

A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT OR HOA (HOME OWNERS ASSOCIATION). ALL INTERNAL LANDSCAPE AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT OR HOA (HOME OWNERS ASSOCIATION) AFTER INSTALLATION.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
6. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
7. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
8. STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

1. ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE

1. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
3. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
4. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
5. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
6. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
7. PLANTS BED RECEIVING 3" DEPTH MIN. ROCK WOOD ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND ROCK MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
8. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
9. USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
10. THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
4. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
5. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNSOTS) 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.
6. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
7. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
 - 9.1 SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISL FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. 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.
 - 9.2 SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL BLANKET AFTER SEEDING. REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.
 - 9.2.1. FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
 - 9.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
10. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
11. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
12. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
13. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
14. APPROVAL OF SEEDDED TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.

The map illustrates the proposed site location within the City of Raleigh. The site is a large, irregularly shaped area shaded in gray, situated east of a residential neighborhood. Key roads include Hodgen Rd. running horizontally across the top, Black Forest Rd. running vertically along the right side, and Highway 83 running vertically on the left. A smaller road, Sp. Lake, branches off Highway 83. The residential area to the west of the site is characterized by a grid of streets and individual lots. A north arrow is positioned in the bottom right corner of the map.

The map displays the City of San Diego with various land use designations. Key features include:

- RR-2.5:** Designated areas in yellow, primarily in the northern and eastern portions of the map.
- PUD (Planned Urban Development):** Designated areas in pink, scattered throughout the map, particularly in the central and western portions.
- RR-5:** Designated areas in light yellow, primarily in the eastern portion of the map.
- SITE:** A large, irregularly shaped area shaded in brown, located in the central-eastern portion of the map.
- Roads:** A network of roads is shown, including major thoroughfares like Highway 16 and Highway 56, and local streets like Highway 94, Highway 92, Highway 90, Highway 88, Highway 86, Highway 84, Highway 82, Highway 80, Highway 78, Highway 76, Highway 74, Highway 72, Highway 70, Highway 68, Highway 66, Highway 64, Highway 62, Highway 60, Highway 58, Highway 56, Highway 54, Highway 52, Highway 50, Highway 48, Highway 46, Highway 44, Highway 42, Highway 40, Highway 38, Highway 36, Highway 34, Highway 32, Highway 30, Highway 28, Highway 26, Highway 24, Highway 22, Highway 20, Highway 18, Highway 16, Highway 14, Highway 12, Highway 10, Highway 8, Highway 6, Highway 4, Highway 2, Highway 1.
- River:** The San Diego River is shown flowing through the eastern portion of the map.

SHEET 1 - LANDSCAPE COVER
SHEET 2 - LANDSCAPE NOTES
SHEET 3 - OVERALL LANDSCAPE PLAN
SHEET 4 - LANDSCAPE PLAN
SHEET 5 - LANDSCAPE PLAN
SHEET 6 - LANDSCAPE PLAN
SHEET 7 - LANDSCAPE PLAN
SHEET 8 - LANDSCAPE PLAN
SHEET 9 - LANDSCAPE PLAN
SHEET 10 - LANDSCAPE PLAN
SHEET 11 - LANDSCAPE PLAN
SHEET 12 - LANDSCAPE PLAN
SHEET 13 - LANDSCAPE PLAN
SHEET 14 - LANDSCAPE PLAN
SHEET 15 - LANDSCAPE PLAN
SHEET 16 - LANDSCAPE DETAILS
SHEET 17 - LANDSCAPE DETAILS

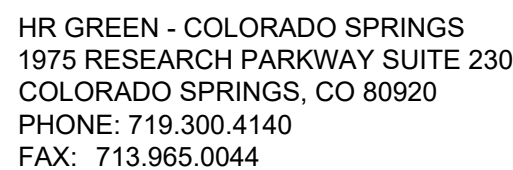
EXISTING ZONING: PUD (2.5 ACRE LOTS)
PROPOSED ZONING: PUD

CIVIL ENGINEER
HR GREEN DEVELOPMENT LLC.
1975 RESEARCH PKWY #230
COLORADO SPRINGS, CO 80920
720.602.4965

PLANNING/LANDSCAPE ARCHITECT
HR GREEN DEVELOPMENT LLC.
1975 RESEARCH PKWY #230
COLORADO SPRINGS, CO 80920
720.602.4941

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NO.	DATE	BY	REVISION DESCRIPTION



FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

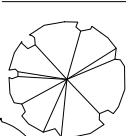




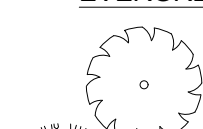
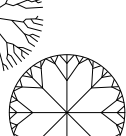

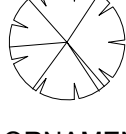



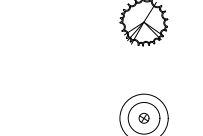
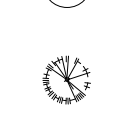
















PUD PRELIMINARY PLAN
LANDSCAPE COVER

PCD FILE NO.: PUDSP234

SHEET
L.01

1

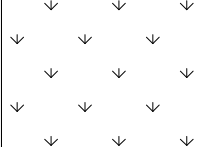

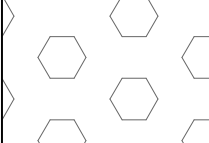
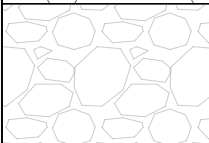
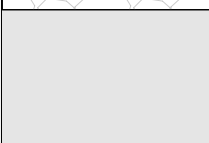

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	AG	ACER GINNALA / AMUR MAPLE	1.5" CAL.
	CS	CATALPA SPECIOSA / NORTHERN CATALPA	1.5" CAL.
	CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	1.5" CAL.
	GT	GLEDTISIA TRIACANTHOS INERMIS 'HARVE' / NORTHERN ACCLAIM® HONEY LOCUST	1.5" CAL.
	GK	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	1.5" CAL.
	KP	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	1.5" CAL.
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	AC	ABIES CONCOLOR / WHITE FIR	6' HT.
	PP	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE	6' HT.
	PB	PINUS ARISTATA / BRISTLECONE PINE	6' HT.
	PE	PINUS EDULIS / PINYON PINE	6' HT.
	PN	PINUS NIGRA / AUSTRIAN PINE	6' HT.
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	MR	MALUS X 'RADIANT' / RADIANT CRABAPPLE	1" CAL.
	PV	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY	1" CAL.
	PC	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	1" CAL.
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	CD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD	#5
	CP	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	#5
	EN	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	#5
	PM	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	#5
	PF	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	#5
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5
	RA	RIBES ALPINUM / ALPINE CURRANT	#5
	SM	SYMPHORICARPOS OREOPHILUS / MOUNTAIN SNOWBERRY	#5
	VL	VIBURNUM LENTAGO / NANNYBERRY	#5
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	JB	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	#5
	JH	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	#5
	MM	PINUS MUGO 'MOPS' / MOPS MUGO PINE	#5
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	#1
	MG	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	#1
	PS	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	#1
	SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#1

DEVELOPMENT PLAN DATA




STREET NAME OR ZONE BOUNDARY	BLACK FOREST RD.	HODGEN RD.	OLD STAGECOACH RD.	SHANK LN.	HOLMES RD. NORTH	COMMERCIAL ADJ. TO SINGLE FAMILY	COMMERCIAL ADJ. TO SINGLE FAMILY ACROSS LOCAL ROAD	FITNESS CENTER ADJ. TO SINGLE FAMILY ACROSS LOCAL ROAD
LANDSCAPE SETBACK LOCATION	EAST	NORTH	CENTRAL	NORTH	NORTH-SOUTH	WEST	WEST	CENTRAL
ZONE DISTRICT BOUNDARY	NO	NO	NO	NO	NO	YES	YES	YES
STREET CLASSIFICATION	MINOR ARTERIAL	MINOR ARTERIAL	COLLECTOR	LOCAL	COLLECTOR	N/A	LOCAL RESIDENTIAL	LOCAL RESIDENTIAL
SETBACK DEPTH REQUIRED/PROVIDED	20' / 30'	20' / 25'	10' / 30'	N/A	10' / 30'	15' / 15'	15' / 15'	15' / 15'
LINEAR FOOTAGE	5444'	2600'	8165'	998'	1587'	254'	10800'	9852'
TREE/FEET REQUIRED	1 TREE / 25'	1 TREE / 25'	1 TREE / 30'	N/A	1 TREE / 30'	1 TREE / 25'	1 TREE / 15'	1 TREE / 15'
NUMBER OF TREES REQUIRED/PROVIDED	218 / 218	104 / 104	272 / 272	0 / 31	53 / 53	10 / 10	60 / 60	55 / 55
SHRUB SUBSTITUTION REQUIRED/PROVIDED	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTION REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN *	BF	HR	OS	SL	HR	CS	CL	FS
% GROUND PLANE VEG. REQUIRED/PROVIDED	75% / 75%	75% / 75%	75% / 75%	N/A	75% / 75%	75% / 75%	75% / 75%	75% / 75%

GROUND COVER LEGEND/QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	11.0	ACRES
	NATIVE SEED IRRIGATED NATIVE SEED, TO BE PRE-BLENDED, EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	83.9	ACRES
	DETENTION SEED DETENTION SEED, TO BE PRE-BLENDED, EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	16.3	ACRES
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.	69,721	SQ. FT.
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.	2,000	SQ. FT.
	EXISTING LANDSCAPE AREAS TO REMAIN AND TO BE PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.	96.8	ACRES

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.

