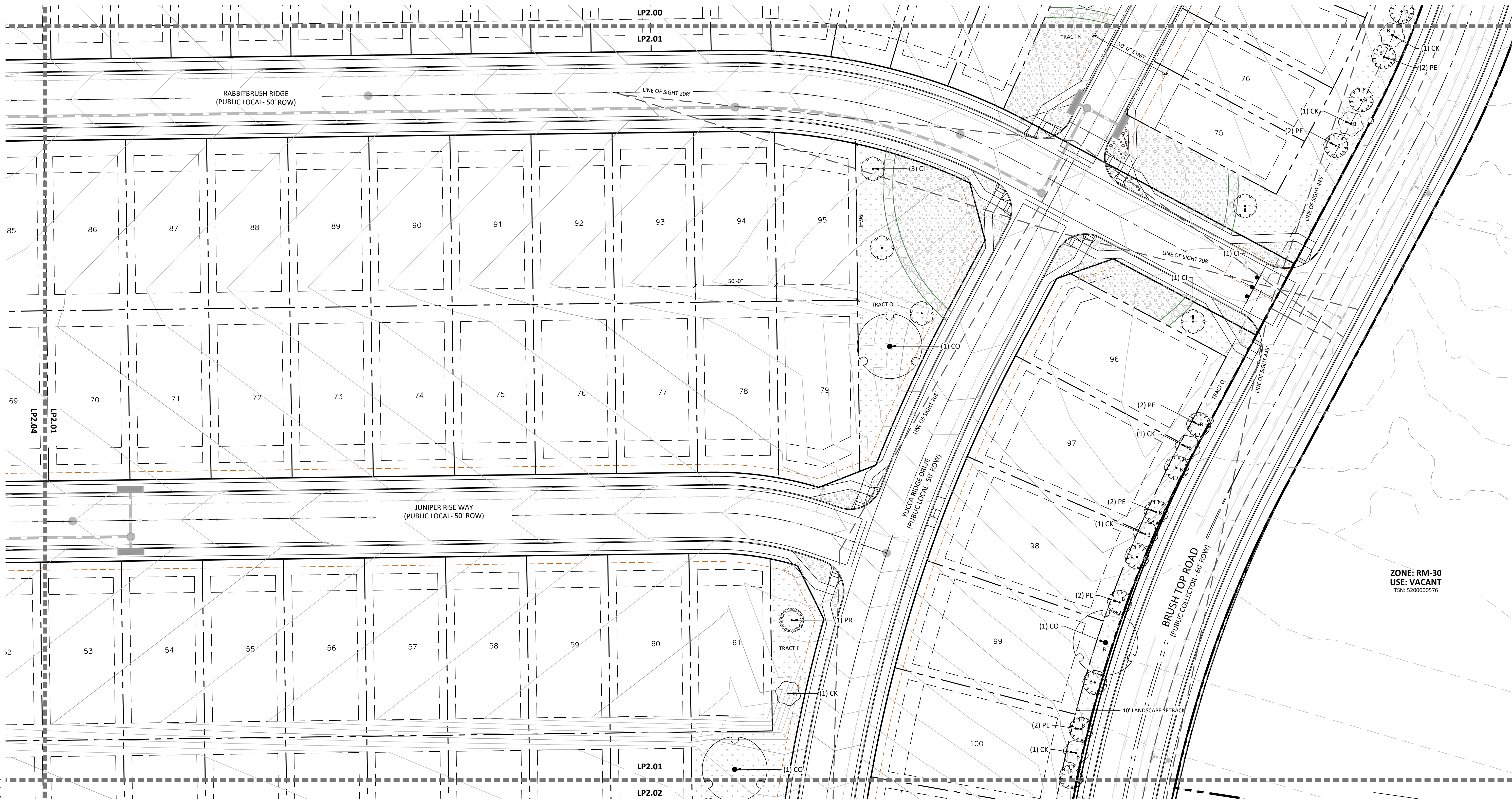
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LANDSCAPE PLAN

LP2.00
28 OF 37

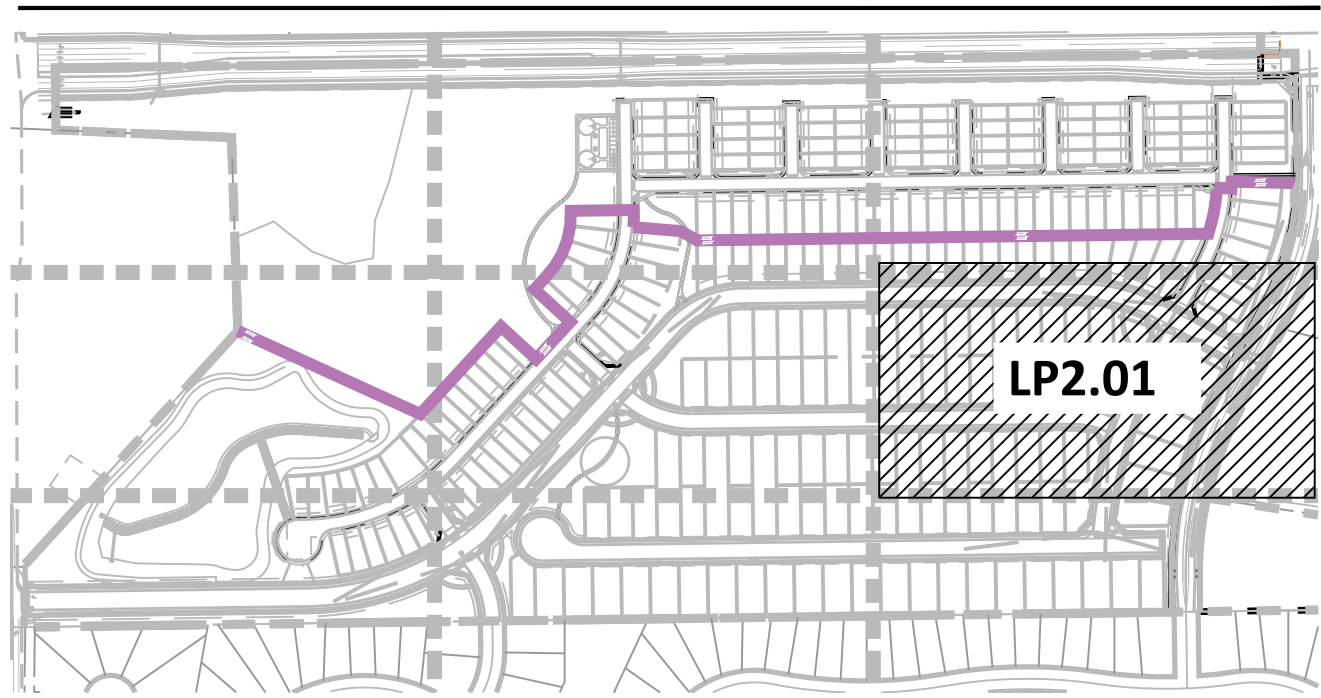
CPC #

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



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KEY MAP

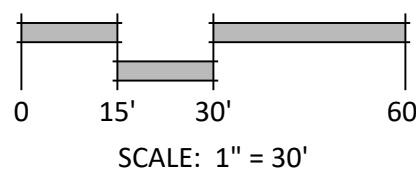
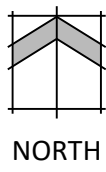


GROUND COVER LEGEND

	NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF		SOD TALL FESCUE	14,834 SF
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LINE TYPE LEGEND

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



SCALE: 1" = 30'



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OTHER INFO

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

STAMP

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

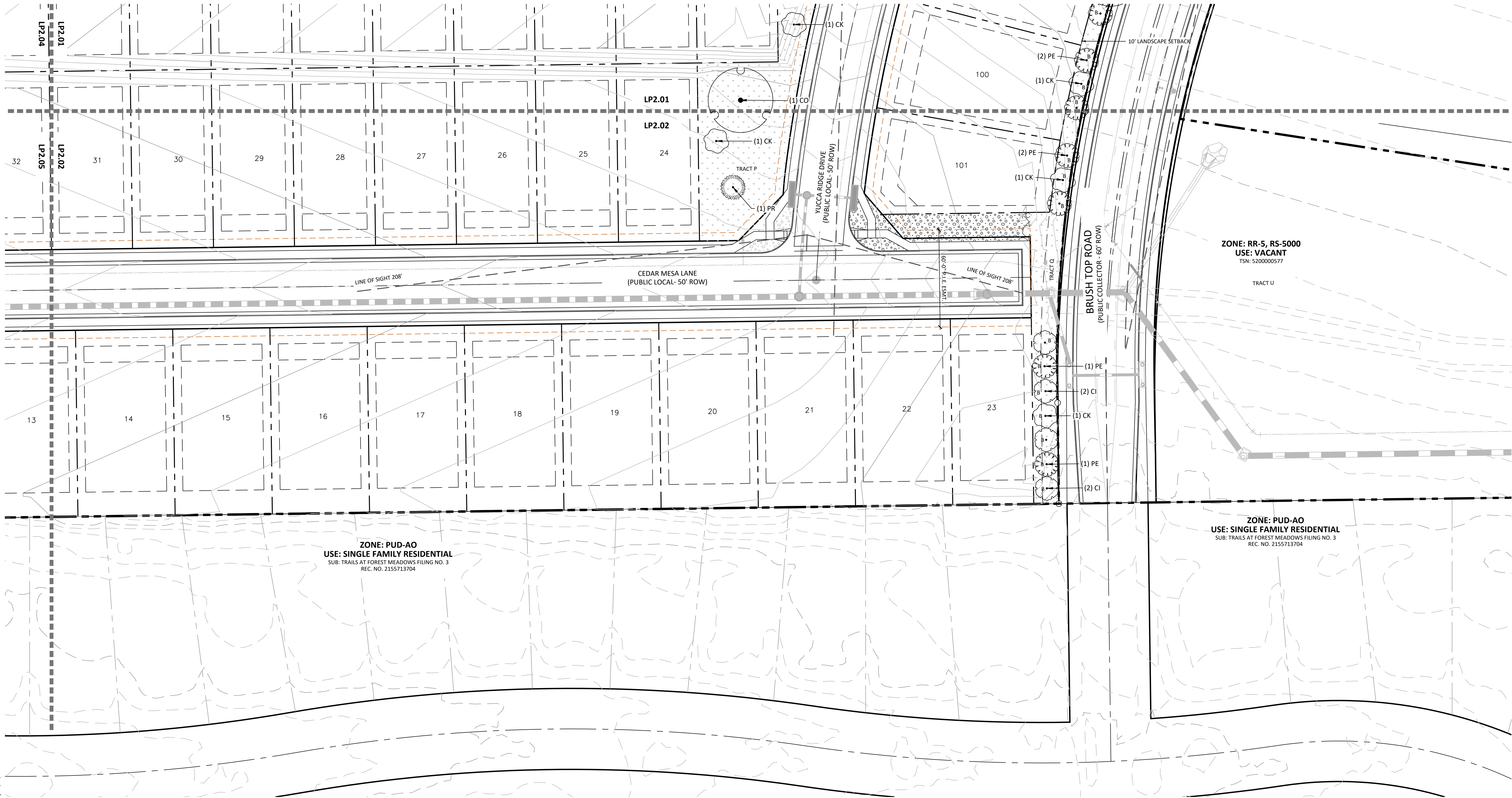
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PLAN FILE #

