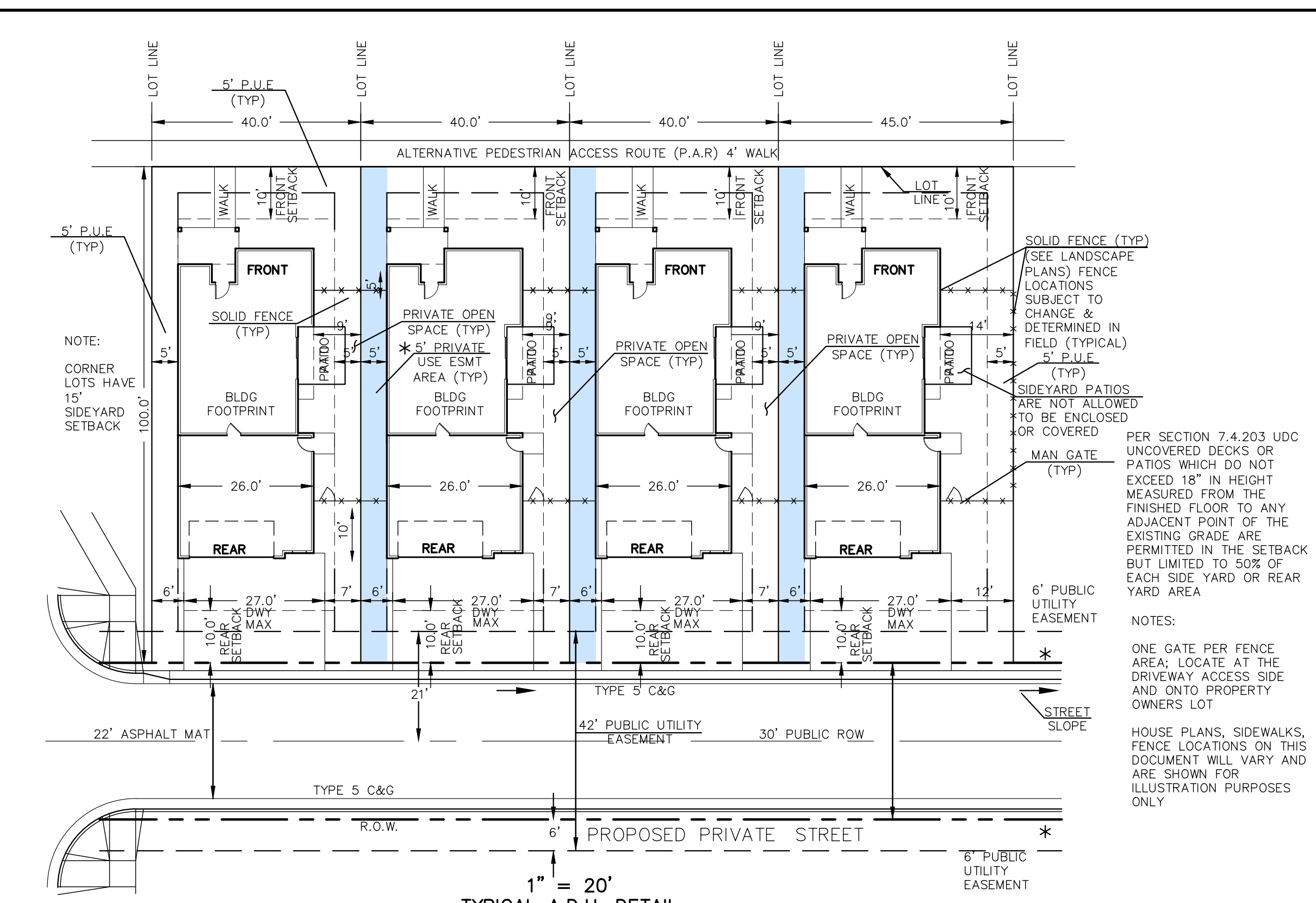
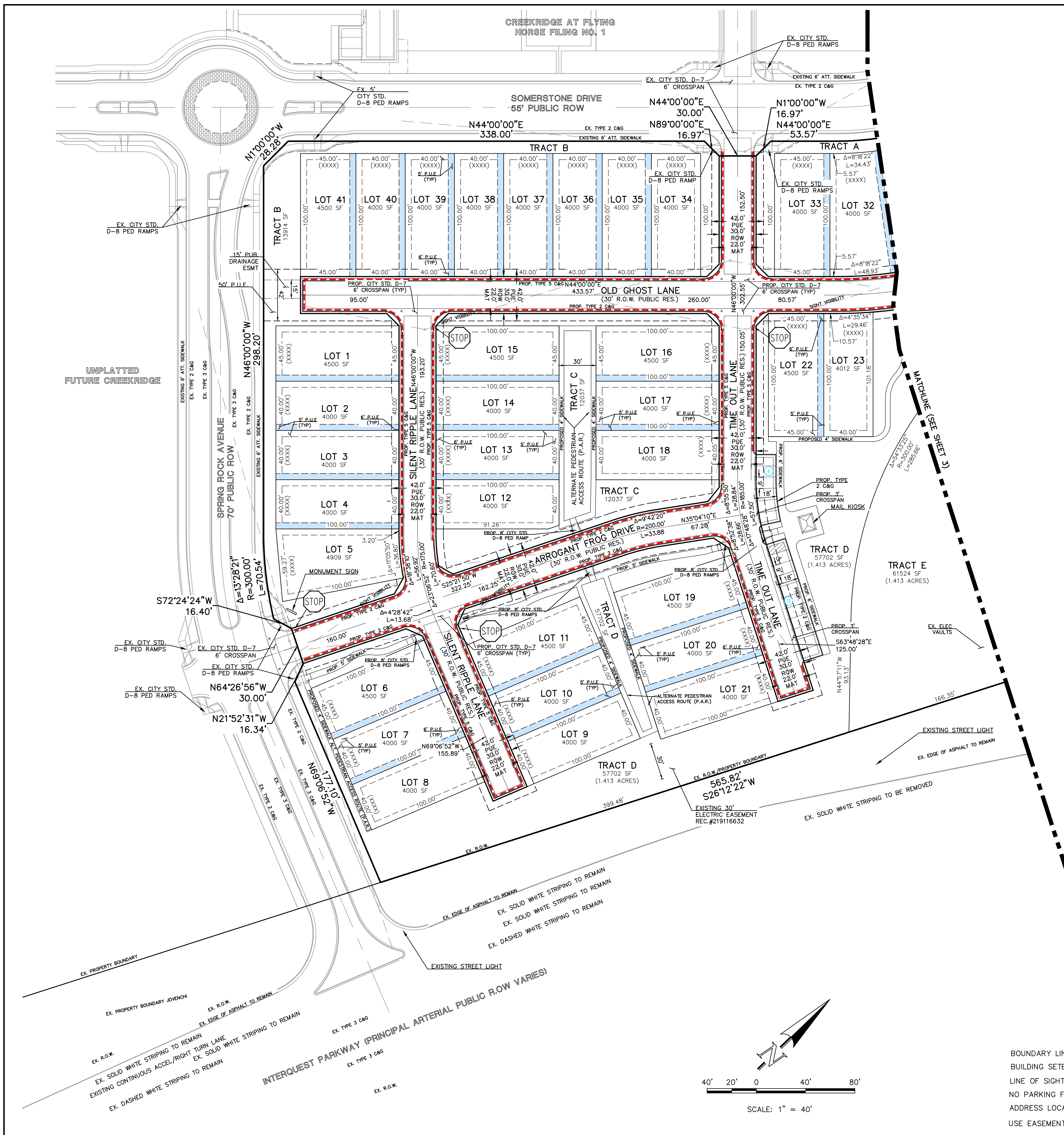
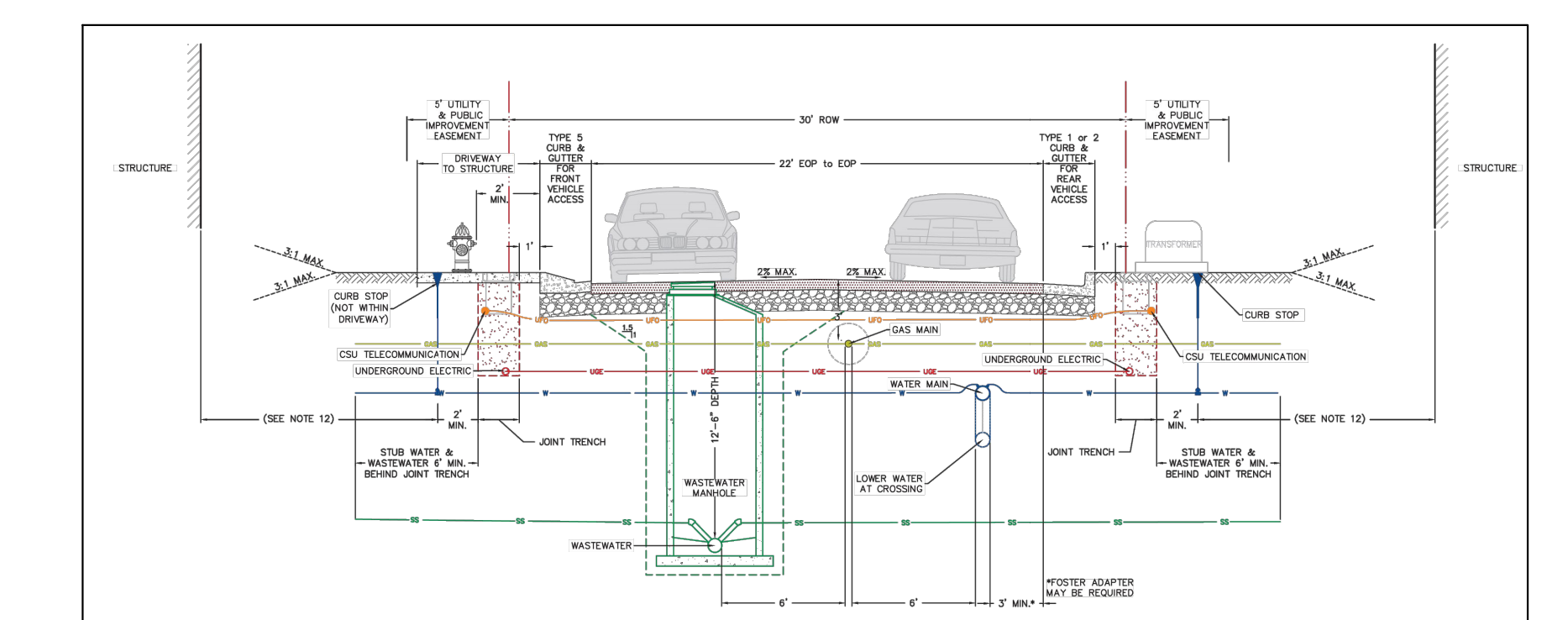