TREE LEGEND

SYMBOL	DESCRIPTION	QTY.
	DECIDUOUS SHADE TREE	643
	EVERGREEN TREE	290
	ORNAMENTAL TREE	79

SEEDING SPECIFICATIONS

NATIVE SEEDING

EL PASO COUNTY ALL PURPOSE LOW GROW MIX

- | | |
|-----|---------------------|
| 25% | BUFFALOGRASS |
| 20% | GRAMA, BLUE |
| 29% | GRAMA, SIDEOATS |
| 5% | GREEN NEEDLEGRASS |
| 20% | WHEATGRASS, WESTERN |
| 1% | DROPSEED, SAND |

SEEDING RATE: 42 LBS PLS/ACRE

DETENTION SEEDING

EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX

- | | |
|-----|---------------------|
| 20% | BLUESTEM, BIG |
| 10% | GRAMA, BLUE |
| 10% | GREEN NEEDLEGRASS |
| 20% | WHEATGRASS, WESTERN |
| 10% | GRAMA, SIDEOATS |
| 10% | SWITCHGRASS |
| 10% | PRAIRIE SANDREED |
| 10% | YELLOW INDIANGRASS |

SEEDING RATE: 19.3 LBS PLS/ACRE

DRAWN BY: JAG JOB DATE: 1.19.2024
 APPROVED: PLS JOB NUMBER: 211030
 CAD DATE: 1/24/2024
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BAR IS ONE INCH ON
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0 1"
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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

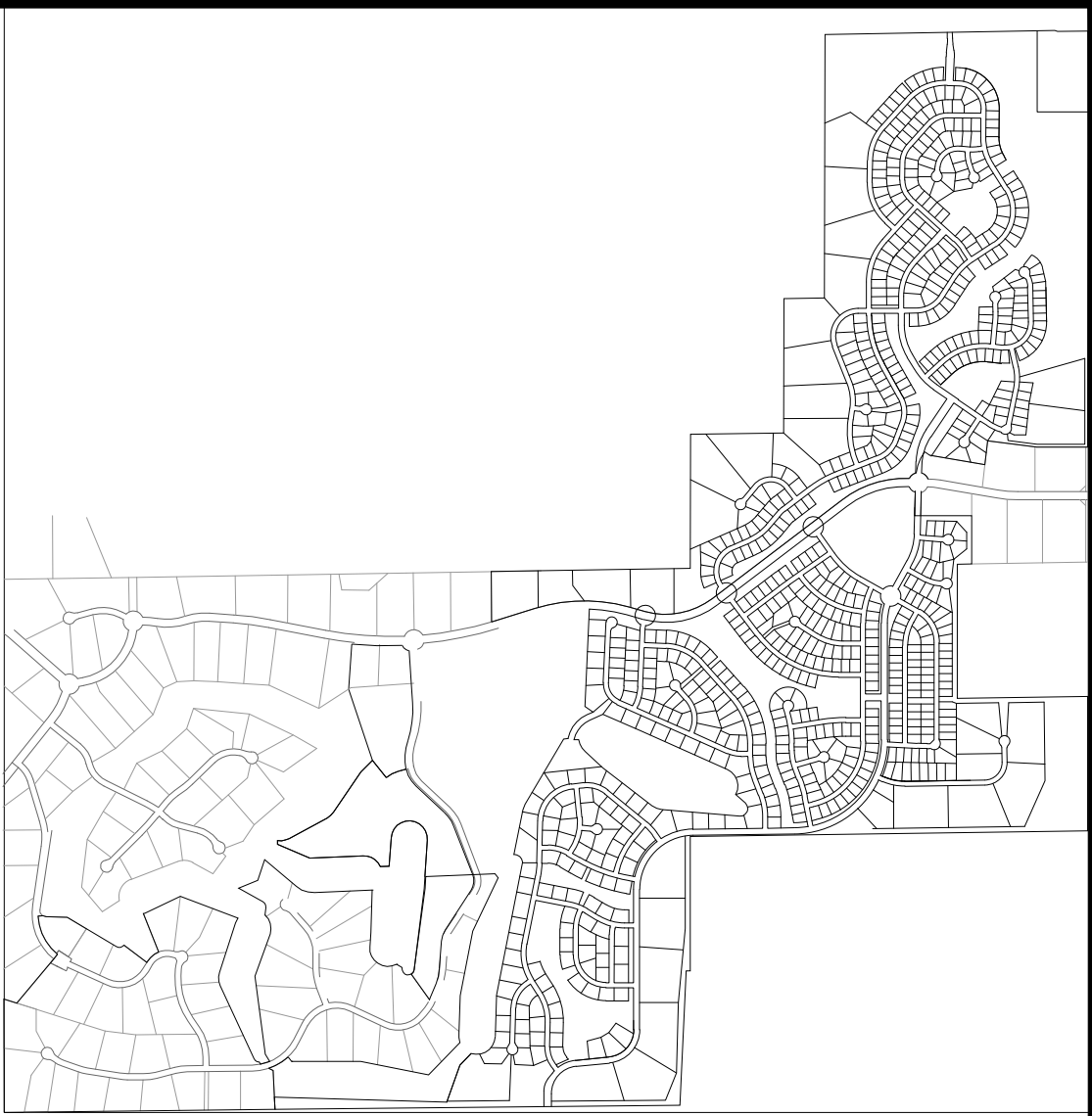
FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
LANDSCAPE NOTES

PCD FILE NO.: PUDSP234

SHEET
L.02

2



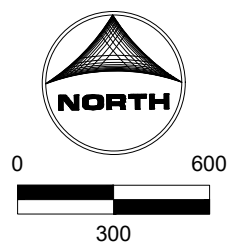
KEY MAP
SCALE: N.T.S

GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED IRRIGATED NATIVE SEED, TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	DETENTION SEED DETENTION SEED, TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.

TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



DRAWN BY: JAG JOB DATE: 1.19.2024
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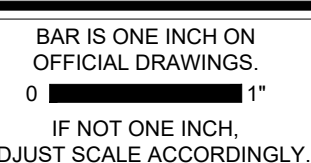
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
OVERALL LANDSCAPE PLAN

SHEET
L.03

3






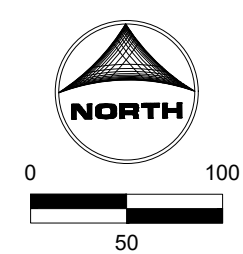
FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
LANDSCAPE PLAN

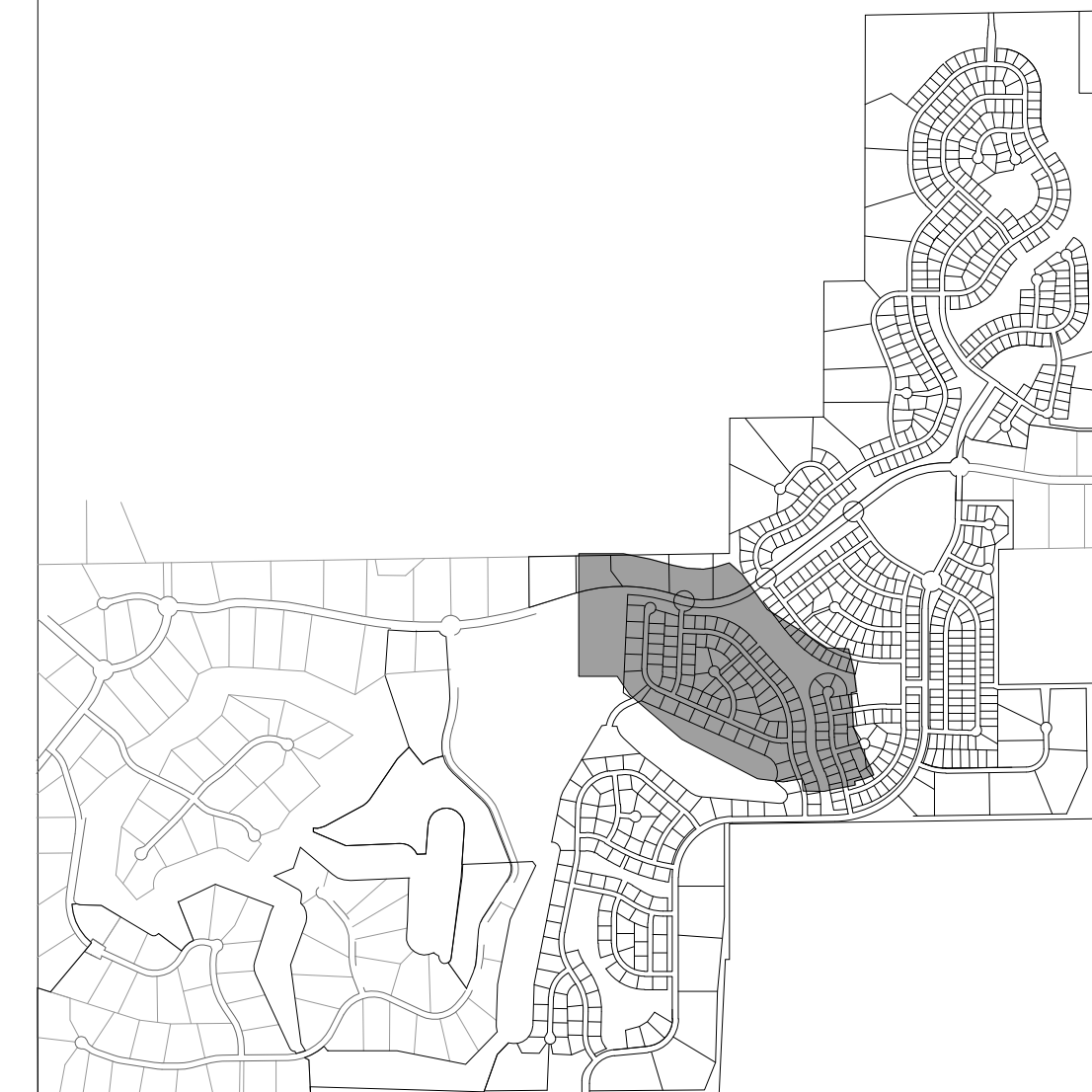
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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE






PCD FILE NO.: PUDSP234



KEY MAP
SCALE: N.T.S

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
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	DETENTION SEED DETENTION SEED, TO BE PRE-BLENDED, EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



PCD FILE NO.: PUDSP234

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NO.	DATE	BY	REVISION DESCRIPTION



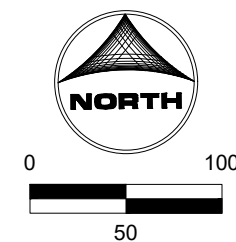
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044




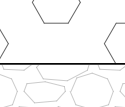

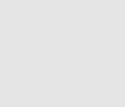
FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
LANDSCAPE PLAN