LANDSCAPE PLAN

LP2.01
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CPC #

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

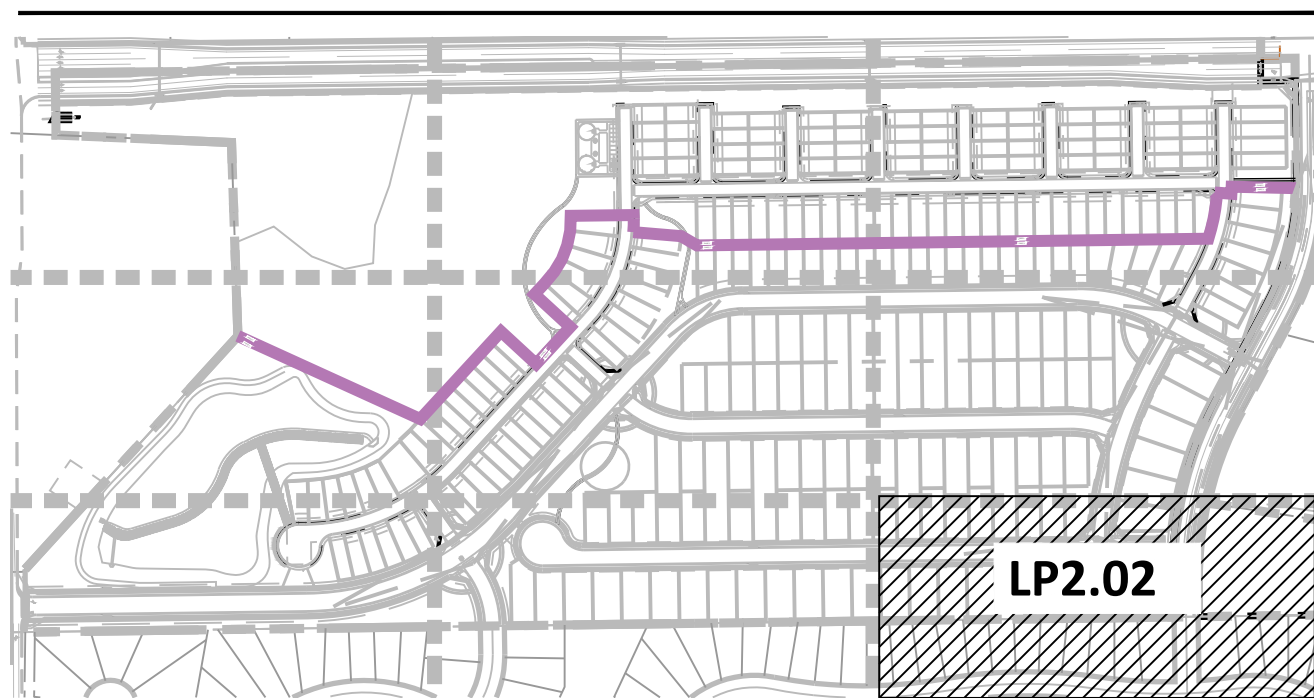


ZONE: PUD-AO
USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 3
REC. NO. 2155713704

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

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

KEY MAP

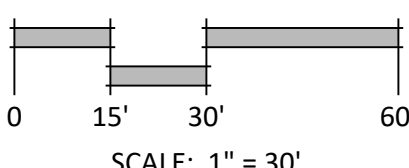


GROUND COVER LEGEND

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

LP2.02

30 OF 37

CPC #

SCHMIDT PARCEL
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PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



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& PRELIMINARY PLAN

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OTHER INFO

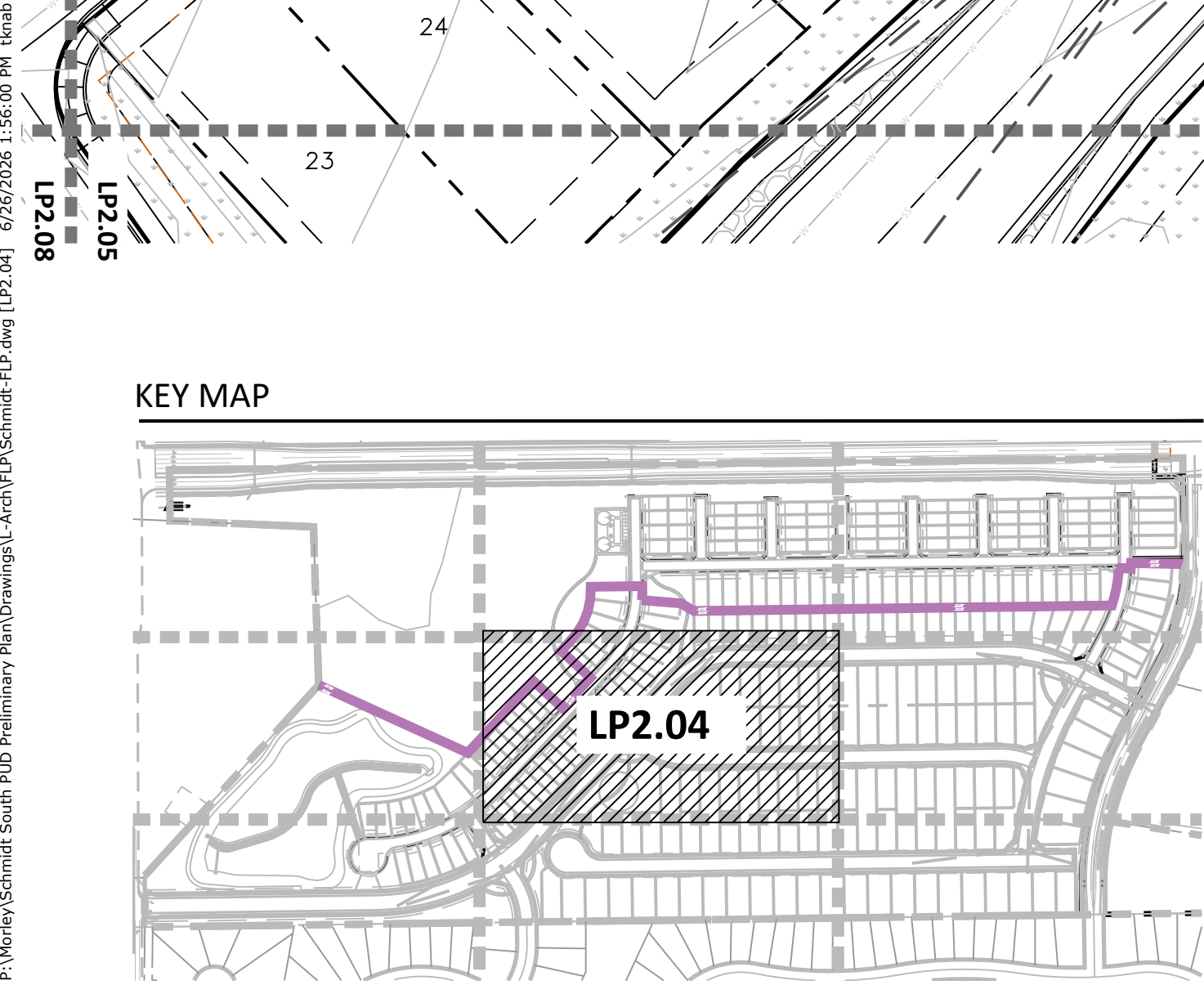
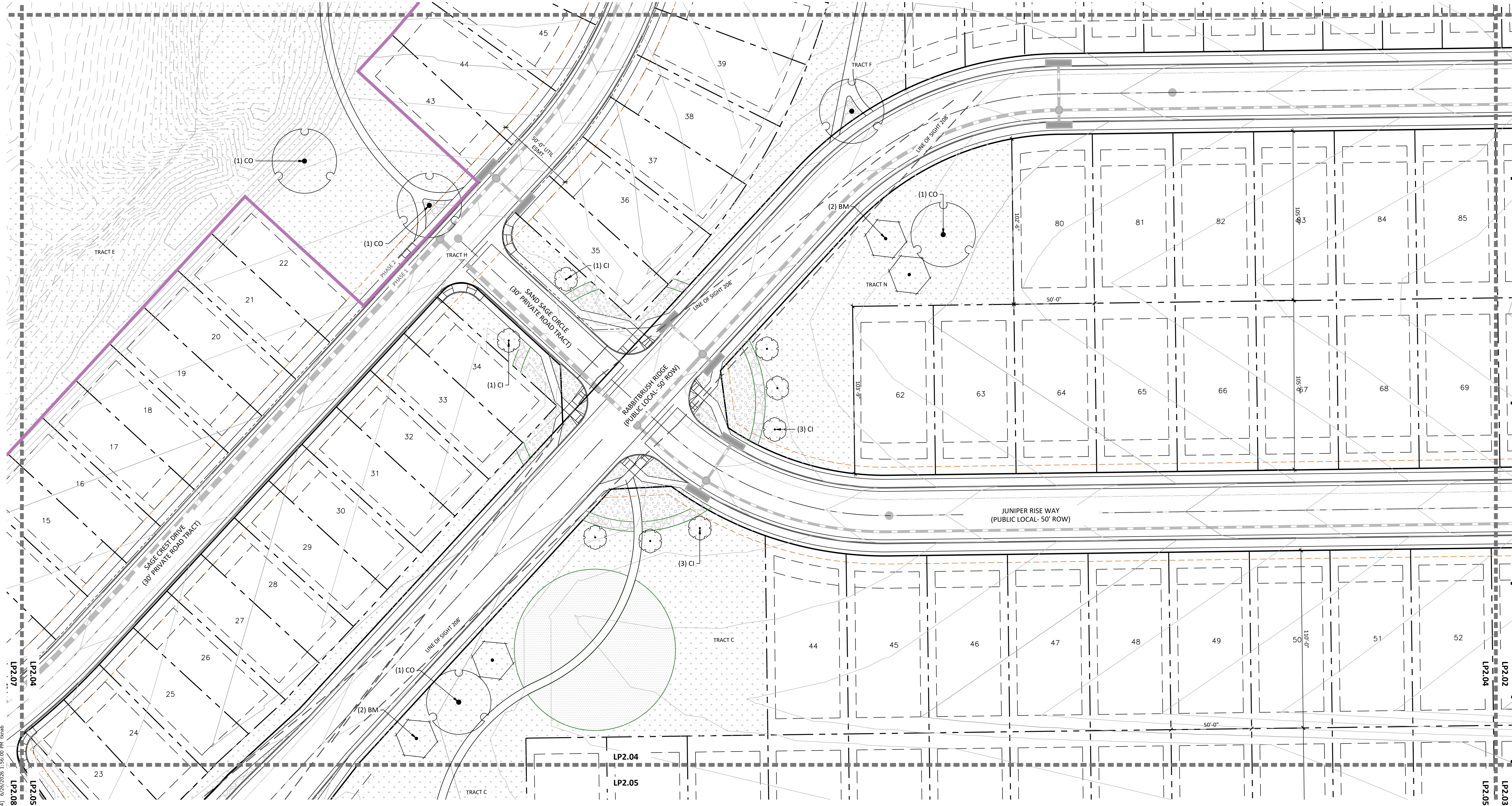
DATE: 06.12.26
PROJECT MGR: A ODOM
PREPARED BY: T KNAB

DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

LP2.04
32 OF 37

CPC #



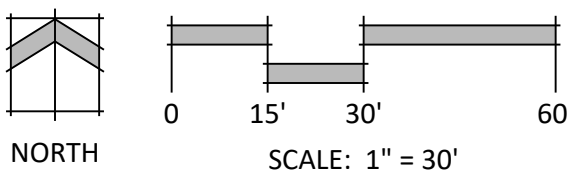
GROUND COVER LEGEND

NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF
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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

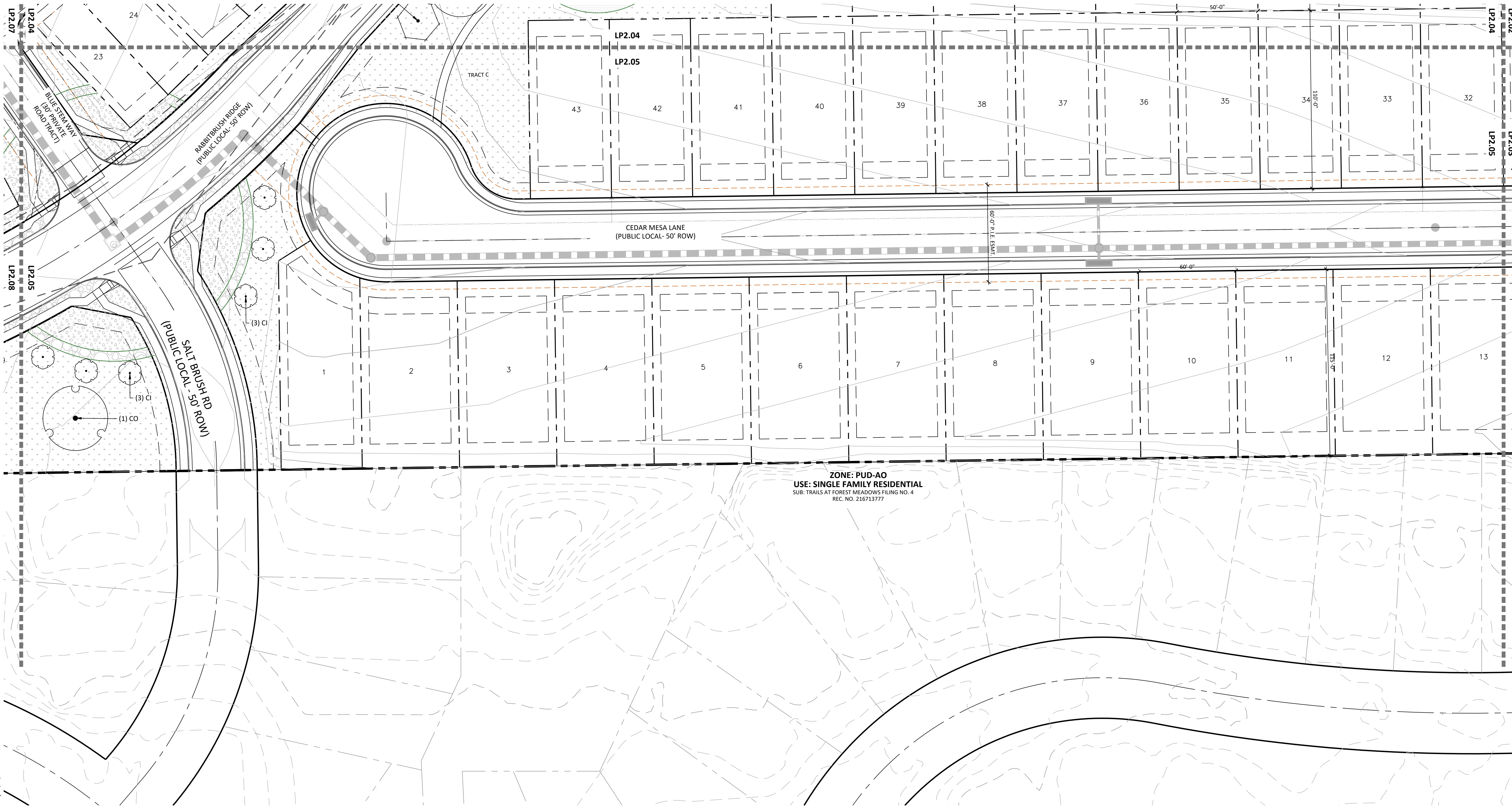
PROPERTY BOUNDARY	LOT BOUNDARY
TRACT	SIDEWALK
EASEMENT	PROPOSED CONTOUR
EXISTING CONTOUR	100-YEAR FLOOD
LINE OF SIGHT	MATCHLINE
PHASE LINE	STEEL EDGING