NOTE: CORNER LOTS HAVE 15' SIDEYARD SETBACK

* 5' PRIVATE USE EASEMENT/AGREEMENT TO BE FILED BY SEPARATE DOCUMENT AND TO BE USED AS SIDE YARD PRIVATE EXTERIOR LIVING SPACES UTILIZING THE SHARED USE EASEMENT TO MAXIMIZE THE SIDE YARD DIMENSIONS.

"NO PARKING / FIRE LANE" SIGNAGE PER CSFD STANDARDS



30' ROW PUBLIC RESIDENTIAL CITY TYPICAL SECTION 1L
SCALE: 1" = 10'
NO PARKING ALLOWED

- NOTES:**
- OUTSIDE LOT DIMENSIONS SHOWN. SEE PLAT FOR ALL LOT DIMENSIONS.
 - ALL SIDEWALKS ARE CONCRETE.
 - ALL ROADWAYS AND PARKING TO BE ASPHALT.
 - SITE DOES NOT CONTAIN ANY SITE LIGHTING. THE ADDITION OF SITE LIGHTING MAY REQUIRE AN AMENDMENT TO THIS PLAN AND/OR A PHOTOMETRIC PLAN
 - LOCATION OF PRIVATE 4' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.
- FOR CITY USE:**

LEGEND

BOUNDARY LINE	---
BUILDING SETBACK LINE	---
LINE OF SIGHT	---
NO PARKING FIRE LANE SIGNED	---
ADDRESS LOCATION	---
USE EASEMENT AREAS	---

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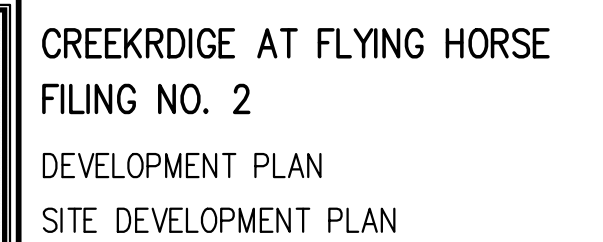
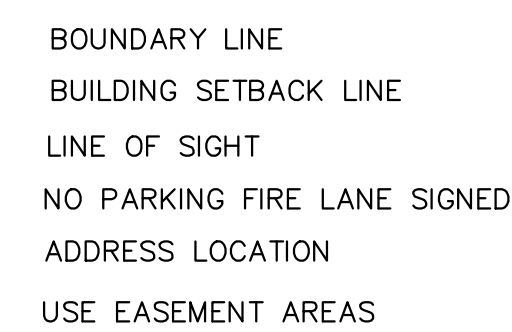
CREEKRDIGE AT FLYING HORSE
FILING NO. 2
DEVELOPMENT PLAN
SITE DEVELOPMENT PLAN

DESIGNED BY	JRH	SCALE	DATE	5/13/26
DRAWN BY	JRH	(H) 1"= 40'	SHEET	2 OF 18
CHECKED BY	(V) 1"= N/A	JOB NO.	1171.79	

CITY FILE NUMBER
DEPN-26-0068

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1. OUTSIDE LOT DIMENSIONS SHOWN. SEE PLAT FOR ALL LOT DIMENSIONS.
2. ALL SIDEWALKS ARE CONCRETE.
3. ALL ROADWAYS AND PARKING TO BE ASPHALT.
4. SITE DOES NOT CONTAIN ANY SITE LIGHTING. THE ADDITION OF SITE LIGHTING MAY REQUIRE AN AMENDMENT TO THIS PLAN AND/OR A PHOTOMETRIC PLAN
5. LOCATION OF PRIVATE 4' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.



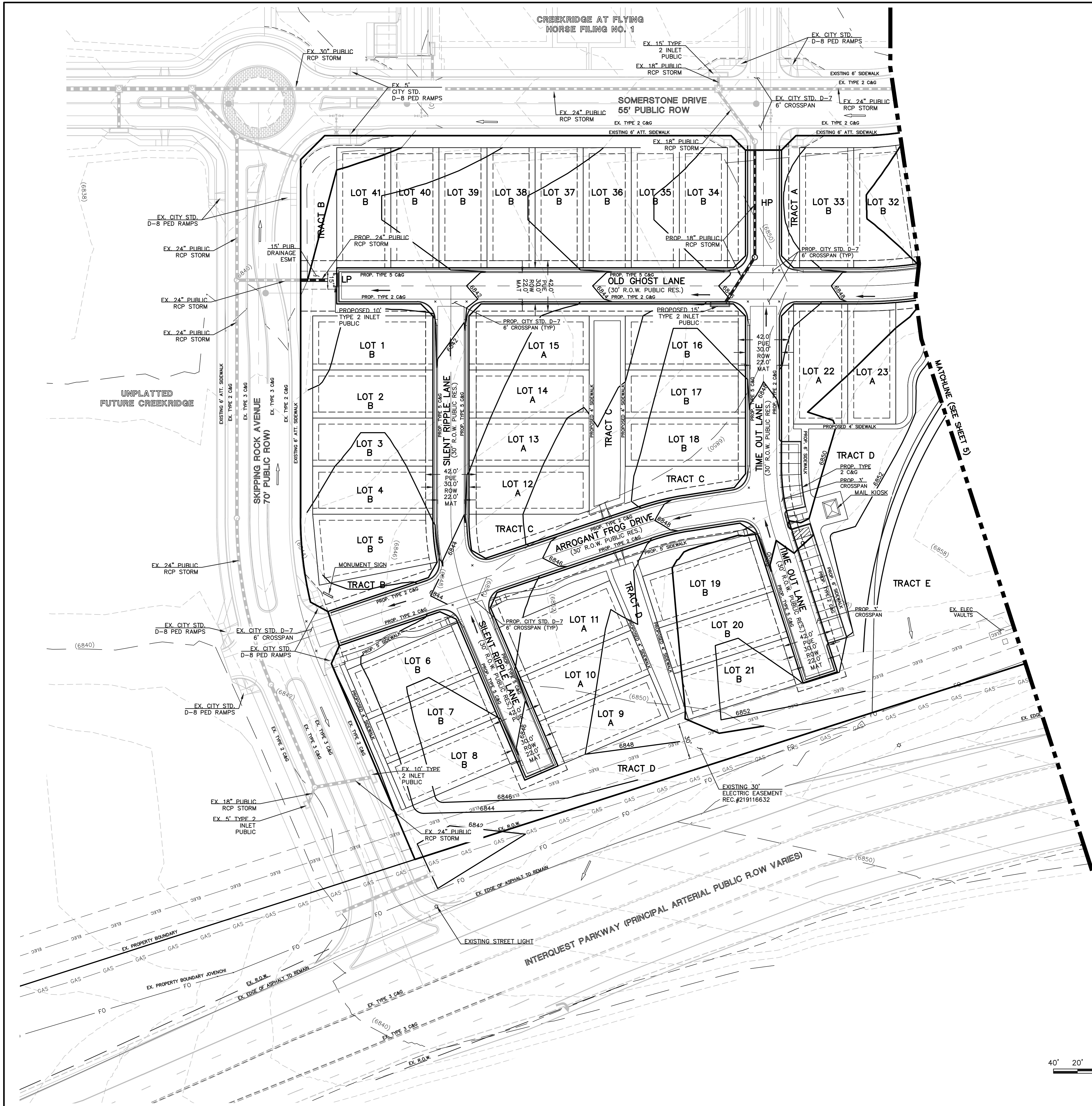
DESIGNED BY	JRH	SCALE	DATE	9/21/26
DRAWN BY	JRH	(H) 1"= 40'	SHEET 3	OF 18
CHECKED BY		(V) 1"= N/A	JOB NO.	1171.79

R CITY USE:

FILE NUMBER
1-26-0068

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KN:117179:DRAWINGS:DEVELOPMENT:117179 PG 04.dwg 9/23/2026 1:28:24 PM, 1:1



LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW
- EXISTING VEGETATION
- PROPOSED INLET
- PROPOSED STORM SEWER PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT

FOR CITY USE:

CITY FILE NUMBER
DEPN-26-0068

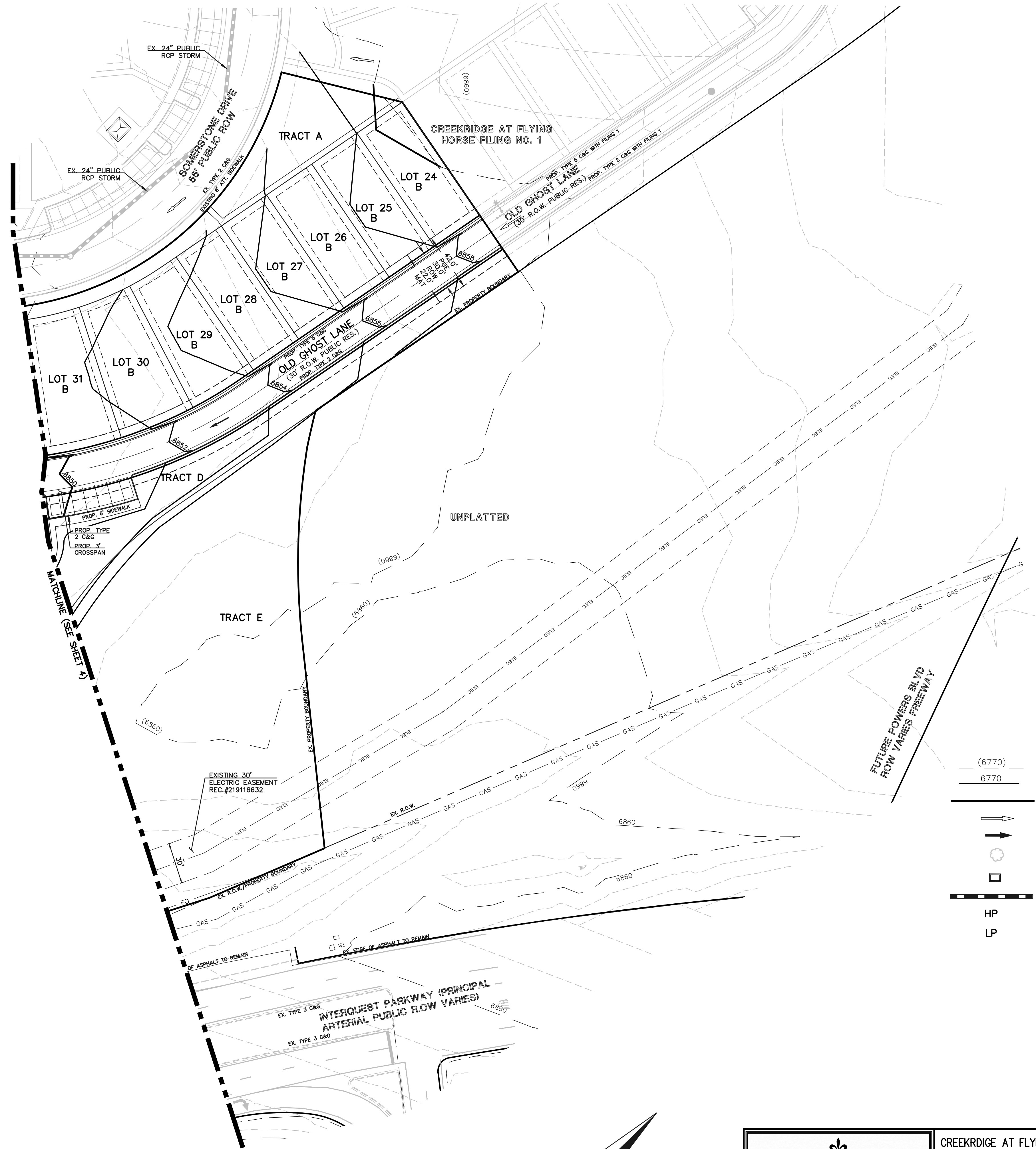
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(719)785-0799 (Fax)

CREEKRIDGE AT FLYING HORSE
FILING NO. 2
DEVELOPMENT PLAN
PRELIMINARY GRADING

DESIGNED BY	JRH	SCALE	DATE	5/14/26
DRAWN BY	JRH	(H) 1"= 40'	SHEET	4 OF 18
CHECKED BY		(V) 1"= N/A	JOB NO.	1171.79

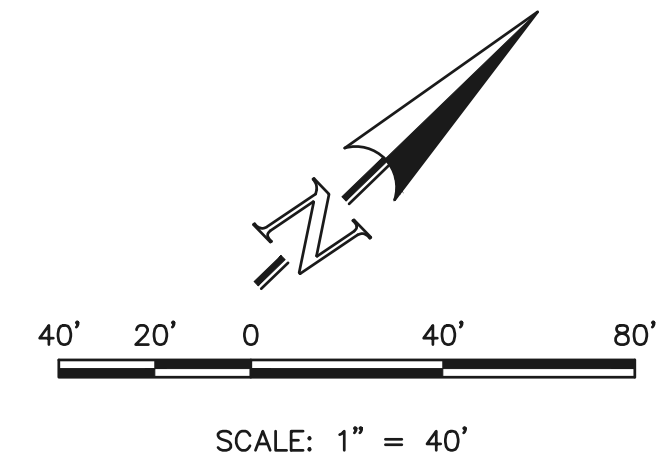


LEGEND

(6770)	EXISTING CONTOUR
6770	PROPOSED CONTOUR
---	BOUNDARY/FILING LINE
→	EXISTING FLOW DIRECTION
→	PROPOSED FLOW
⊗	EXISTING VEGETATION
□	PROPOSED INLET
---	PROPOSED STORM SEWER PIPE
HP	PROPOSED HIGH POINT
LP	PROPOSED LOW POINT

FOR CITY USE:

CITY FILE NUMBER	
DEPN-26-0068	



	CREEKRDIGE AT FLYING HORSE			
	FILING NO. 2			
	DEVELOPMENT PLAN			
	PRELIMINARY GRADING			
DESIGNED BY	JRH	SCALE	DATE	9/21/26
DRAWN BY	JRH	(H) 1"= 40'	SHEET	5 OF 18
CHECKED BY		(V) 1"= N/A	JOB NO.	1171.79

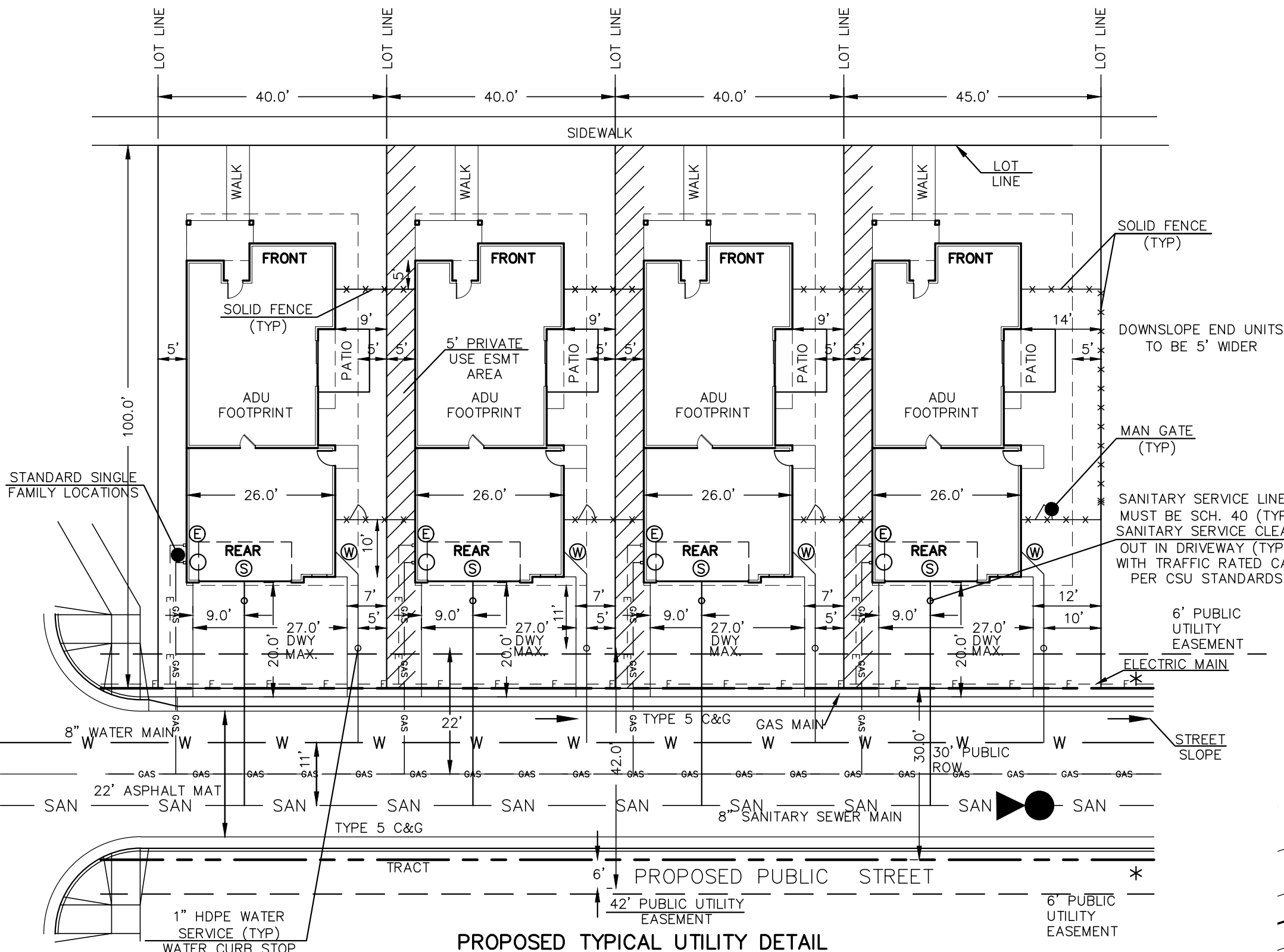
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PRELIMINARY UTILITY PLAN NOTES:

- 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 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.