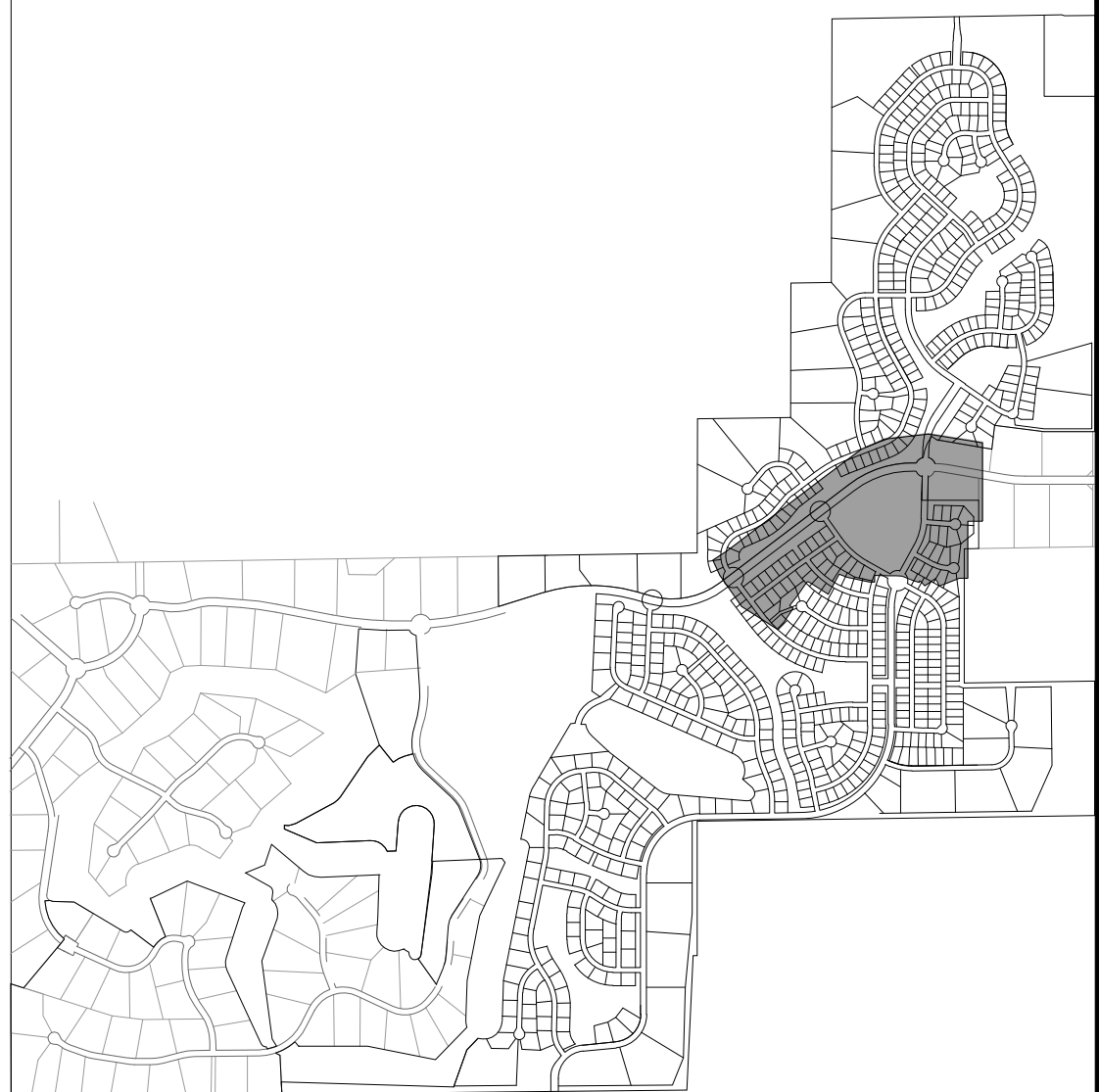
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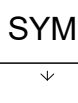





SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALL PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED IRRIGATED NATIVE SEED. TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	DETENTION SEED DETENTION SEED. TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
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KEY MAP
SCALE: N.T.S.






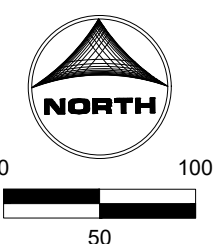
KEY MAP
SCALE: N.T.S.

GROUND COVER LEGEND

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TREE LEGEND




SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

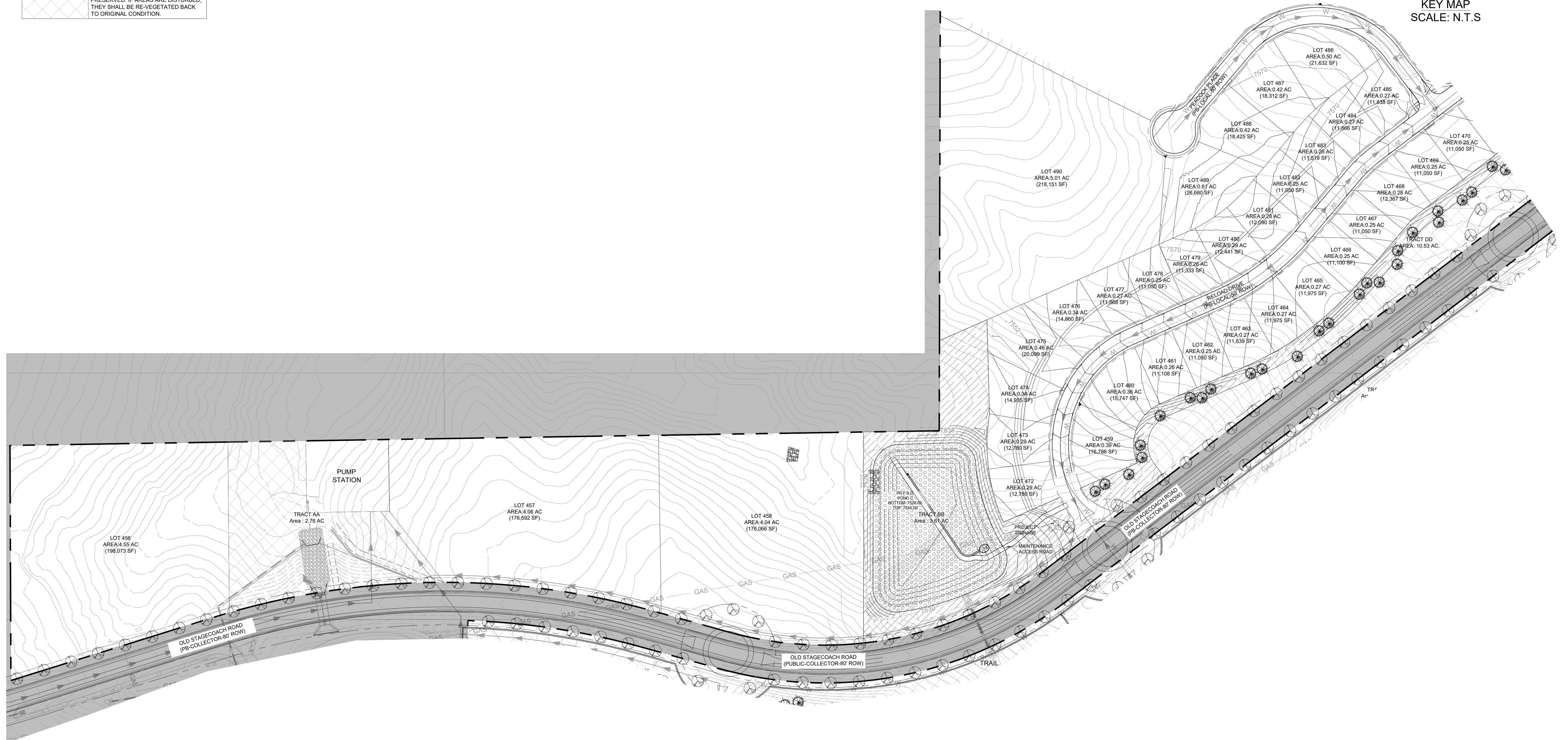
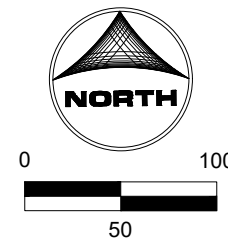


NO.	DATE	BY	REVISION DESCRIPTION



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



KEY MAP
SCALE: N.T.S

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0 1"
CAD DATE: 1/24/2024 IF NOT ONE INCH,
CAD FILE: J:\2021\211030\CAD\DWG\CI\PU\PP\I\Landscap_Plan ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044




FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

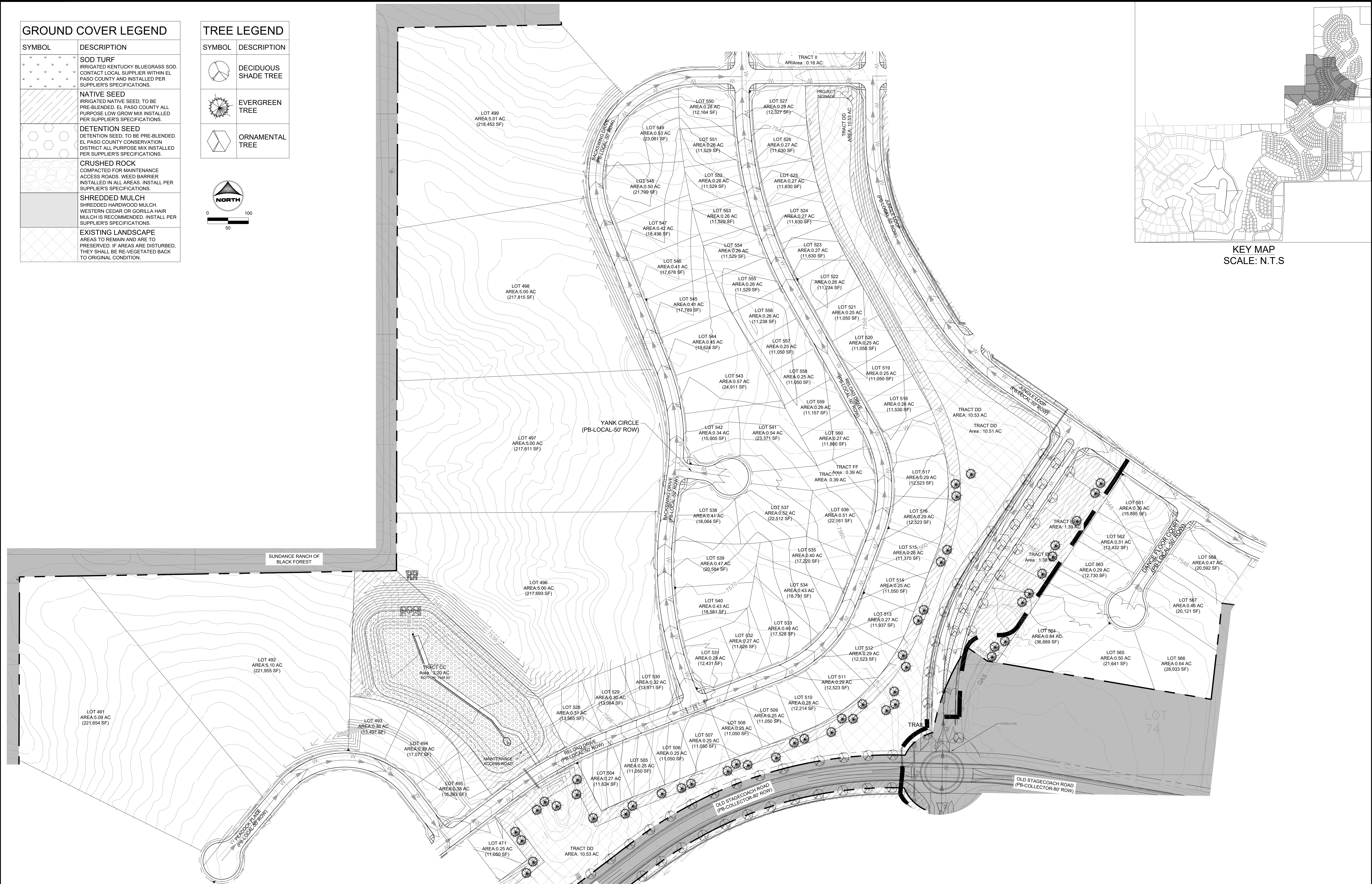
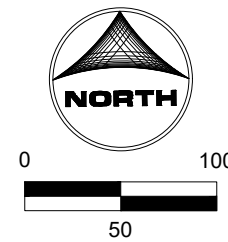
PUD PRELIMINARY PLAN
LANDSCAPE PLAN

PCD FILE NO.: PUDSP234

SHEET
L.09

9

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



KEY MAP
SCALE: N.T.S.