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

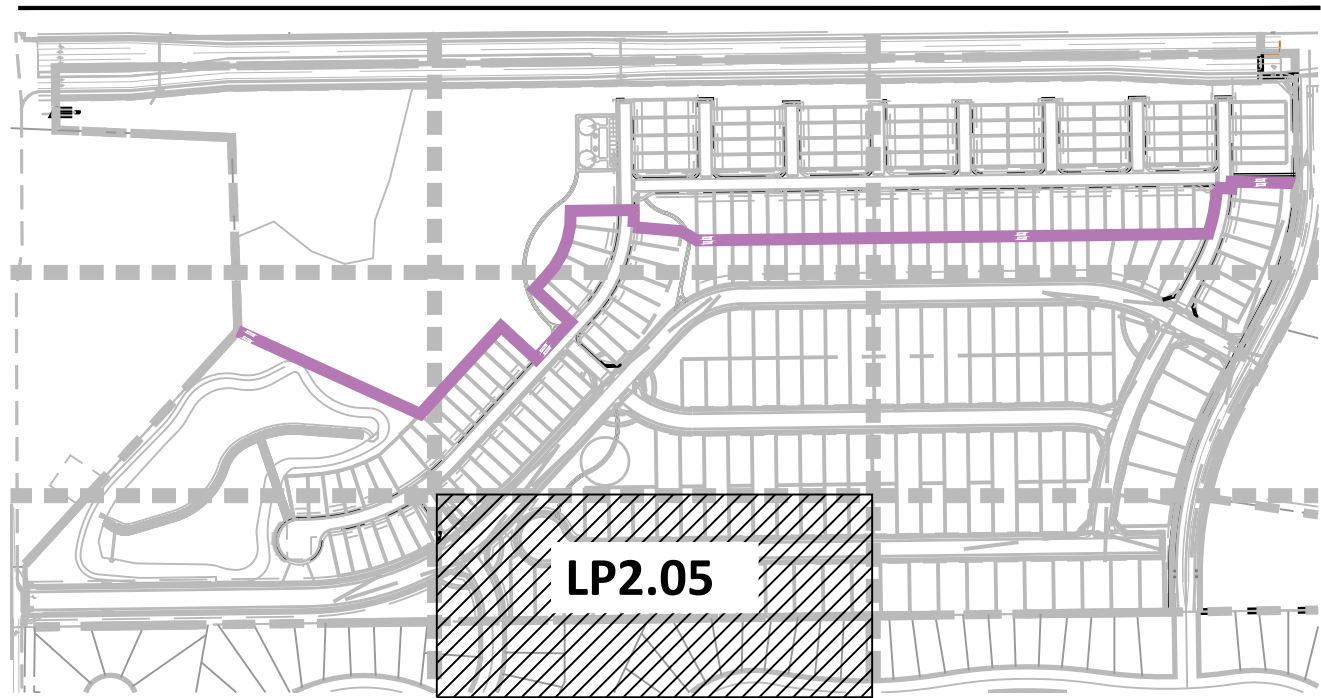


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ZONE: PUD-AO
USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 4
REC. NO. 216713777

KEY MAP



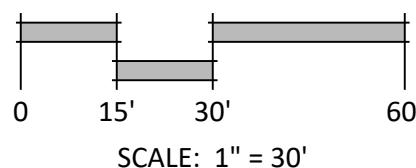
GROUND COVER LEGEND

	NATIVE SEED: DETENTION MIX MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF
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	100-YEAR FLOOD
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	MATCHLINE
	PHASE LINE
	STEEL EDGING



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

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

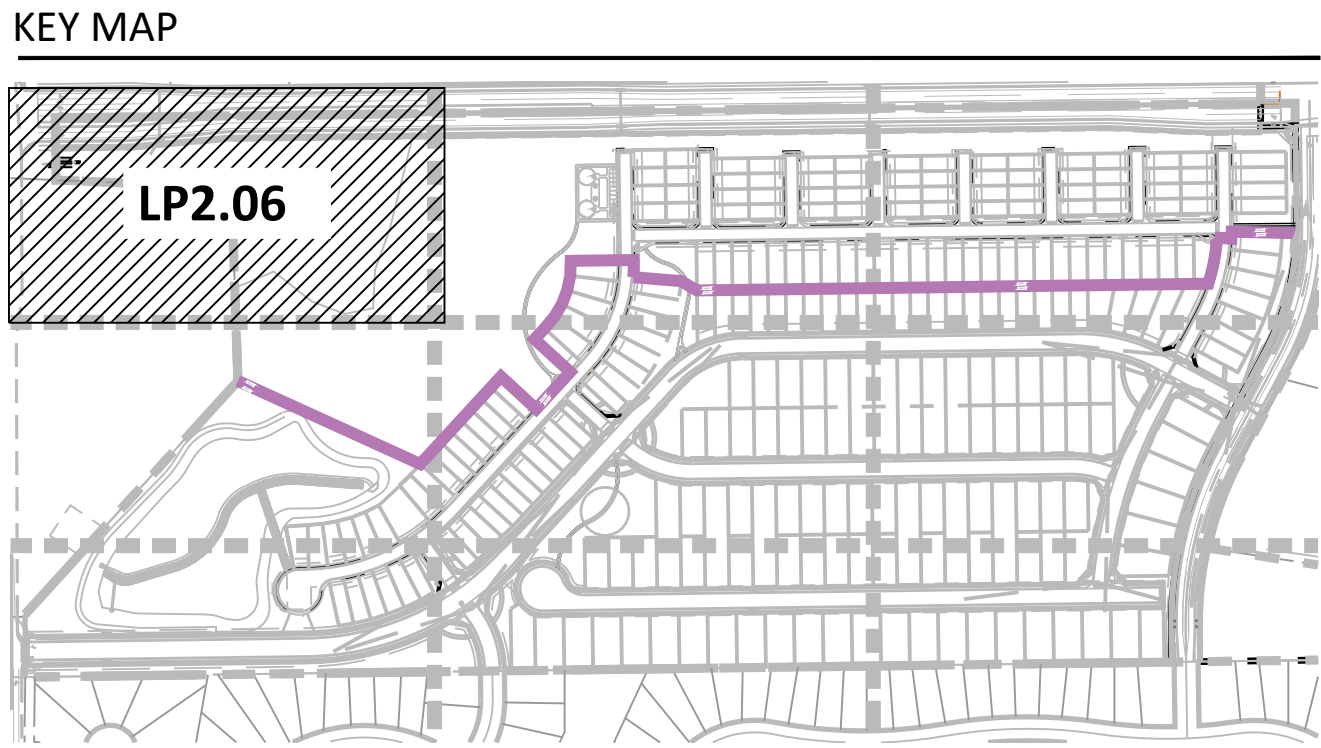
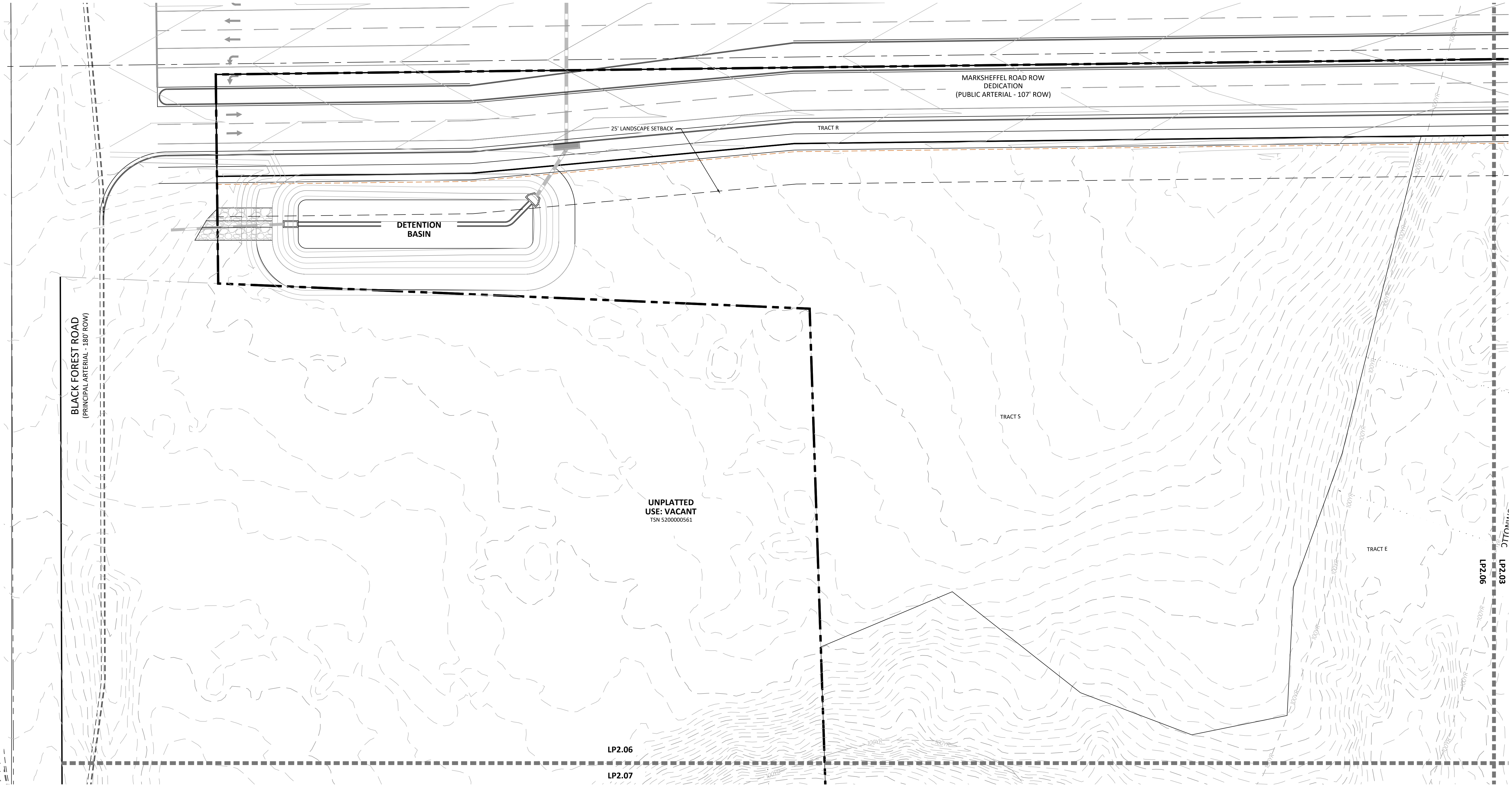
LP2.05
33 OF 37