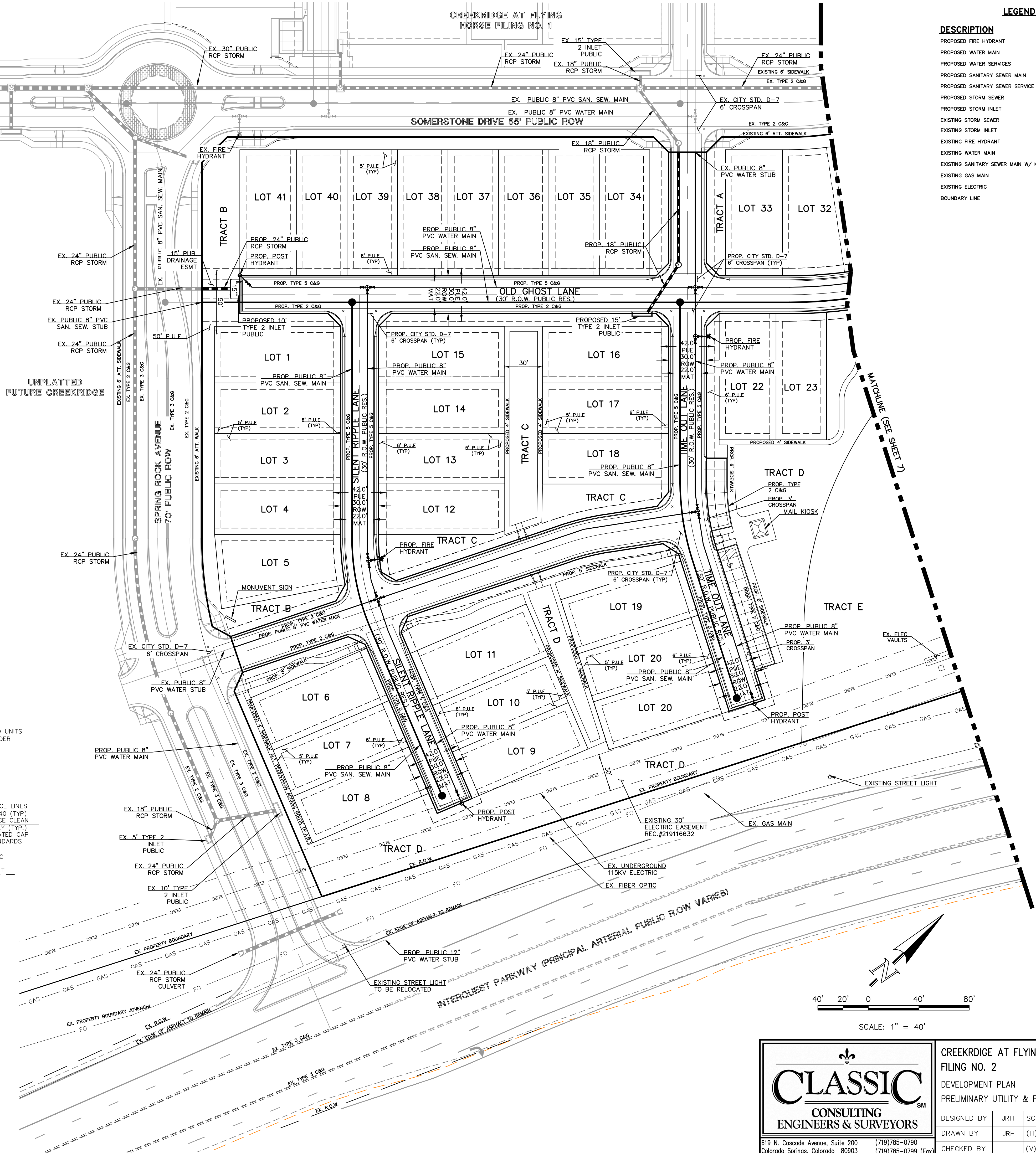
UTILITY SERVICE LOCATION NOTES:

- DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
- SEE PLANS FOR MAINLINE SIZES.
- ALL WATER SERVICES TO BE 3/4" TYPE "K" COPPER OR 1" HDPE UNLESS OTHERWISE SHOWN ON PLANS. ALL WATER SERVICES ARE 3/4"x 8" TAPS OR 1"x8" TAPS BY DEVELOPER UNLESS OTHERWISE NOTED ON PLANS.
- ALL CLEANOUTS TO BE INSTALLED PER COLORADO SPRINGS UTILITY STANDARD DETAIL D1-4.
- SEE DETAIL D1-5 AND SECTION 2.60 FOR JOINT TRENCH SERVICE LOCATIONS.
- ALL WASTEWATER SERVICES TO BE 4" PVC UNLESS OTHERWISE SHOWN ON PLANS. ALL WASTEWATER SERVICES ARE 4"x 8" TAPS UNLESS OTHERWISE NOTED ON PLANS.
- WATER CURB STOPS AND SANITARY SEWER CLEANOUTS NOT TO BE WITHIN DRIVEWAYS OR SIDEWALKS.
- INSTALL WATER CURB STOP LOCATION PER COLORADO SPRINGS UTILITY STANDARD DETAIL B2-3. NO PERMANENT STRUCTURES OR LANDSCAPING SHALL BE LOCATED WITHIN 5' RADIUS OF THE CURB STOP.
- GAS METERS MUST BE A MINIMUM OF 3- FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENING IN WALLS.
- PER GSS 4.05.d.3.b. GAS METER SHALL BE PLACED 5' FROM FRONT CORNER OF SINGLE FAMILY RESIDENTIAL BUILDING.
- CSU FIELD ENGINEER TO DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER, AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT (719)668-4985 (GAS) OR (719)668-5564 (ELECTRIC) WITH ANY QUESTIONS.



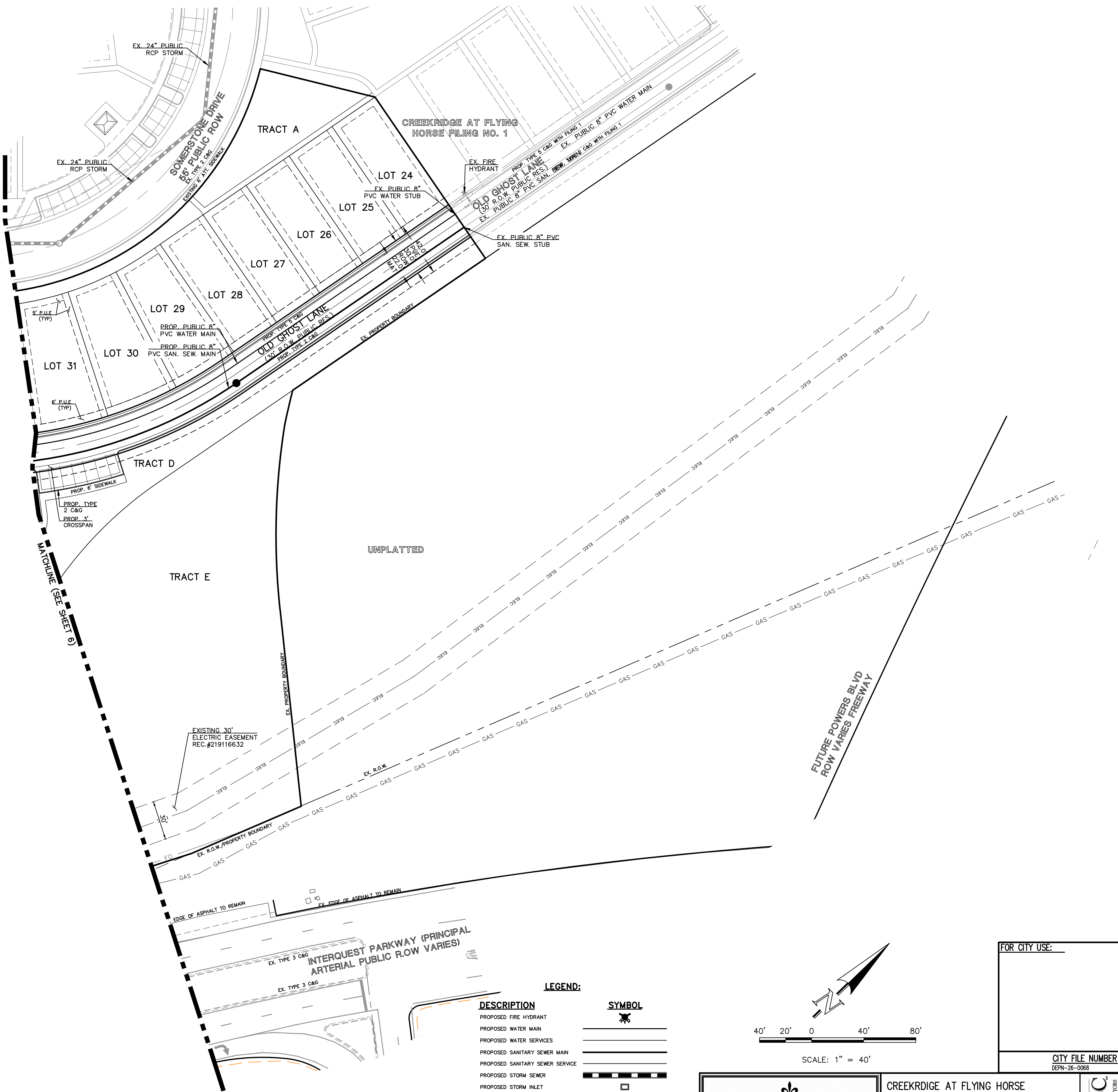
SWENT NOTES:

- PROPOSED STORM SEWER INLETS, MANHOLES, AND PIPES ARE ALL PUBLIC UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER PIPE MATERIALS TO BE RCP AS ALLOWED BY THE CURRENT CITY OF COLORADO SPRINGS DCM.
- ALL MANHOLES ARE TYPE 1 OR TYPE II AS ALLOWED BY THE CURRENT COLORADO SPRINGS DCM.
- ALL INLETS TO BE TYPE 2 STANDARD DETAIL AS ALLOWED BY CURRENT COLORADO SPRINGS DCM.
- ALL STORM SEWER BENDS SHOWN ARE PREFABRICATED 11.25', 22.50', OR 45' CONCRETE BENDS.
- ALL CURBS ARE CITY STANDARD TYPE 2 (6" VERTICAL), TYPE 5 (6" RAMP) AS INDICATED PER PLAN.
- ALL RCD, RAMPS AND CROSSPANS ARE PER CITY STANDARD DETAILS.



SWENT NOTES:

1. PROPOSED STORM SEWER INLETS, MANHOLES, AND PIPES ARE ALL PUBLIC UNLESS OTHERWISE INDICATED.
2. ALL STORM SEWER PIPE MATERIALS TO BE RCP AS ALLOWED BY THE CURRENT CITY OF COLORADO SPRINGS DCM.
3. ALL MANHOLES ARE TYPE 1 OR TYPE II AS ALLOWED BY THE CURRENT COLORADO SPRINGS DCM.
4. ALL INLETS TO BE TYPE 2 STANDARD DETAIL AS ALLOWED BY CURRENT COLORADO SPRINGS DCM.
5. ALL STORM SEWER BENDS SHOWN ARE PREFABRICATED 11.25', 22.50', OR 45' CONCRETE BENDS.
6. ALL CURBS ARE CITY STANDARD TYPE 2 (6" VERTICAL), TYPE 5 (6" RAMP) AS INDICATED PER PLAN.
7. ALL PED. RAMPS AND CROSSPANS ARE PER CITY STANDARD DETAILS.

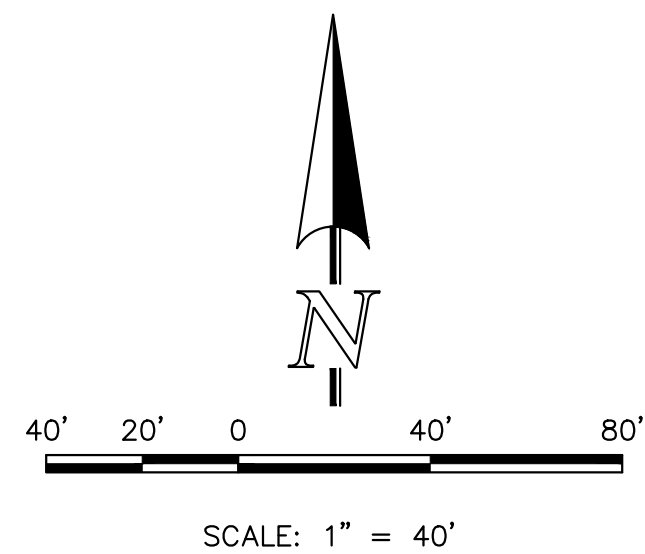
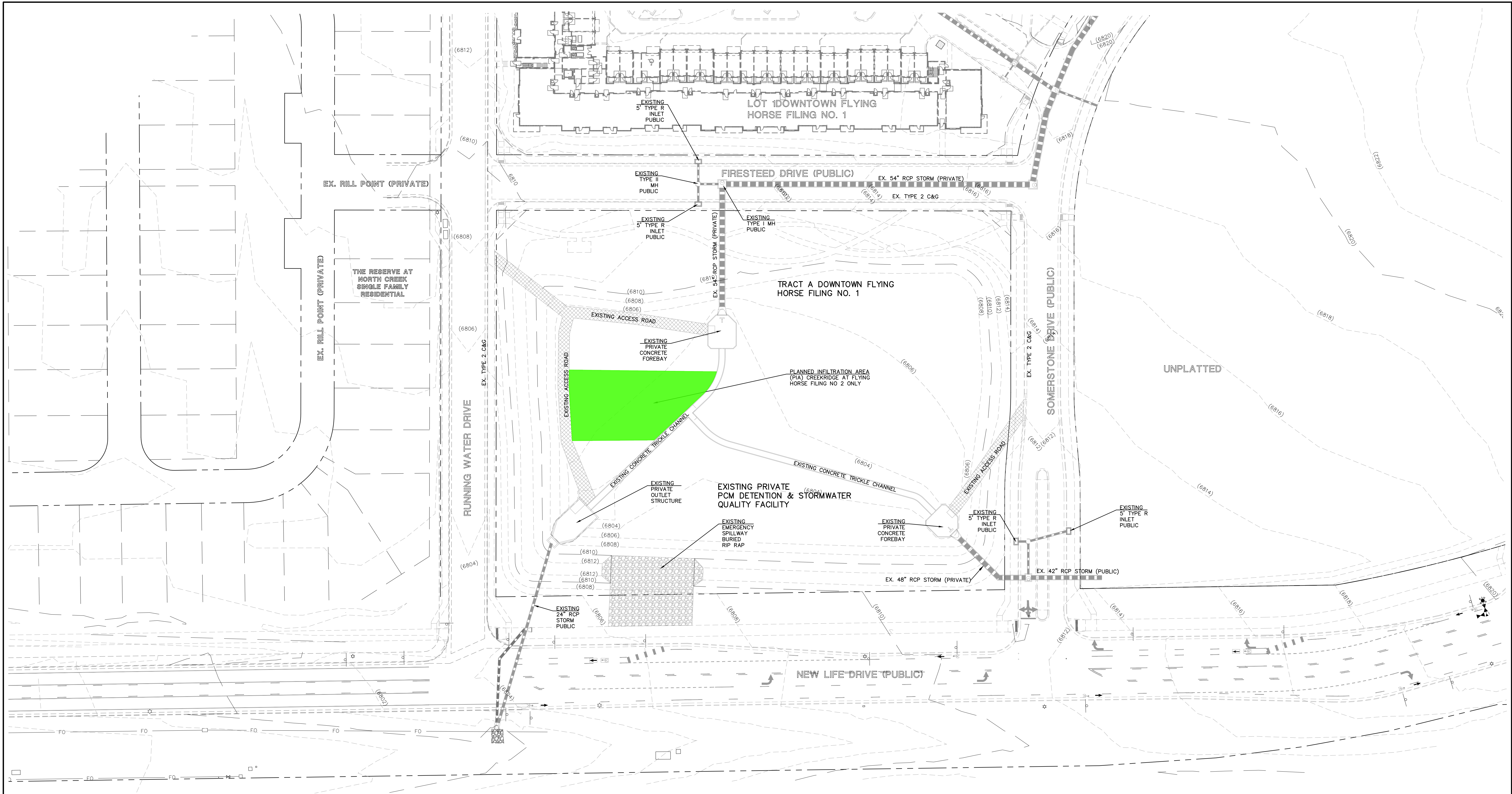


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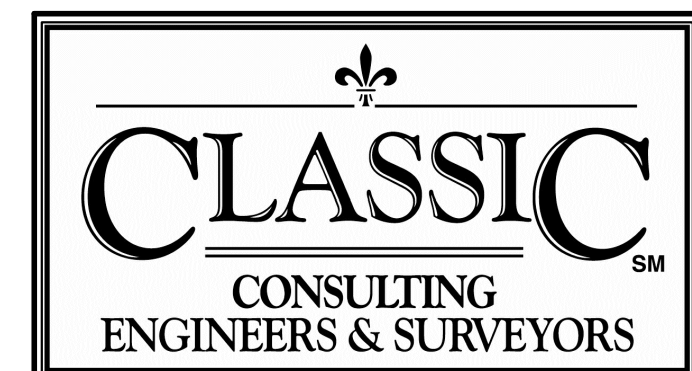
CREEKRDIGE AT FLYING HORSE
FILING NO. 2
DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY	JRH	SCALE	DATE	9/21/26
DRAWN BY	JRH	(H) 1"= 40'	SHEET	7 OF 18
CHECKED BY		(V) 1"= N/A	JOB NO.	1171.79