DRAWN BY: JAG JOB DATE: 1.19.2024 BAR IS ONE INCH ON
APPROVED: PLS JOB NUMBER: 211030 OFFICIAL DRAWINGS.
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NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
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FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

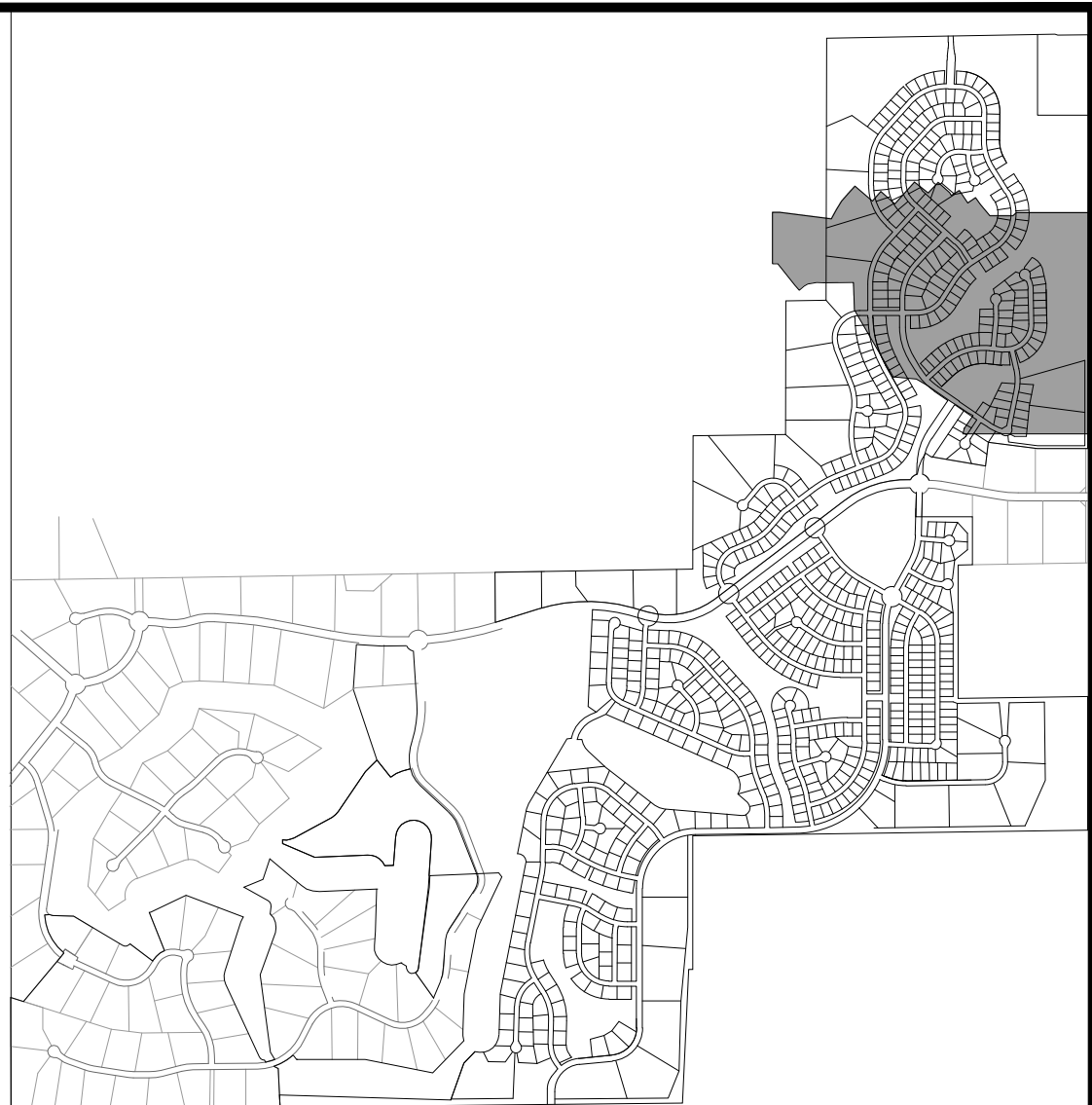
PUD PRELIMINARY PLAN
LANDSCAPE PLAN

PCD FILE NO.: PUDSP234

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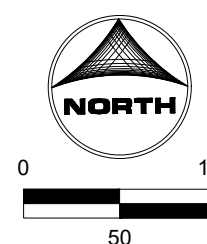
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KEY MAP
SCALE: N.T.S.

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



PCD FILE NO.: PUDSP234

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HR GREEN - COLORADO SPRINGS
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COLORADO SPRINGS, CO 80920
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FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
LANDSCAPE PLAN




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KEY MAP
SCALE: N.T.S

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALL PER SUPPLIER'S SPECIFICATIONS.
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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



NO.	DATE	BY	REVISION DESCRIPTION



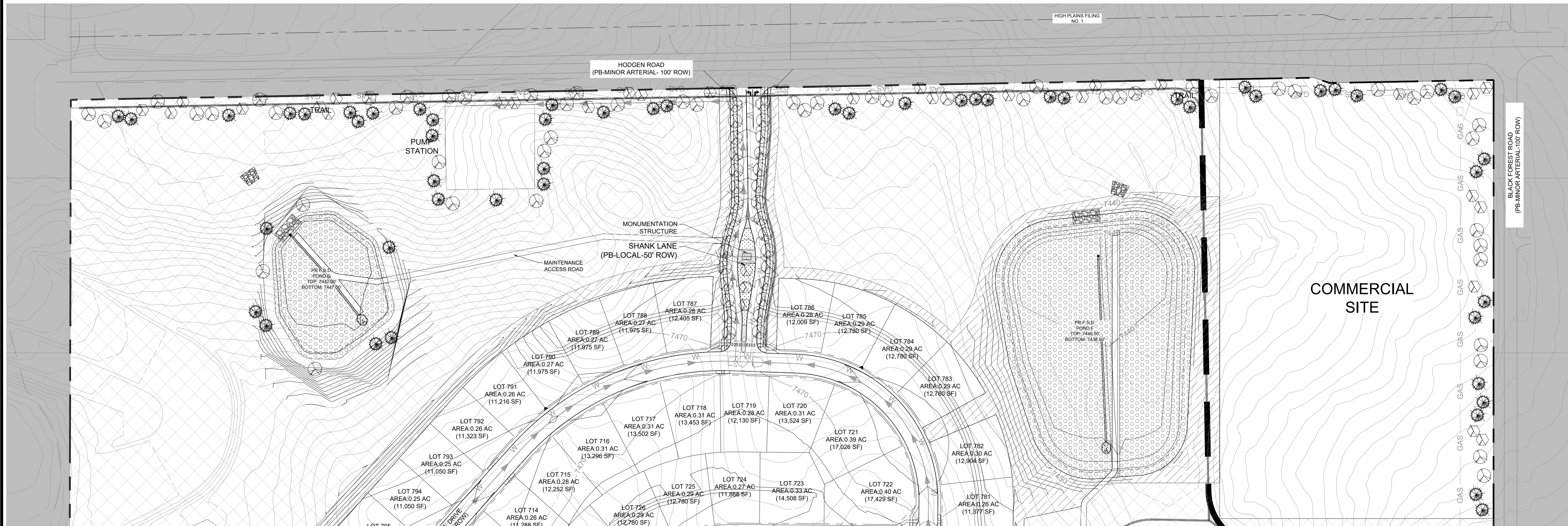
HR GREEN - COLORADO SPRINGS
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FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO




PUD PRELIMINARY PLAN
LANDSCAPE PLAN

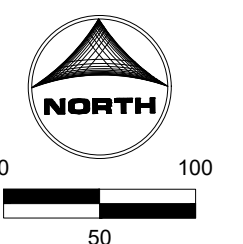
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GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE


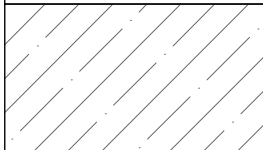
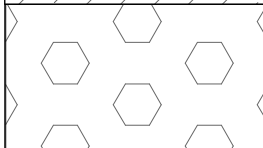
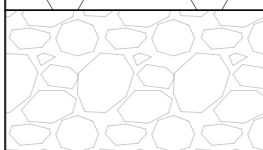
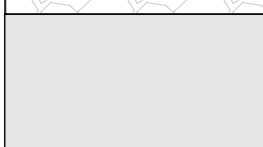