CPC #

SCHMIDT PARCEL
EL PASO COUNTY
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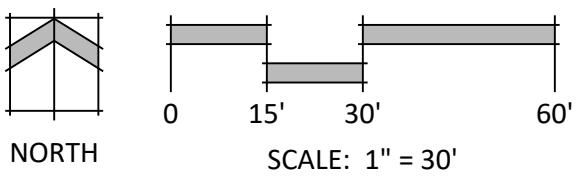


GROUND COVER LEGEND

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	LINE OF SIGHT
	MATCHLINE
	PHASE LINE
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PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

BLACK FOREST ROAD

OTHER INFO

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

ENTITLEMENT

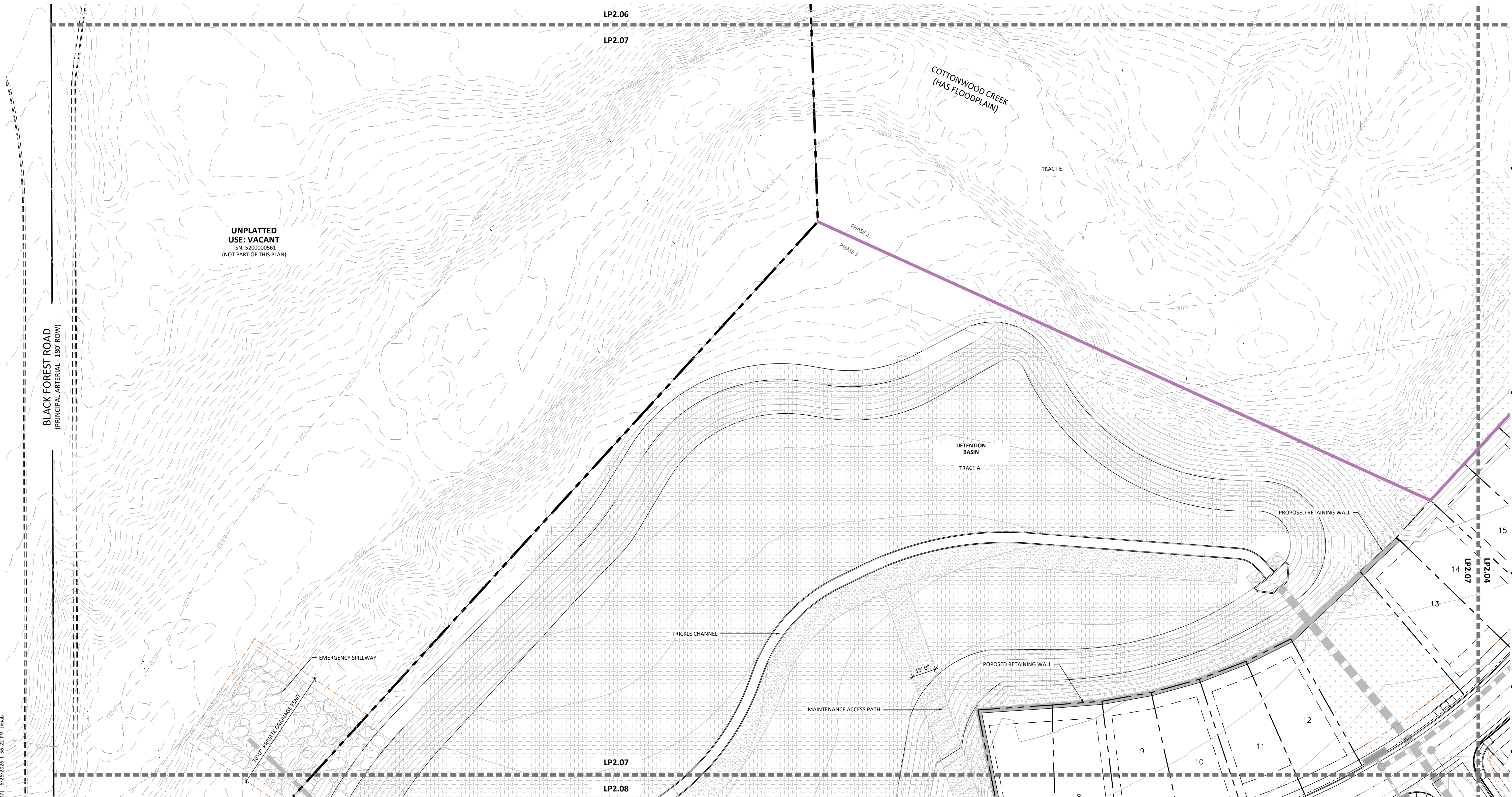
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LANDSCAPE PLAN

LP2.06
34 OF 37

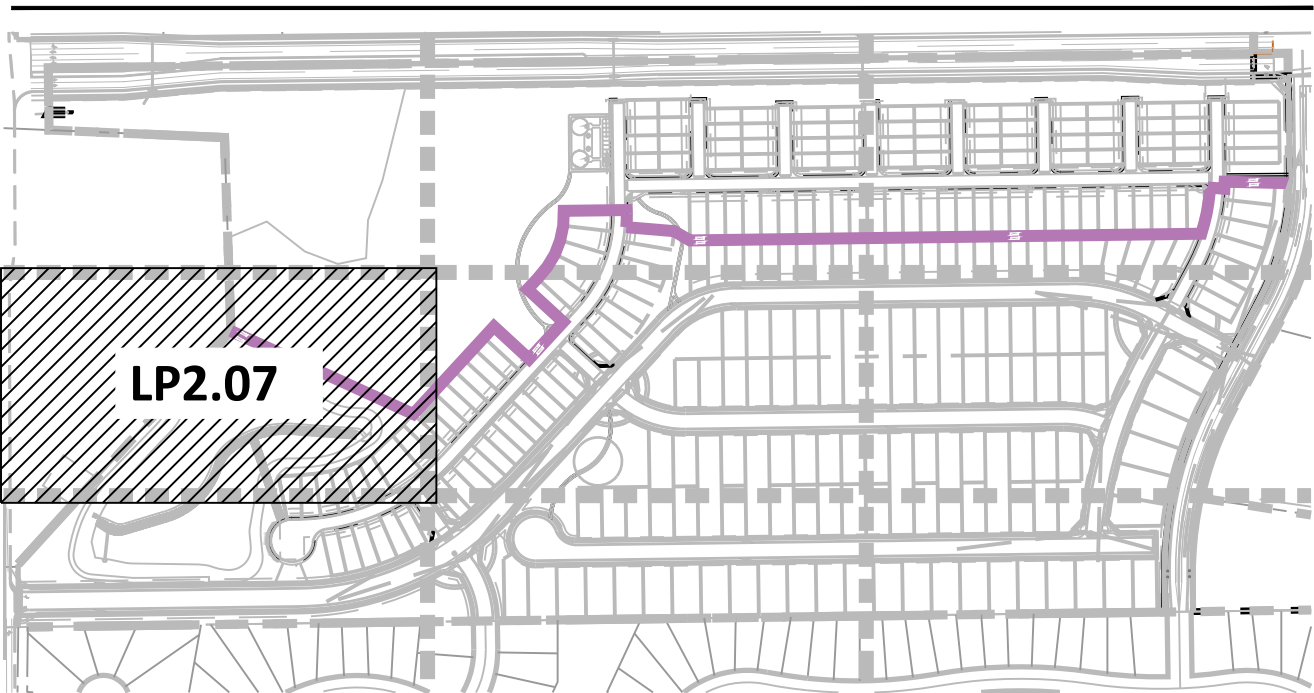
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SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



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KEY MAP



GROUND COVER LEGEND

	NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	148,240 SF		SOD TALL FESCUE	14,834 SF
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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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