FOR CITY USE:
CITY FILE NUMBER DEPN-26-0068



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BOUNDARY/FILING LINE
	EXISTING FLOW DIRECTION
	PROPOSED FLOW
	EXISTING VEGETATION
	PROPOSED INLET
	PROPOSED STORM SEWER PIPE
	PROPOSED HIGH POINT
	PROPOSED LOW POINT
	PROPOSED RETAINING WALL



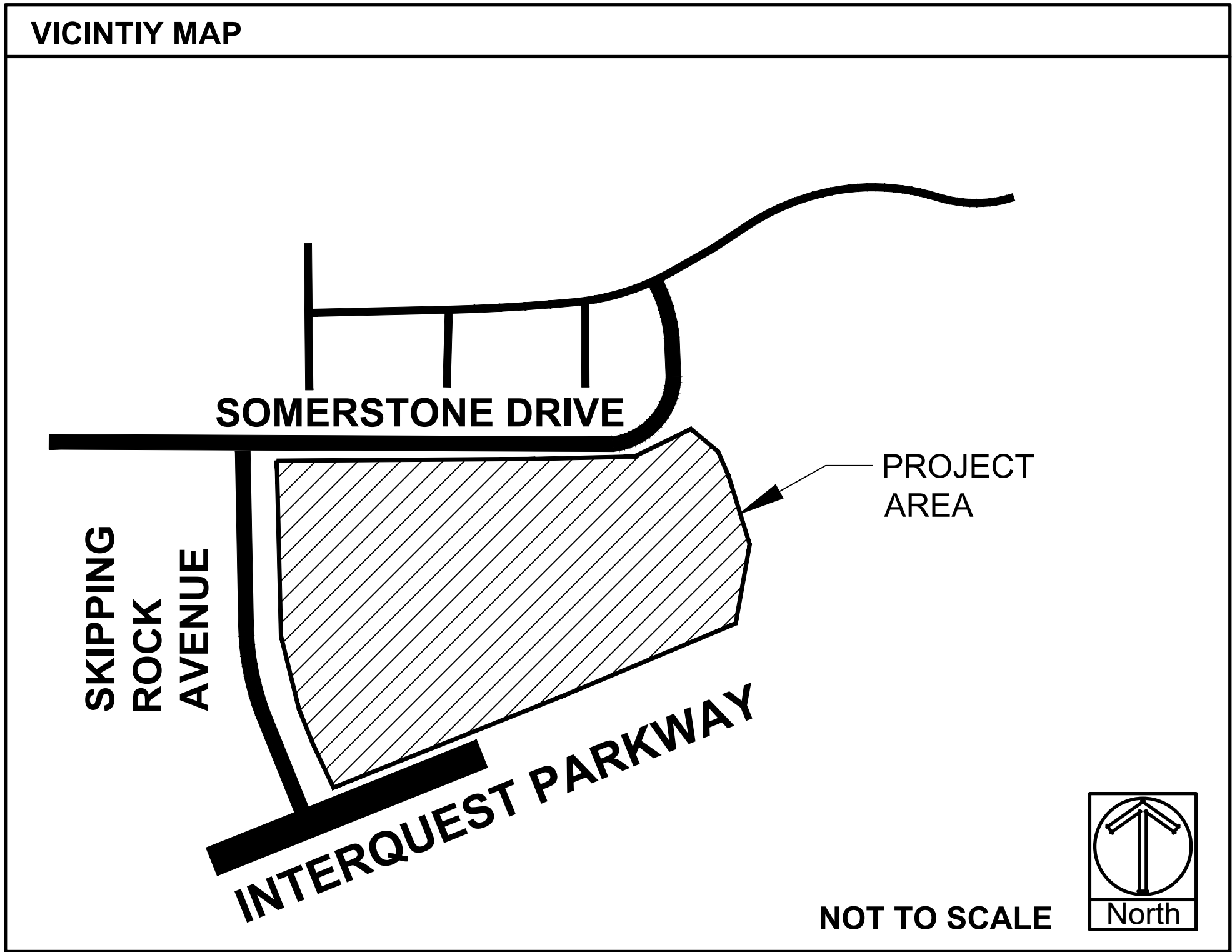
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(719) 785-0799 (Fax)

CREEKRIDGE AT FLYING HORSE
FILING NO. 2
DEVELOPMENT PLAN
PIA EXHIBIT

DESIGNED BY	JRH	SCALE	DATE	4/16/26
DRAWN BY	JRH	(H) 1"= 40'	SHEET	8 OF 18
CHECKED BY		(V) 1"= N/A	JOB NO.	1171.79

FOR CITY USE:
CITY FILE NUMBER DEPN-26-0068





PROJECT SITE DATA
ZONING: PDZ-UV (SINGLE FAMILY RESIDENTIAL)
PROPERTY AREA: 355,668 SF
PARKING SPOTS: 21
CLIMATE ZONE: Foothills and Plains
PLANT COMMUNITIES: Foothill shrubland, lower elevation riparian, pinyon-juniper woods, ponderosa pine forest, prairie, upper elevation riparian.

STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES
1. The following landscape notes shall be provided on all Preliminary and Final Landscape plans and be listed in a section called "Standard City of Colorado Springs Landscape Notes".
• "A Final Landscape and Irrigation Plan, with applicable supporting material, shall be submitted at time of Building Permit application and shall be approved before any Building Permit approval, any landscape or irrigation construction, and issuance of a Certificate of Occupancy."
• "All proposed landscaping shall be watered by an automatic irrigation system which will provide drip irrigation to all shrub beds and trees within native seed areas and spray irrigation to all high-water use turf and native seed areas."
• "The Owner or Developer is required to provide inspection affidavits executed by the Colorado Licensed Landscape Architect or Certified Irrigation Designer of record for the project, which certifies that the project was installed and in compliance with the approved Final Landscape and Irrigation Plan on file in City Planning. This should require limited construction observation visits to accurately complete the affidavits. When ready to call for inspection and submit affidavits, first contact the city planner of record for the project (719-385-5905) and as necessary our DRE office (719-385-5982)."
• "Copies of receipts/delivery tickets for soil amendments installed on the project are required to be provided with the inspection affidavits."
• "If soil in the parking lot has been compacted by grading operations, the soil within the planter shall be tilled, or removed to a depth of thirty (30) inches and replaced with an acceptable growing medium for the species being installed."
• "Tilling of the existing soil to incorporate amendments and counter any compaction or soil consolidation shall be required for all landscape planting areas."
• "Accessible routes, including ramps and sidewalks, within the public right-of-way shall be per city engineering standard drawings and specifications. engineering development review division inspector will have the final authority on accepting the public improvements." (Note this note is only for urban downtown projects within the city)

SITE CATEGORY CALCULATIONS				
LANDSCAPE SETBACKS (LS)				
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft. Tree Req. / Prov.
Interquest Parkway	Expressway	25' / 25'	665'	1/20' 33.3 / 34
Somerstone Street	Non Arterial Street	10' / 10'	719'	1/30' 24 / 16
Skipping Rock Drive	Non Arterial Street	10' / 10'	545'	1/30' 18.2 / 13
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro	
0 / 0	0 / 0	LS	75% / 75%	
80 / 70	20 / 40	LS	75% / 75%	
60 / 80	0 / 0	LS	75% / 75%	
Motor Vehicle (MV)				
Number of Parking Spots	Shade Trees (1/15 Spaces) Req. / Prov.	Vehicle Lot Frontage	Linear Footage	2/3 Length Frontage
23	2 / 4	Full interior spots	NA	NA
Internal Landscaping (IL)				
Gross Site Area (SF)	Percent Min. Internal Area Req. 15%	Internal Area (SF) Req. / Prov.	Internal Trees (1/500 SF) Req. / Prov.	
388,269 SF		58,240 / 107,342	117 / 96	
1 Tree per lot required 41 lots =41 trees. Trees not shown on this plan for individual trees on each lot. See Landscape typical for tree locations and type.				
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Prov.	
210 / 190	40 / 40	IL	75%/75%	
Green space required (Yes/No)	Active green space 10% / SF Required / Provided	Non-active green Space 5% / SF req / Provided		
Yes	5,824 SF (-1,456 SF Reduction)	2,912 SF / SF		
*NEW REQUIREMENT WITH 25% REDUCTION 4,368 SF / 15,625 SF meets active green space by over 100%				
*A COMMUNITY PARK IS LOCATED WITHIN 660' OF 88% OF THE HOMES (36 OF 41 HOMES) THESE HOMES ARE ACCESSIBLE BY WALKWAYS. SO THIS COMMUNITY QUALIFIES FOR A 25% REDUCTION IN ACTIVE GREEN SPACE. (Per section 7.4.909 B).				