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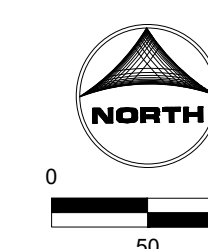
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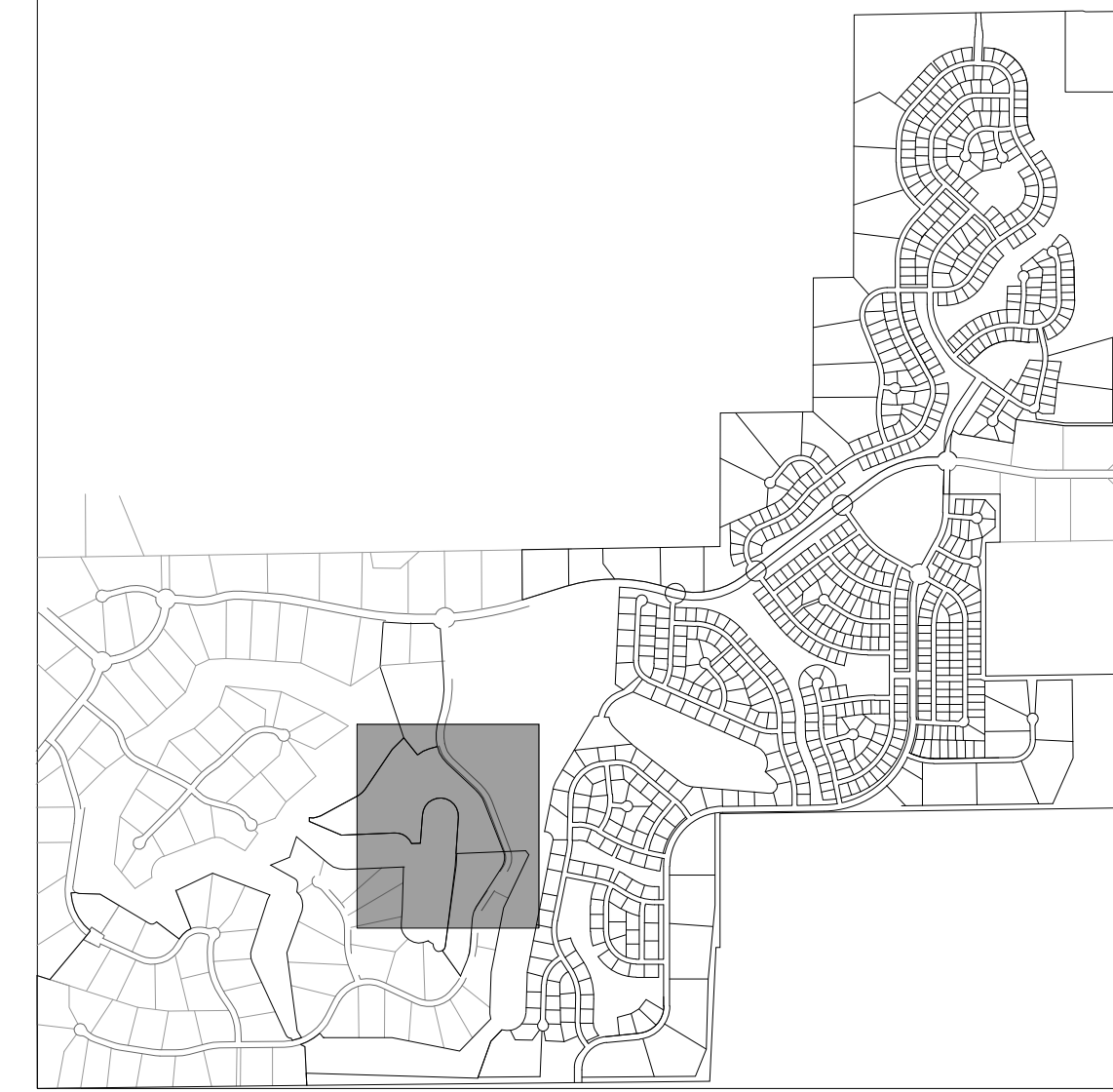
GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SO CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND SPECIFIED PER SUPPLIER'S SPECIFICATIONS.
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

TREE LEGEND

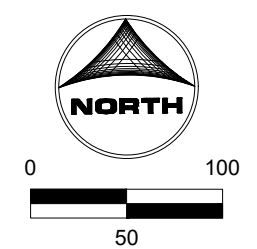
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE





GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED IRRIGATED NATIVE SEED, TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	DETENTION SEED DETENTION SEED, TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.
EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO BE PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.	

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



NO.	DATE	BY	REVISION DESCRIPTION

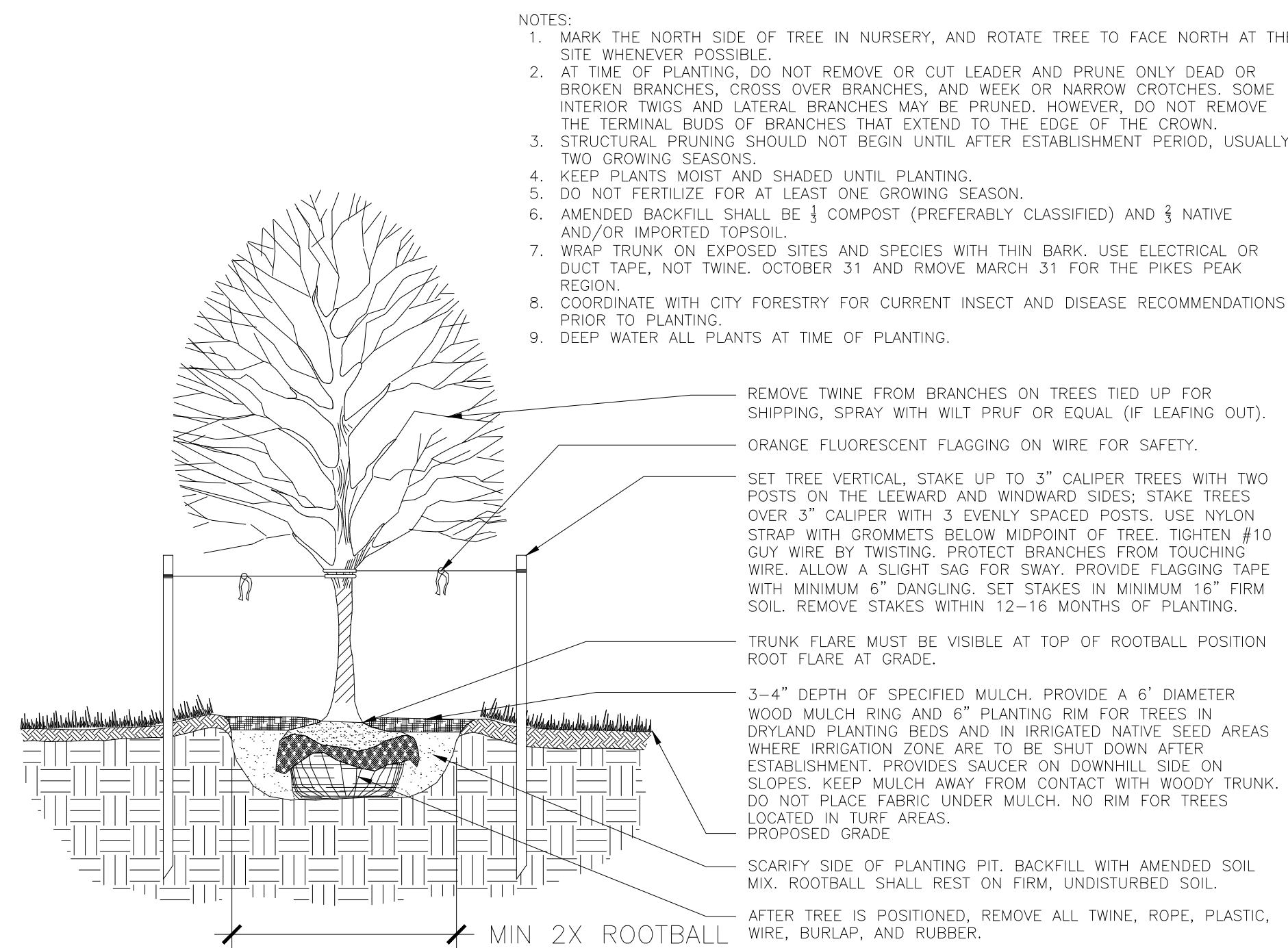


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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PRI #2, LLC.
EL PASO COUNTY, CO