PROJECT INFO

ENTITLEMENT

STAMP

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE PLAN

LP2.07

35 OF 37

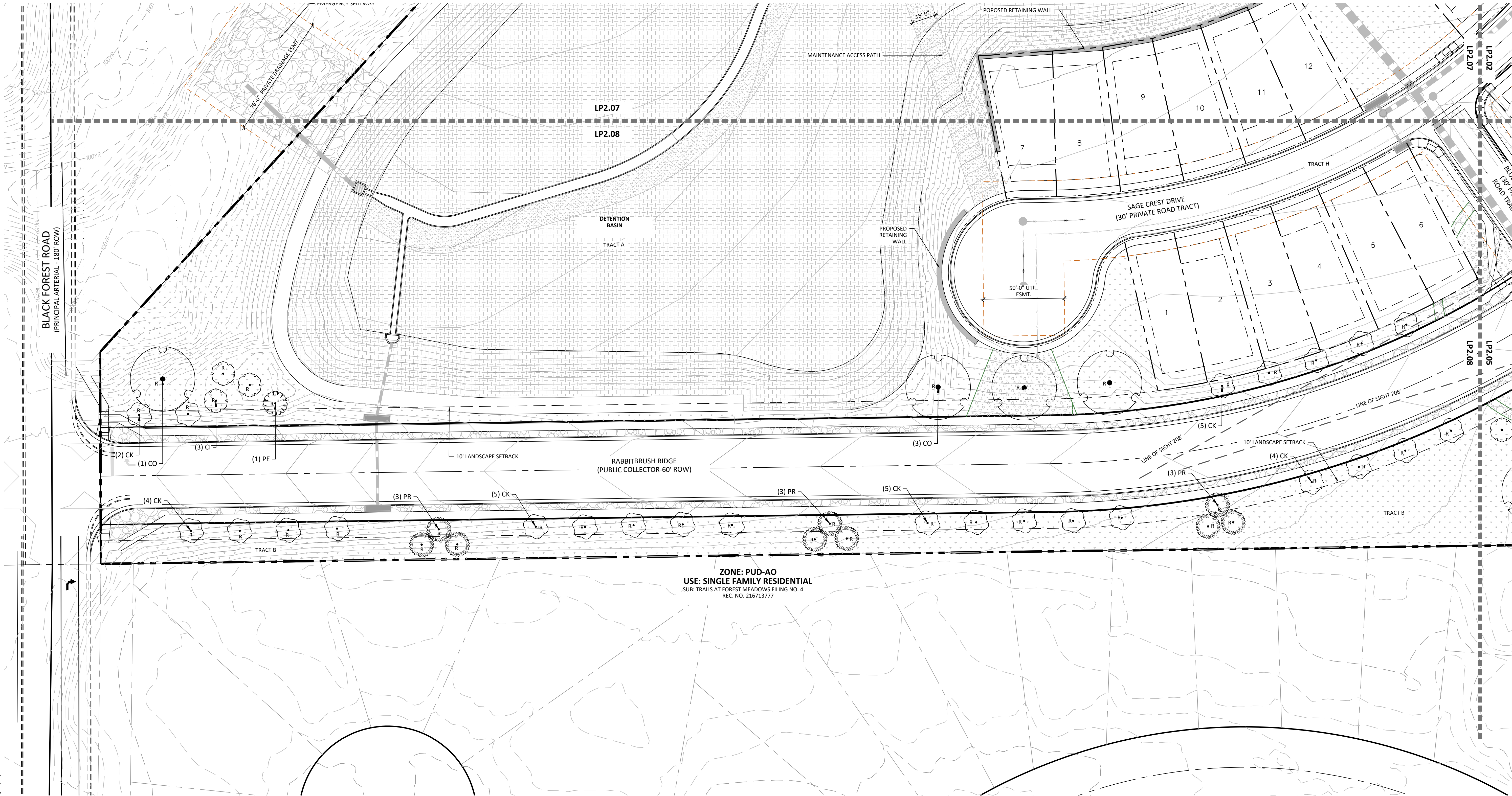
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SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN

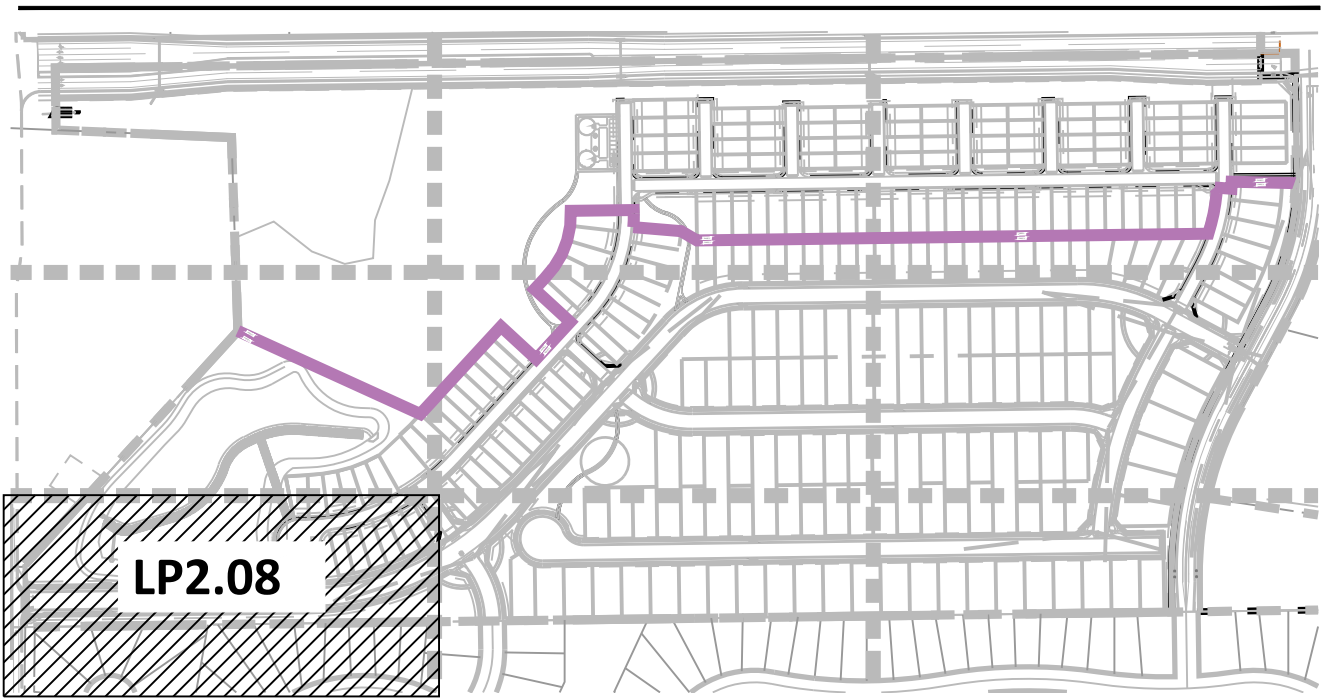


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ZONE: PUD-AO
USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 4
REC. NO. 216713777

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
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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

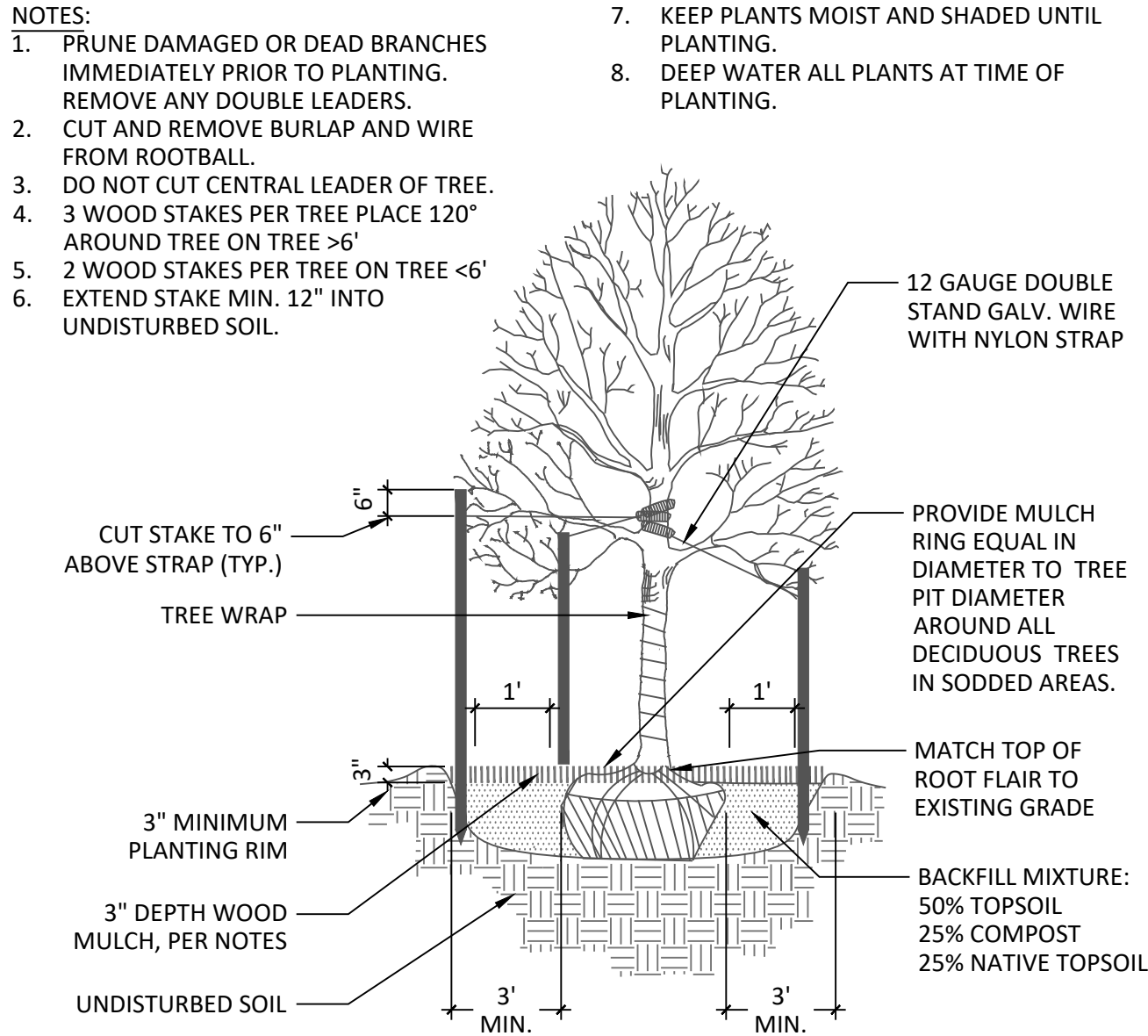
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LANDSCAPE PLAN

LP2.08
36 OF 37

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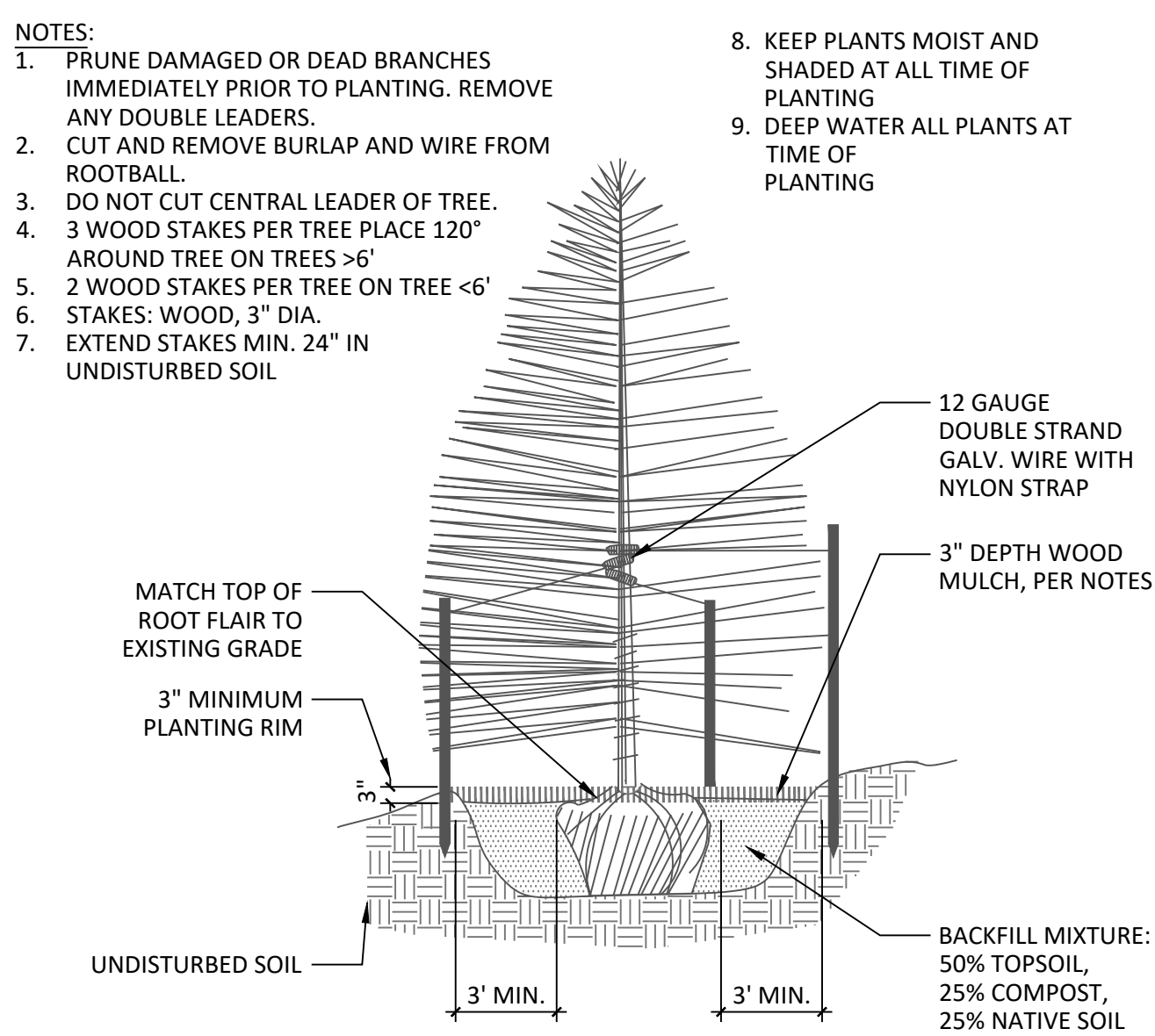
SCHMIDT PARCEL
EL PASO COUNTY
PLANNED UNIT DEVELOPMENT PLAN & PRELIMINARY PLAN



1 DECIDUOUS TREE PLANTING DETAIL

NTS

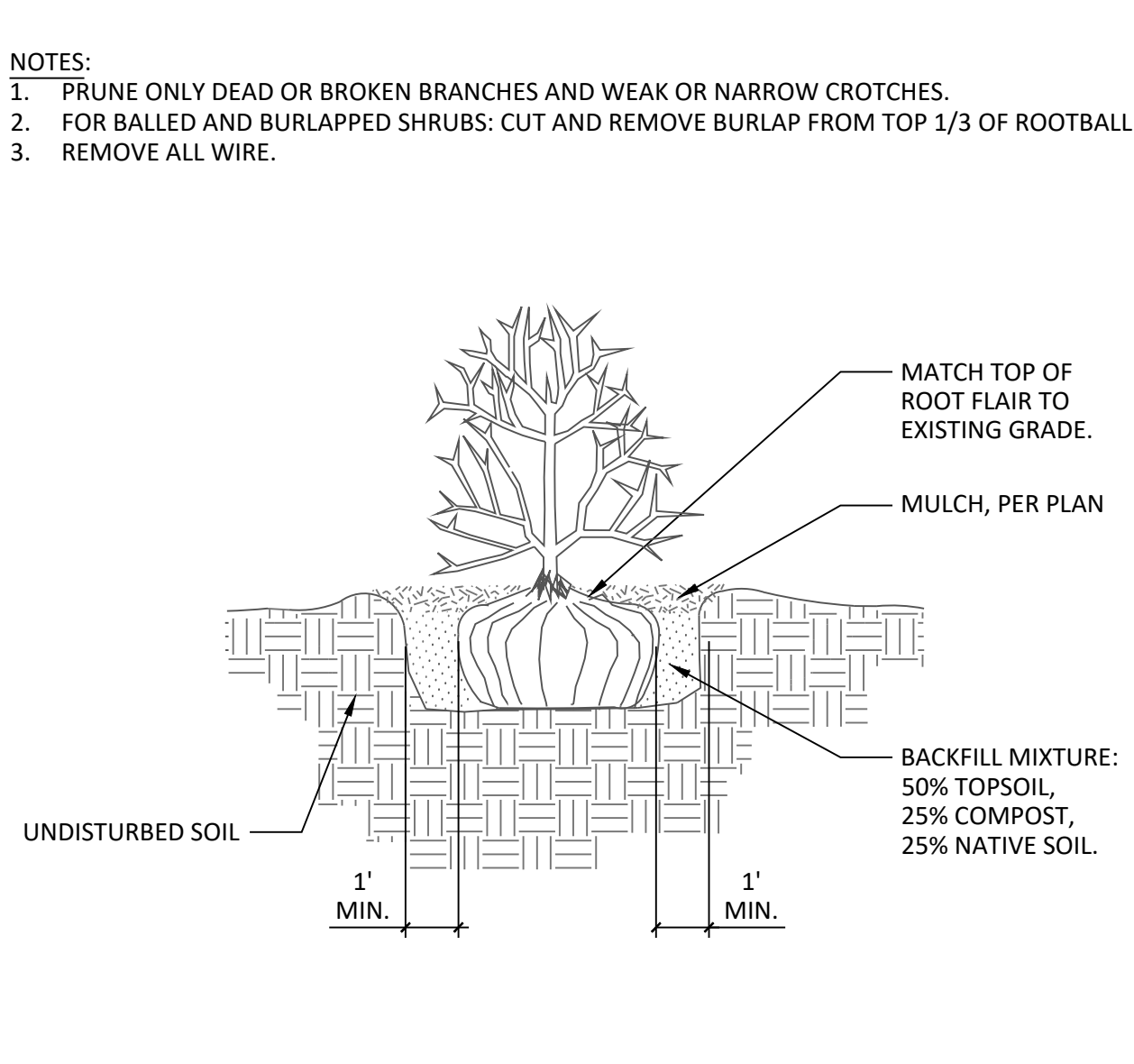
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2 CONIFEROUS TREE PLANTING DETAIL