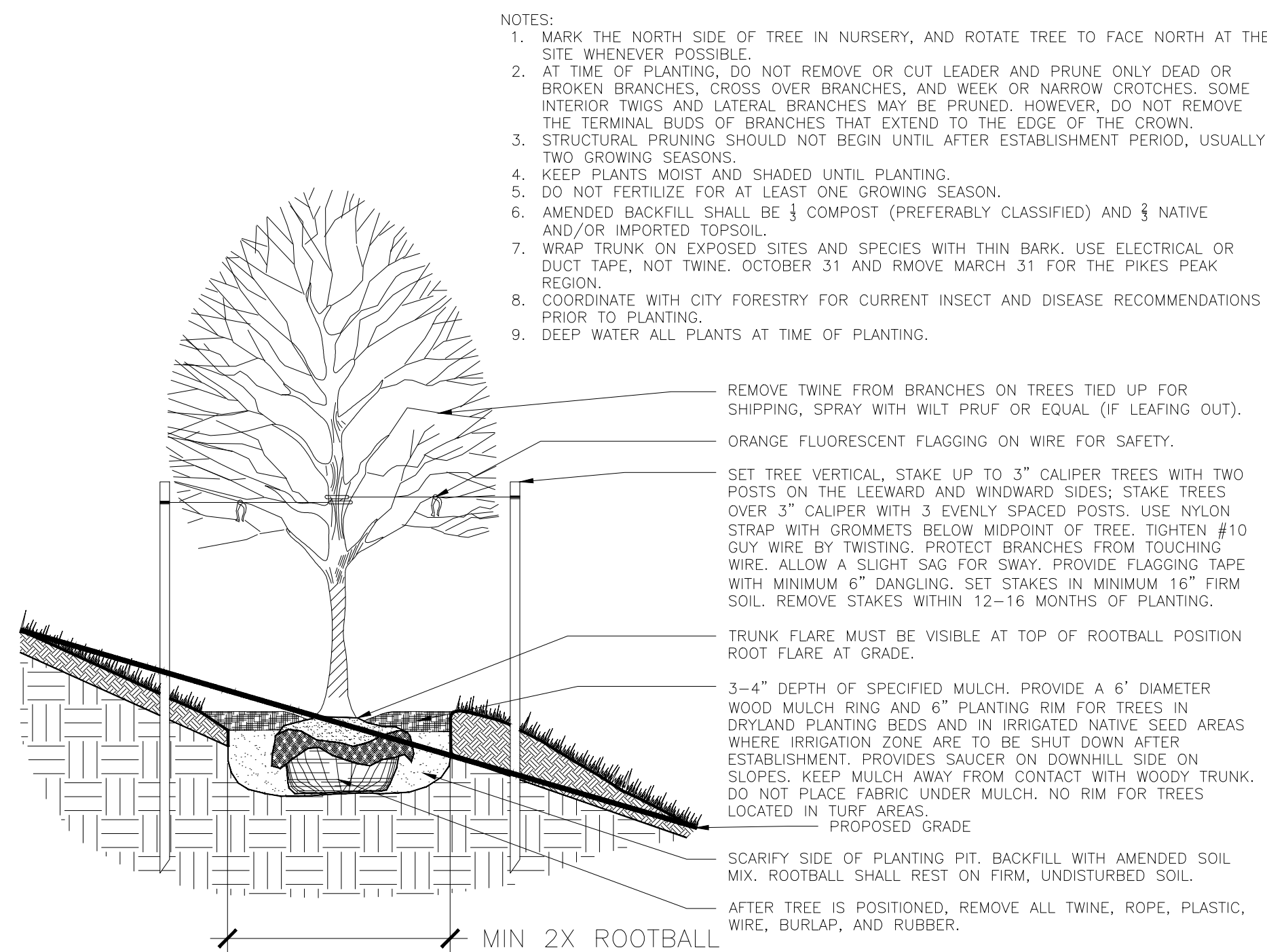
PUD PRELIMINARY PLAN
LANDSCAPE PLAN

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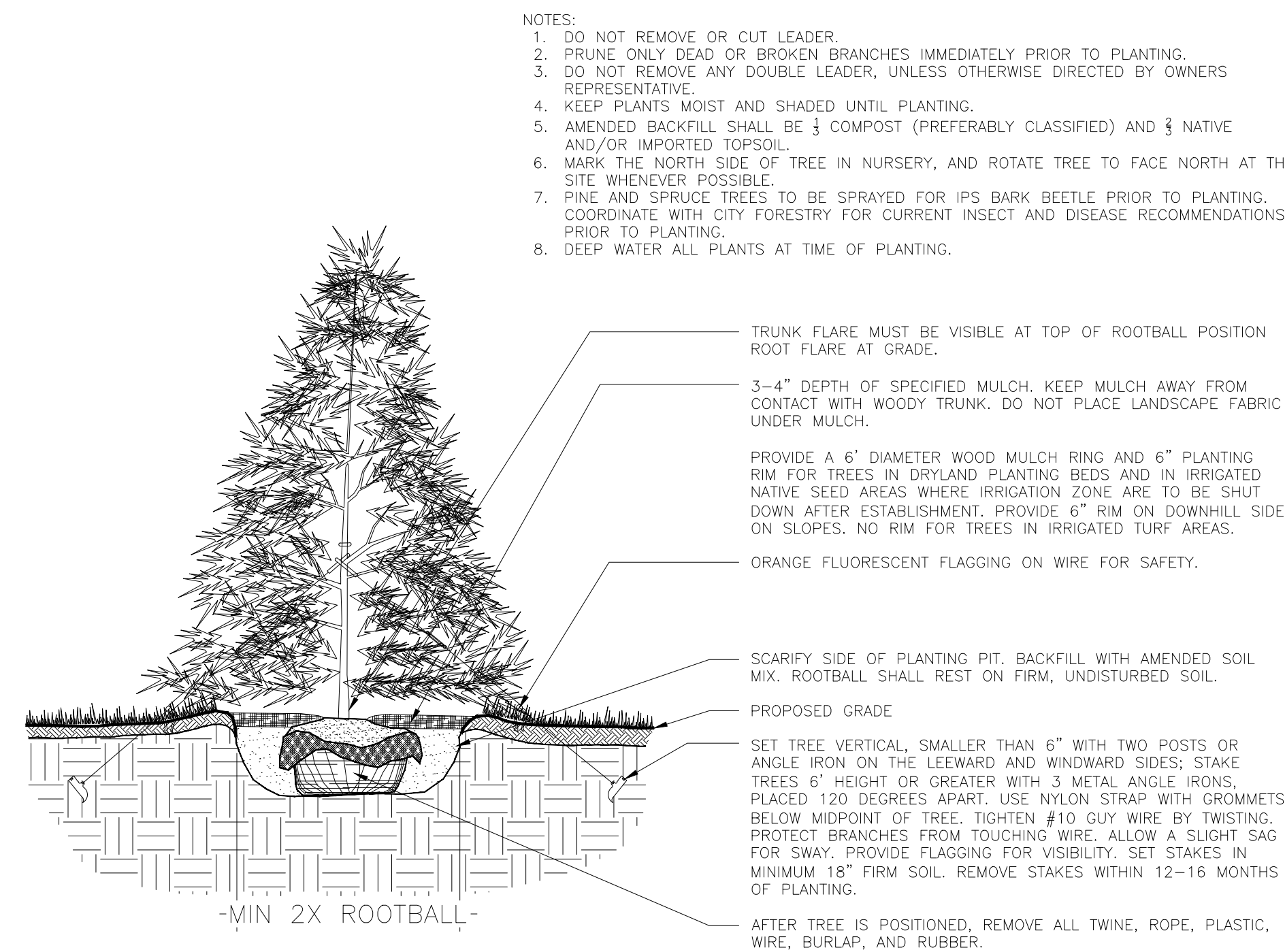
1 TYP. DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



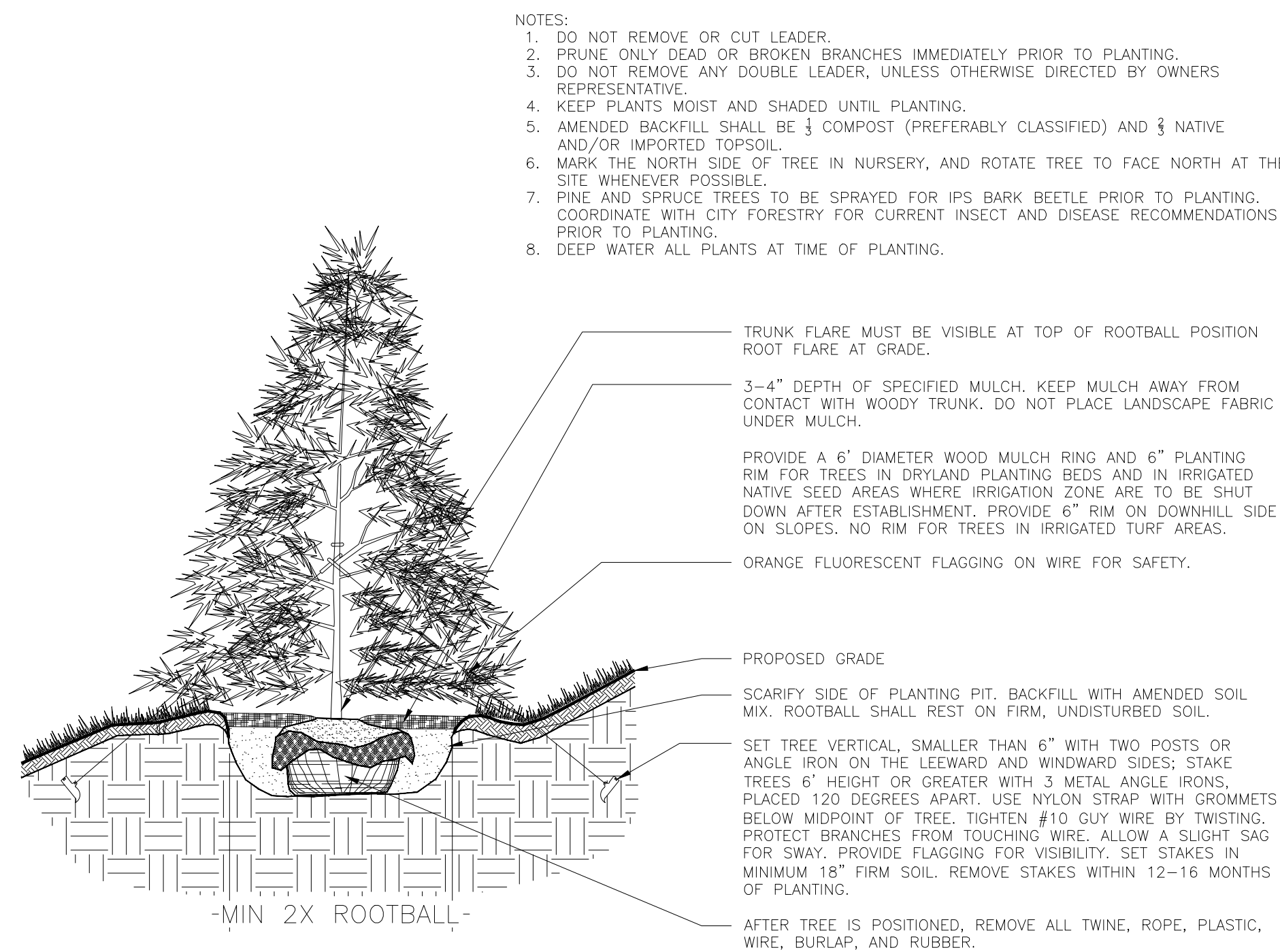
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS



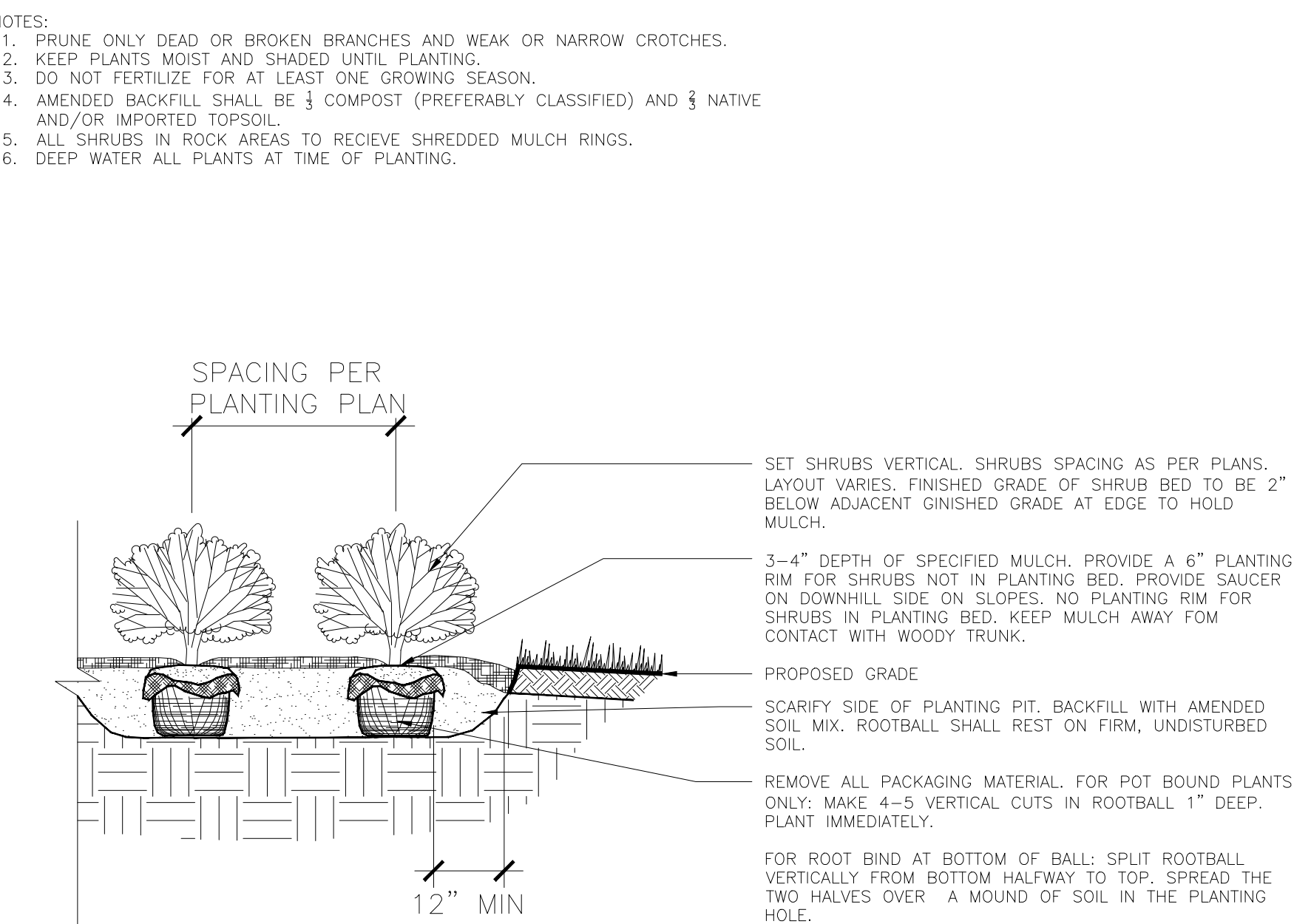
3 TYP. EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



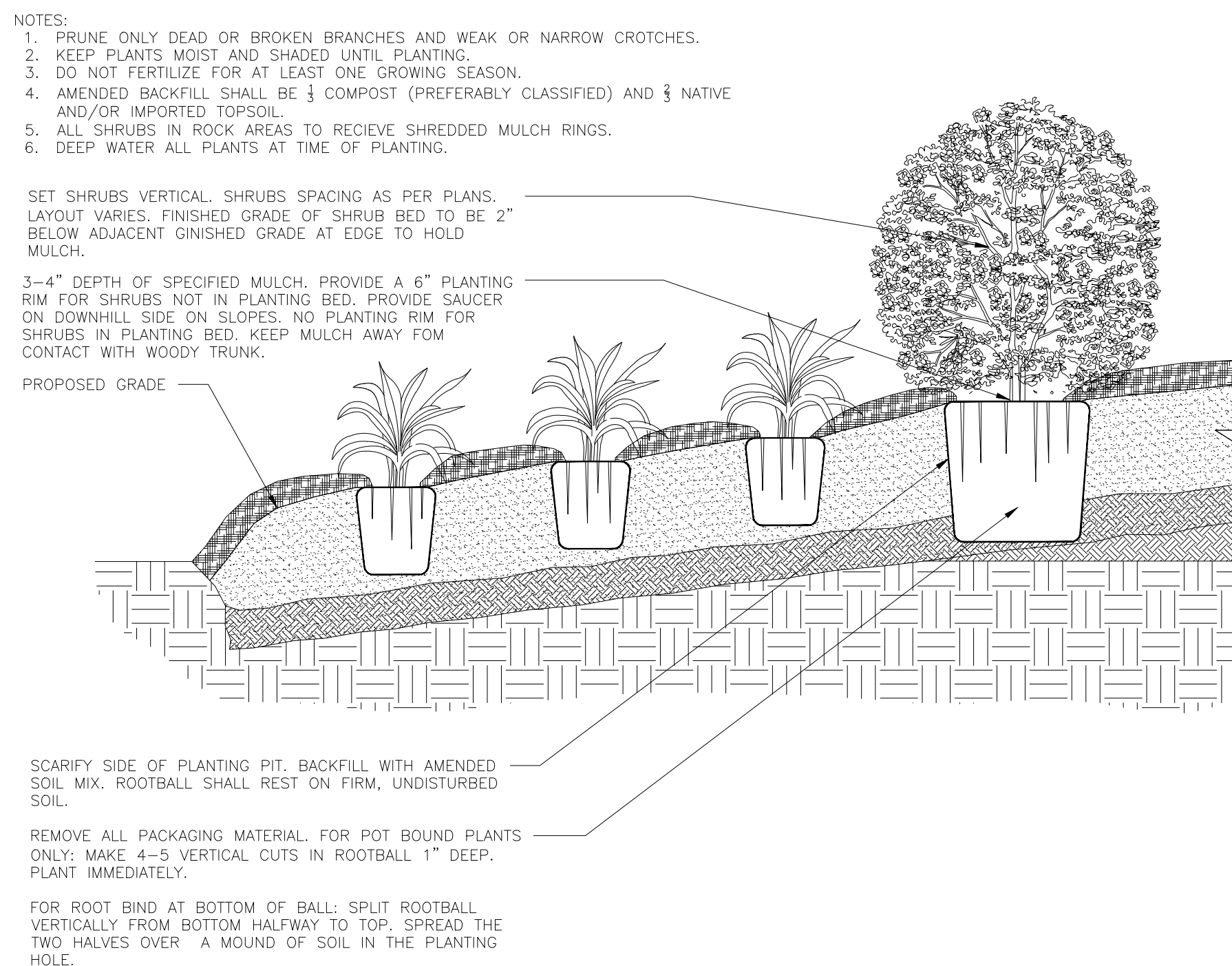
4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS



5 TYP. SHRUB PLANTING DETAIL

SCALE: NTS



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS

DRAWN BY: JAG JOB DATE: 1.19.2024 BAR IS ONE INCH ON
APPROVED: PLS JOB NUMBER: 211030 OFFICIAL DRAWINGS.
0 [REDACTED] 1"
IF NOT ONE INCH,
CAD DATE: 1/24/2024 ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWGS\CIPUD-PP\Landscape_Plan

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PUD PRELIMINARY PLAN
LANDSCAPE DETAILS

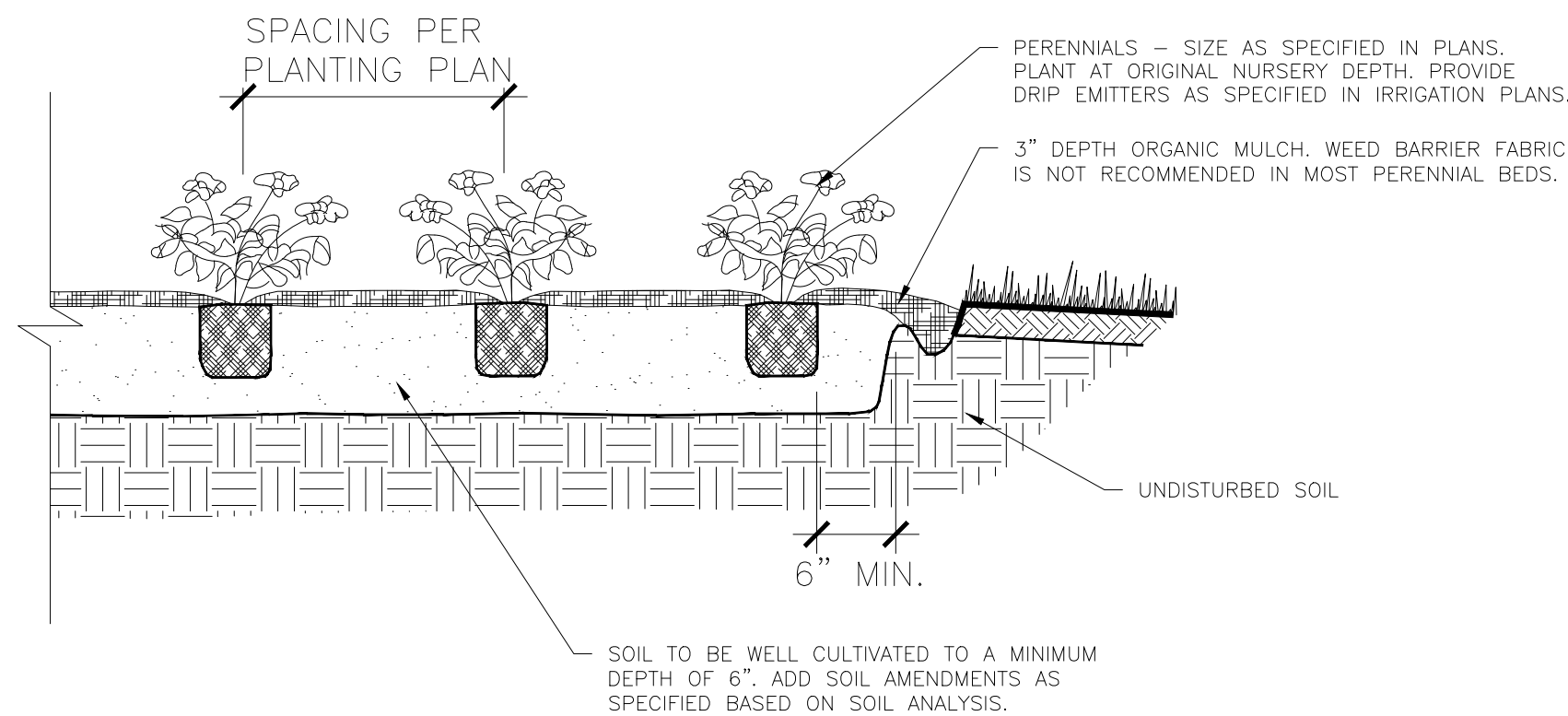
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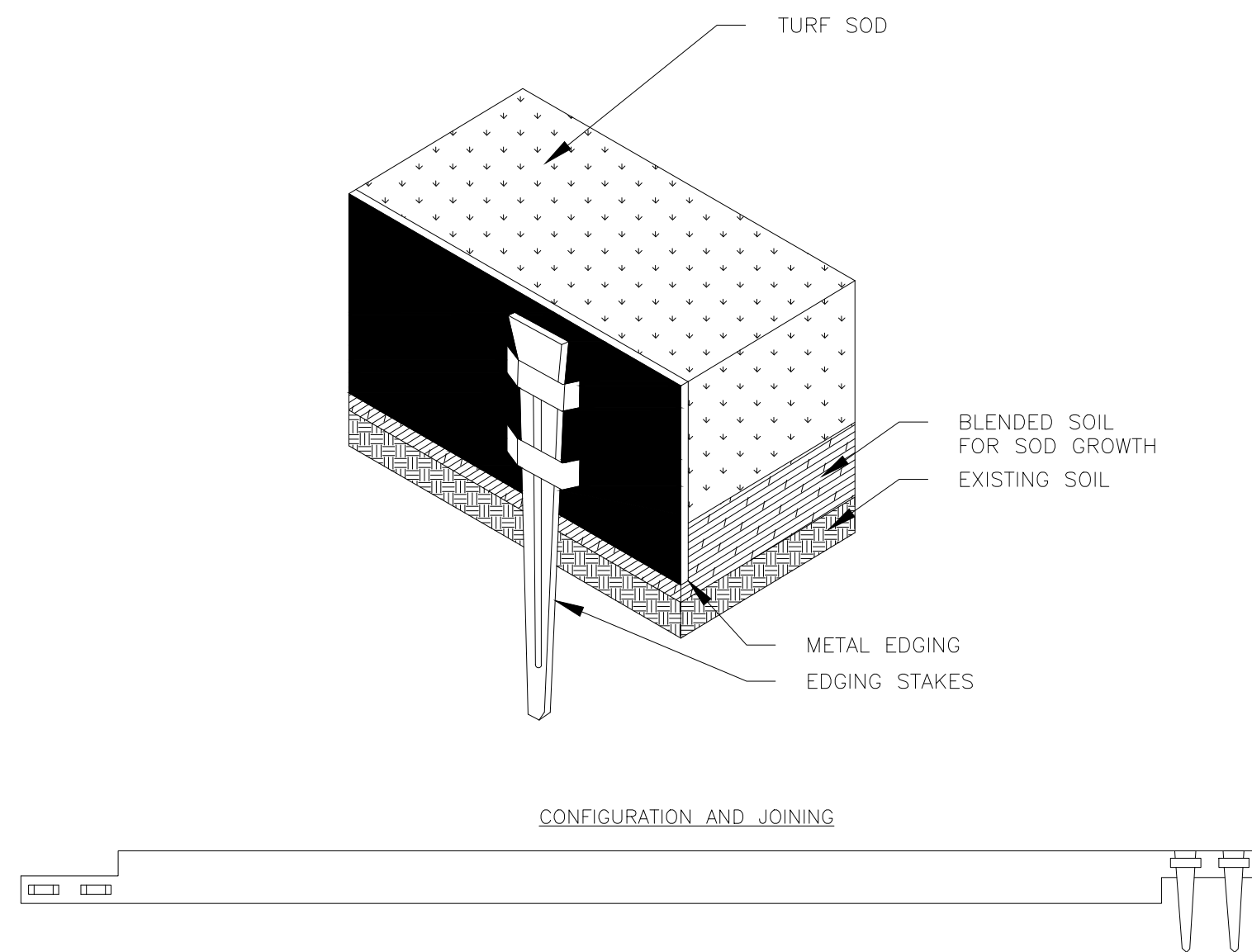
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1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE $\frac{1}{3}$ COMPOST (PREFERABLY CLASSIFIED) AND $\frac{2}{3}$ NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