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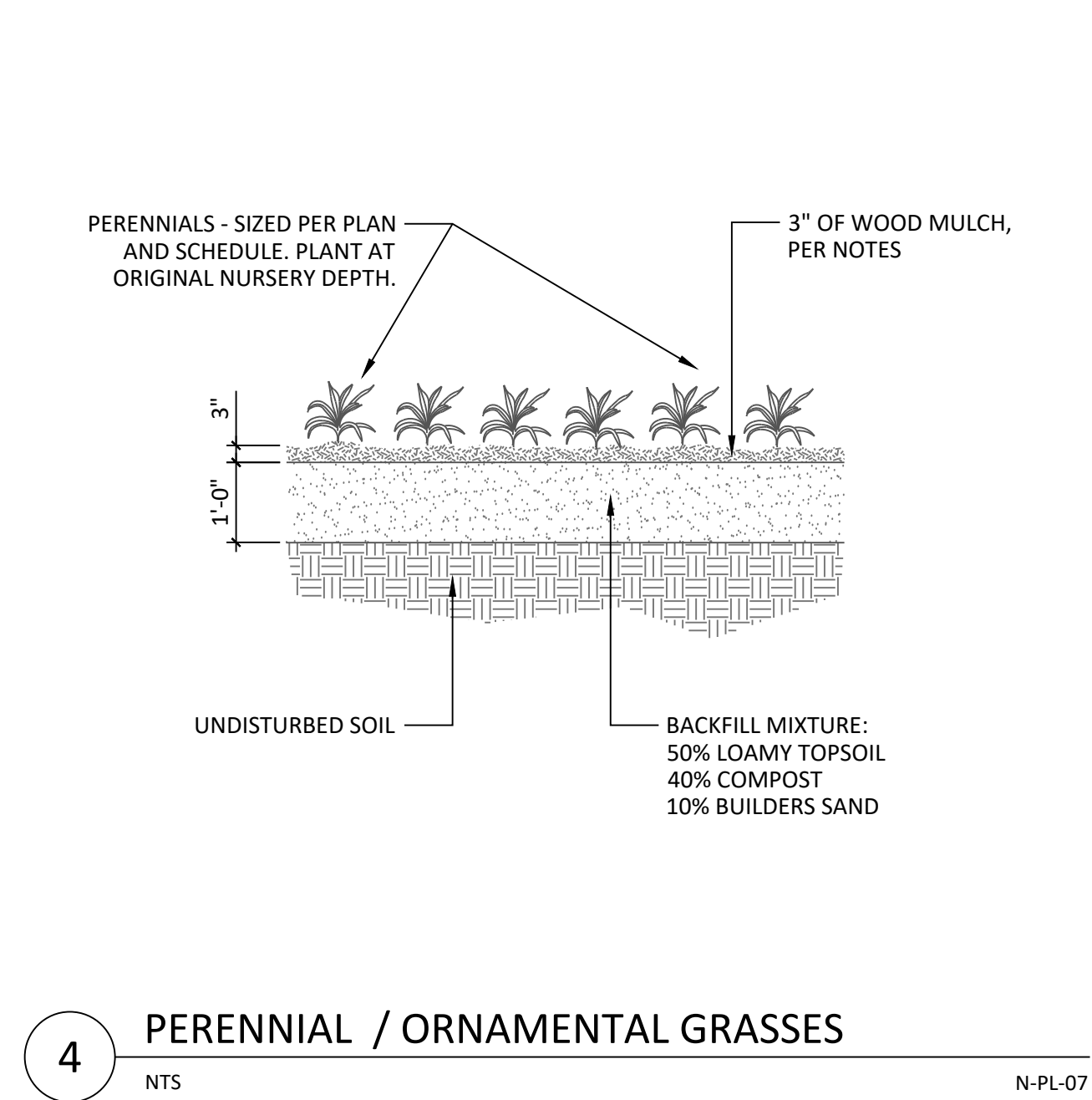
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3 SHRUB PLANTING DETAIL

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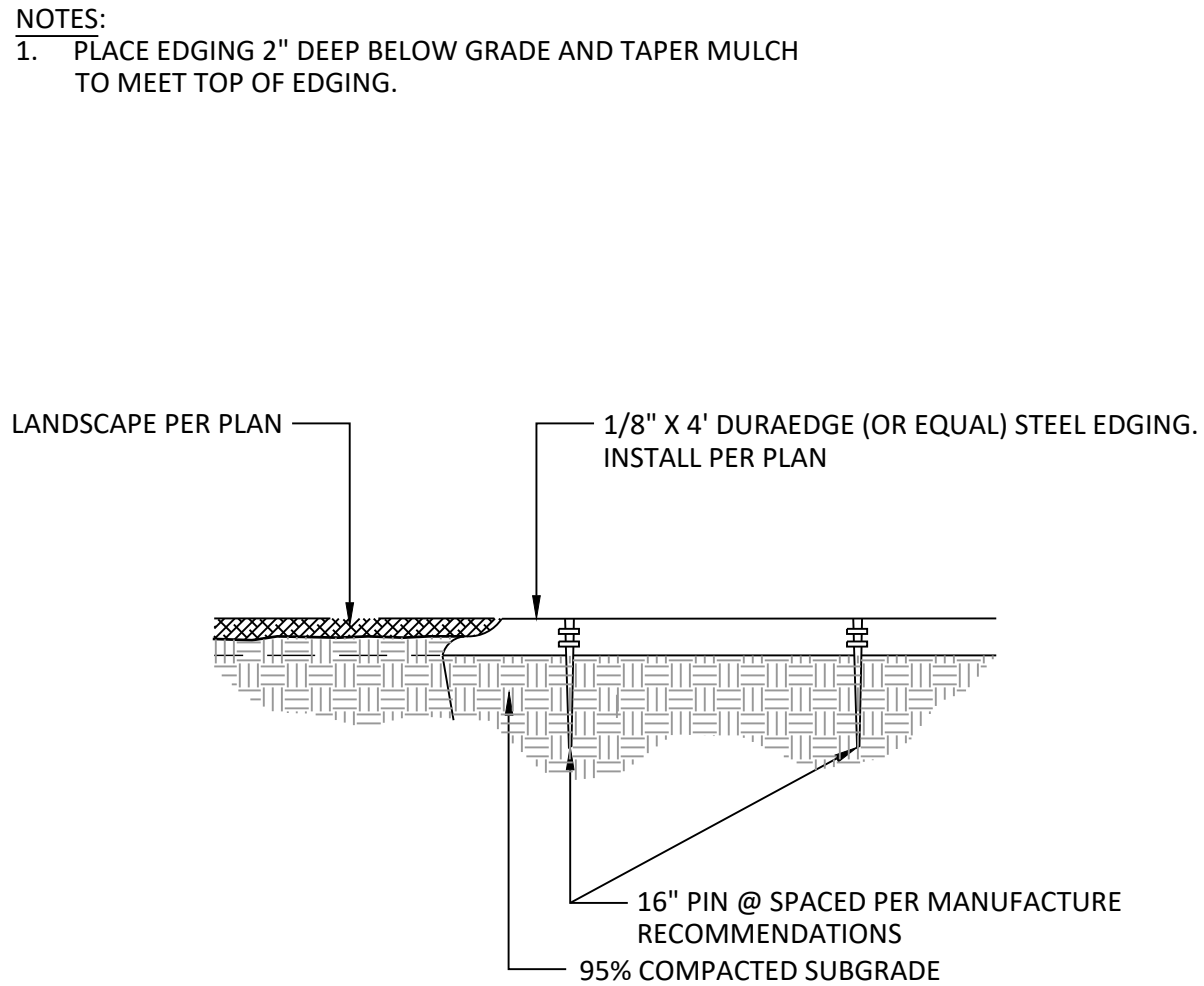
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4 PERENNIAL / ORNAMENTAL GRASSES

NTS

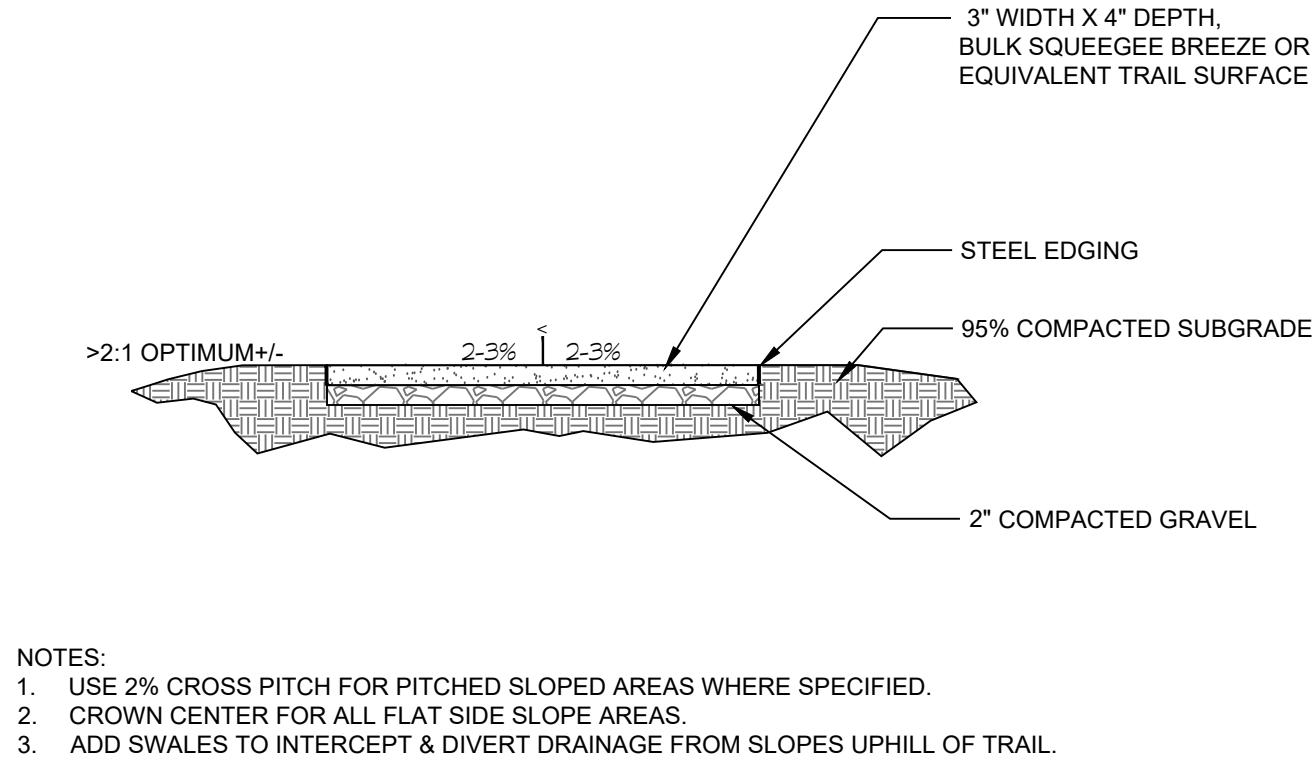
N-PL-07



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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BLACK FOREST ROAD

OTHER INFO

PROJECT INFO

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PROJECT MGR:
PREPARED BY:

06.12.26
A ODOM
T KNAB

STAMP

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE DETAILS

SHEET NUMBER/TITLE

LP3.01

37 OF 37

PLAN FILE #

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