Diagram illustrating a planting bed layout with staggered rows. The diagram shows a rectangular bed containing several rows of plants. The plants are arranged in a staggered pattern, with each plant in a row offset from the plants in the rows above and below it. Labels indicate: EQUAL SPACING BETWEEN ALL PLANTS, EDGE OF PLANTING BED, and TYPICAL STAGGERED ROWS.



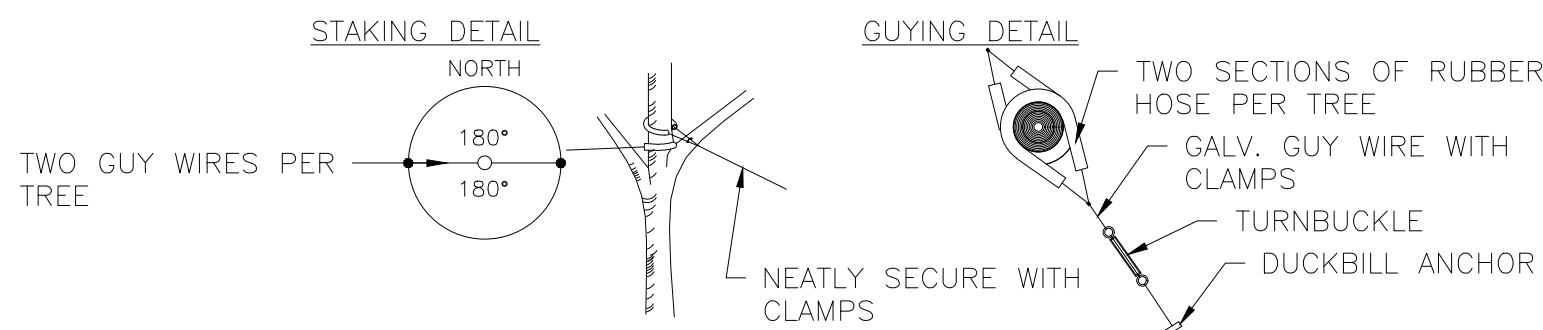
SCALE: NTS



1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.
3. USE BROWN COLOR ONLY.
4. CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

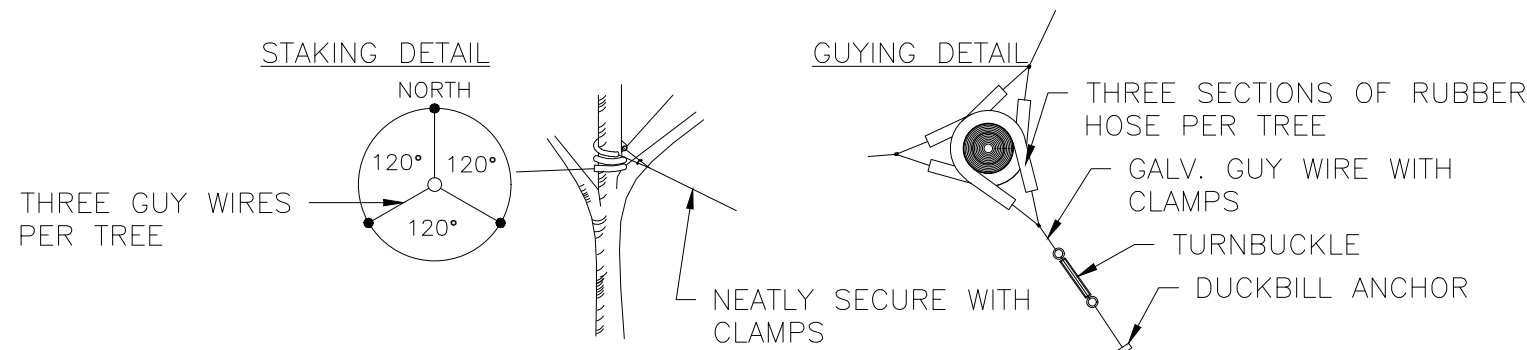
SCALE: NTS

- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
- 13' OF ¾" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
- ½" DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
- TWO (2) TURNBUCKLES, EYE AND EYE TYPE, ¾" THREAD DIAMETER WITH 3" TAKE-UP.
- FOUR (4) ¾" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH ¾" ROUND DRIVING PIT NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
- TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

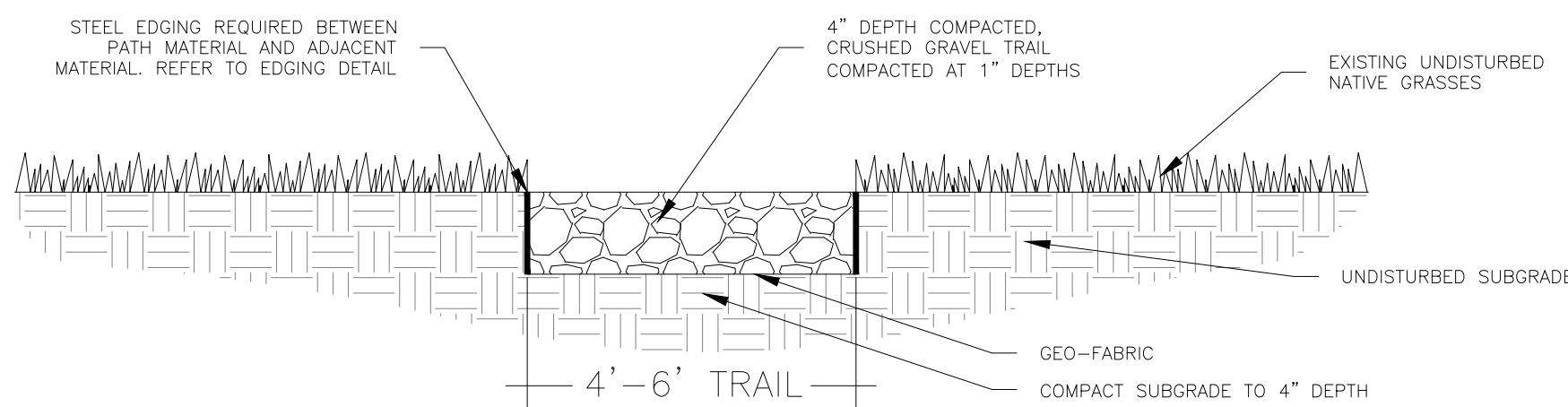
- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
- 13' OF $\frac{3}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
- $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
- THREE (3) TURNBUCKLES, EYE AND EYE, $\frac{1}{2}$ " THREAD DIAMETER WITH 3" TAKE-UP.
- SIX (6) $\frac{3}{8}$ " CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2" LONG WITH $\frac{1}{4}$ " ROUND TURNING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
- THREE (3) RUBBER HOSE TRIP COLLARS, 21" LONG, EA.



*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

2 TYP. GUYING DETAIL

SCALE: NTS



6 TYP. CRUSHED GRAVEL TRAIL

SCALE: NTS

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BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0 1"
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USE SCALE ACCORDINGLY

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PCD FILE NO.: PUDSP234

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