PLANTING LEGEND		Water Use:		Code Requirements:				
		Xeric - Water twice per month or less, once established. Low - Water about once per week, once established. Medium - Water about twice per week, once established. High - Water three days per week, or more, right-of-way.		SCREEN - Indicates if this tree or shrub is approved to be used to meet screening requirements. WALL/TRASH - Indicates if this tree or shrub is approved to be used to meet screening requirements for trash. ROW/MEDIAN - Indicates if this tree or shrub is approved by City Forestry/Planning for planting in public street right-of-way. STREAM - Indicates if this tree is allowed to be planted within City Streamside areas. RESTRICTED - Indicates that this tree or shrub can only be planted in certain areas within the City.				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	NURSERY SIZE	ZONE	SIZE (H / W / GROWTH RATE)	WATER USE	CODE REQ.
DECIDUOUS TREES								
ABM	13	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=5,	50-60' / 30-40' MOD/FAST	MED	PARK / ROW *
ACT	13	Acer tataricum	Maple tatarian	1-1/2"	Z=3,	15'-20' / 15'-20' SLOW-MOD	LOW-MED	ROW / MEDIANS *
ANM	7	Acer platanoides	Maple, Norway	1-1/2"	Z=4,	30'-45' / 25'-30' MODERATE	MED	PARK / ROW *
GSH	4	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2"	Z=4,	30'-50' / 30'-50' MODERATE	LOW-MED	PARK / ROW / MEDIAN *
MSS	22	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	Z=4	20'-25' / 15'-20' MODERATE	MED	ROW / MEDIAN / STREAM *
TAL	12	Tilia americana	Linden, American	1-1/2"	Z=4,	30'-50' / 15'-20' MODERATE	MED	ROW *
TAR	11	Tilia americana 'Redmond'	Linden, Redmond	1-1/2"	Z=4,	30'-50' / 15'-20' MODERATE	MED	ROW *
EVERGREEN TREES								
PIB	3	Picea pungens 'Bakeri'	Spruce, Bakeri	6'	Z=2	20'-30' / 10'-12' SLOW	MED	SCREEN / WALL / TRASH *
PIP	4	Picea pungens	Spruce, Colorado Blue	6'	Z=3,	50-60' / 20'-30' SLOW	MED	SCREEN / WALL / TRASH *
PON	29	Pinus ponderosa	Pine, Ponderosa	6'	Z=3	50'-60' / 20'-30' MODERATE	LOW	WALL / SCREEN *
DECIDUOUS SHRUBS								
ARB	10	Aronia melancarpa	Chokeberry, Black	5 Gal	Z=2,	6' / 4-6' SLOW / MODERATE	LOW	SCREEN *
ASB	8	Amelanchier alnifolia 'Saskatoon'	Serviceberry, Saskatoon	5 Gal	Z=3,	15'-20' / 8'-15' SLOW	MED	SCREEN *
BCR	8	Berberis thunbergii 'Crimson pygmy'	Berberis, Crimson pygmy	5 Gal	Z=4	1-2' / 2-3' SLOW	MED *	
BRG	26	Berberis thunbergii 'Rose Glow'	Berberis, Rosy Glow	5 Gal	Z=4,	4-5' 3-4' SLOW	MED *	
CCR	5	Cotoneaster apiculatus	Cotoneaster, Cranberry	5 Gal	Z=4	1-2' / 3-4' MODERATE	MED	
CMM	19	Cercocarpus montanus	Mahogany, Mountain	5 Gal	Z=4	6-10' / 4-6' SLOW	LOW	WALL / TRASH / SCREEN *
COP	37	Cotoneaster acutifolia	Cotoneaster, peking	5 Gal	Z=4	6'-8' / 6'-8' MODERATE	LOW	WALL / SCREEN / TRASH *
PBS	27	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	Z=3,	15'-18" / 4-5' SLOW	XERIC *	
POA	35	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	Z=2	2'-3' / 2'-3' MODERATE	LOW-MED	
RGL	24	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	Z=3	2'-3' / 6'-8' MODERATE	XERIC *	
SPF	44	Spiraea x bumalda 'Froebel'	Spirea, Froebel	5 Gal	Z=4	3-4' / 3-4' MODERATE	MED *	
SPG	15	Spiraea x bumalda 'Goldmound'	Spirea, Goldmound	5 Gal	Z=4	2-3' / 1'-2' MODERATE	MED *	
EVERGREEN SHRUBS								
JBj	60	Juniperus Sabina	Juniper, Buffalo	5 Gal	Z=3	12"-18" / 6'-8' MODERATE	LOW *	
JUA	18	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	Z=3	4-5' / 4-5' MODERATE	LOW *	
JWB	2	Juniperus scopulorum 'Wichita Blue'	Juniper, Wichita	5 Gal	Z=3	15'-18" / 6'-8' MODERATE	LOW *	
PGS	17	Picea pungens 'Glaucia globosa'	Spruce, Globe Blue	5 Gal	Z=2	3-5' / 5'-6' SLOW	MED *	
ORNAMENTAL GRASSES								
CAA	84	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 Gal	Z=3	3'-4' / 1'-2' MODERATE	MED	SCREEN *
PSR	64	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	3 Gal	Z=5	3'-5' / 1'-2' MODERATE	LOW *	
PERENNIALS								
GAM	13	Gaillardia aristata 'Monarch Mix'	Blanket Flower 'Monarch Mix'	1 Gal	Z=3			
HSO	34	Hemerocallis 'Stella d'oro'	Daylily, Stella d'oro	1 Gal	Z=3			
NSB	12	Nepeta faassenii 'Select Blue'	Catmint 'Select Blue'	1 Gal	Z=3			

*93.6% of plant species listed are from the current selected plants for Colorado Springs

GROUNDCOVER LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING (note use perforated edging if adjacent to areas that need to drain)	1,384 LF
	3/4" ALPINE CREEK 3" IN DEPTH WITH WEED FABRIC	511 SF
	1-1/2" ALPINE CREEK 3" IN DEPTH WITH WEED FABRIC	28,432 SF
	GRAY ROSE ROCK MIX 2-4" AND 5-12" 3" IN DEPTH WITH WEED FABRIC	8,782 SF
	2-4" GRAY ROSE ROCK 3" IN DEPTH WITH WEED FABRIC	1,468 SF
	CASCADE MULCH PLANT RINGS, 3" IN DEPTH WITH NO WEED FABRIC (HATCH NOT SHOWN)	TBD SF
	DECORATIVE BOULDER	36 TOTAL
	KENTUCKY BLUEGRASS SOD (23.8% OF LANDSCAPE AREA)	15,625 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES).	94,210 SF
	TRASH RECEPACLE, PER DETAIL "B" ON SHEET L-7 (TYPE AND MODEL TBD / PER DEVELOPER)	4 TOTAL
	DOG-H POT PET STATION (TYPE AND MODEL TBD / PER DEVELOPER)	3 TOTAL
	BENCH, PER DETAIL "A" ON SHEET L-7 (TYPE AND MODEL TBD / PER DEVELOPER)	7 TOTAL

Tree and streetscape note:
ALL PROPOSED STREET TREES AND LANDSCAPING LOCATED WITHIN THE ROW INCLUDING ROUNDABOUTS AND MEDIANS TO BE MAINTAINED BY PORTRAIT AT FLYING HORSE HOMEOWNERS ASSOCIATION OR METROPOLITAN DISTRICT.

IRRIGATION SYSTEM DESCRIPTION
The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.



DATE	REVISION DESCRIPTION
6/26/2026	#1 City comments revisions
7/27/2026	#2 City comments revisions
9/15/2026	#3 City comment revisions



PORTRAIT AT CREEKRIDGE - FLYING HORSE
FILING 2
SOMERSTONE STREET

JOB NUMBER	2786-0326
DATE	5/19/2026
DRAWN BY	MB
DRAWING DESCRIPTION	TITLE SHEET
SHEET #	L-TS 9 of 18
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CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

PLANT SYMBOL KEY

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN FULL OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR FIT FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONTRIBUTE TO WARRANTY.

WINTER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 1ST ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBOREVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

EXISTING SOILS

SOIL AS CLASSIFIED BY USDA WEB SITE IS AS FOLLOWS: PRING COARSE SANDY LOAM & STAPLETON SANDY LOAM.

UTILITY NOTE

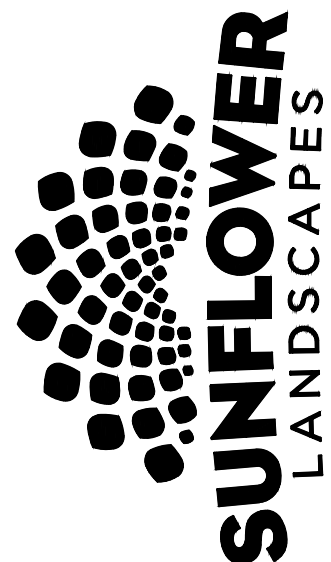
CALL 1-800-422-1987 FOR UTILITY LOCATIONS. TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 5' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

KEEP ALL SHRUBS 2' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.



LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1922 AEROPOLAZA DRIVE
COLORADO 80916
719-537-0313

DATE	REVISION DESCRIPTION
6/26/2026	#1 City comments revisions
7/27/2026	#2 City comments revisions
9/15/2026	#3 City comment revisions



PORTRAIT AT CREEKRIDGE - FLYING HORSE

FILING 2
SOMERSTONE STREET

JOB NUMBER
2786-0326

DATE
5/19/2026

DRAWN BY
MB

DRAWING DESCRIPTION
FINAL
LANDSCAPE PLAN
-OVERALL

SHEET #

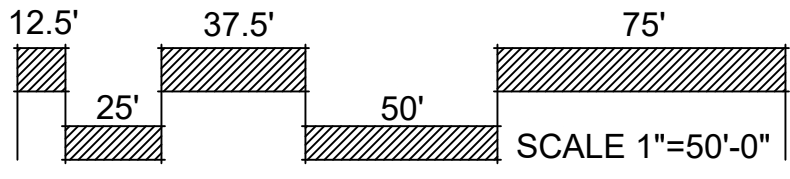
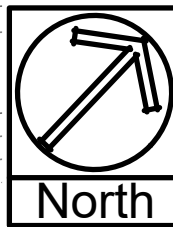
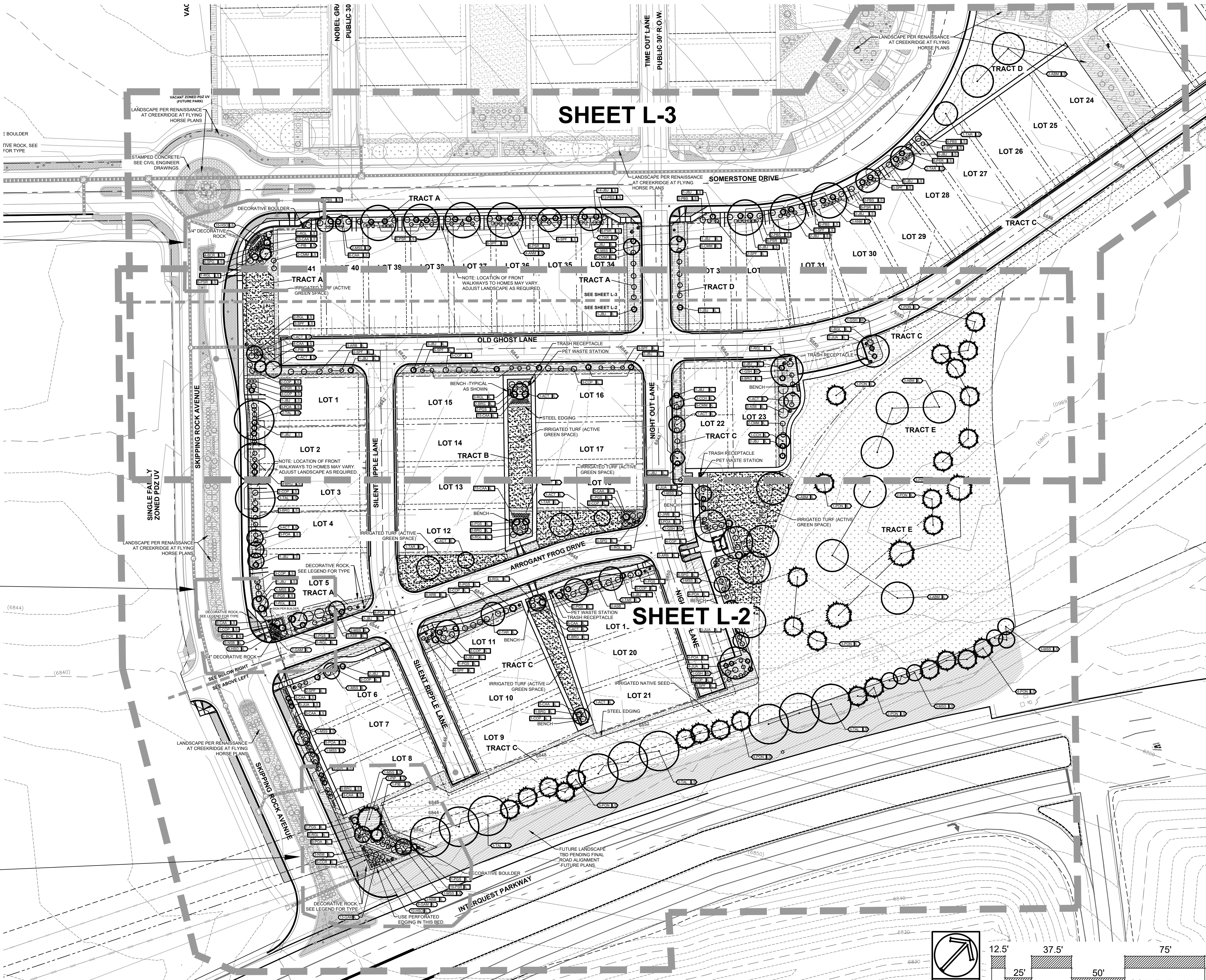
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SEE SHEET L-4
(for plan enlargement)

SEE SHEET L-4
(for plan enlargement)

SEE SHEET L-4
(for plan enlargement)



DEPN-26-0068

SEE SHEET L-TS FOR PLANTING
AND GROUNDCOVER LEGEND



SUNFLOWER
LANDSCAPES

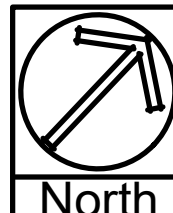
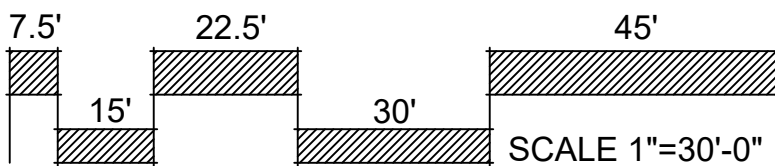
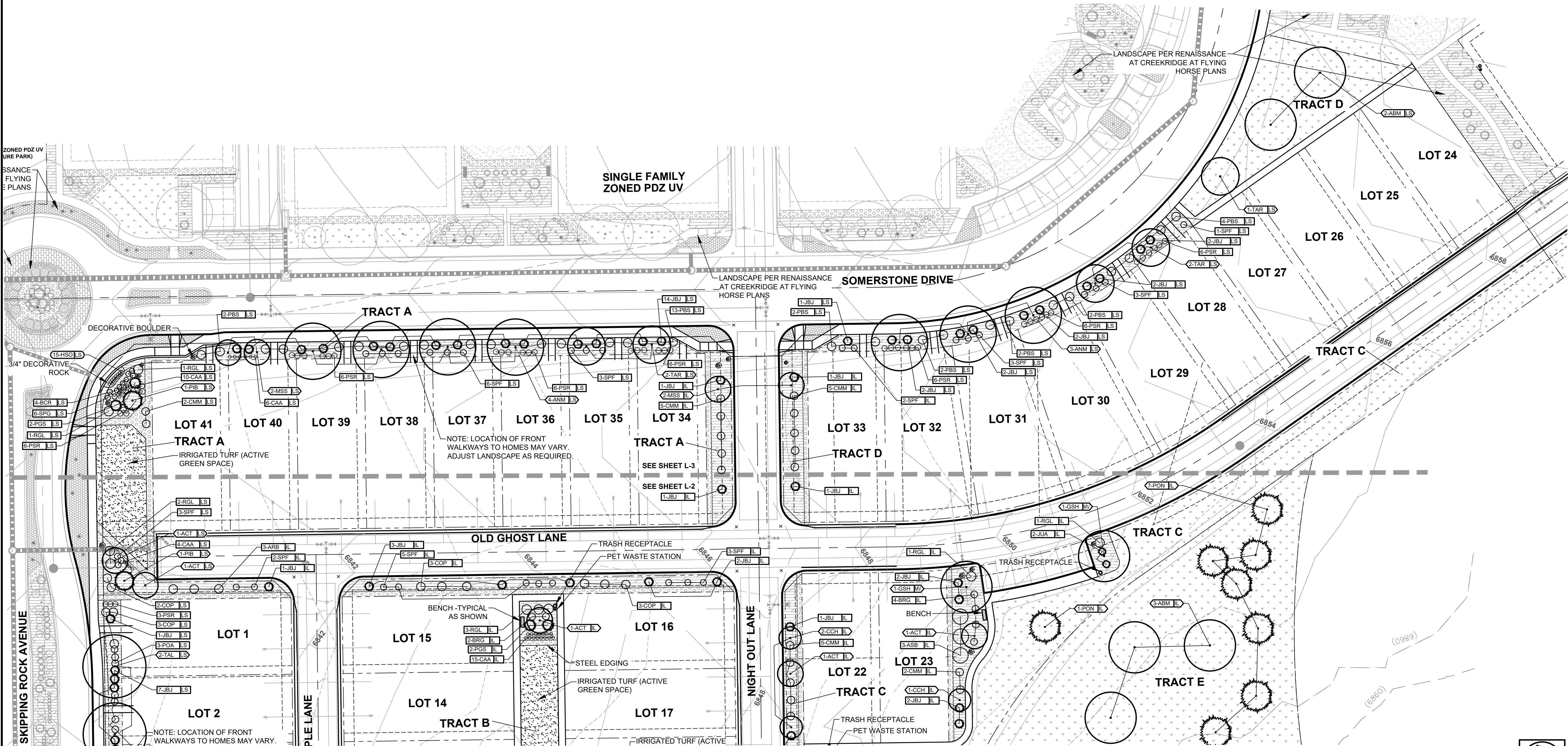
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RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1922 AEROPOLAZA DRIVE
COLUMBIA, MO 65204
781-537-0313

DATE	REVISION DESCRIPTION
06/20/2026	#1 City comments revisions
7/27/2026	#2 City comments revisions
9/15/2026	#3 City comment revisions



PORTRAIT AT CREEKRIDGE - FLYING HORSE
FILING 2
SOMERSTONE STREET

JOB NUMBER	2786-0326
DATE	5/19/2026
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-3 12 of 18



DEPN-26-0068

SEE SHEET L-TS FOR PLANTING
AND GROUNDCOVER LEGEND



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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

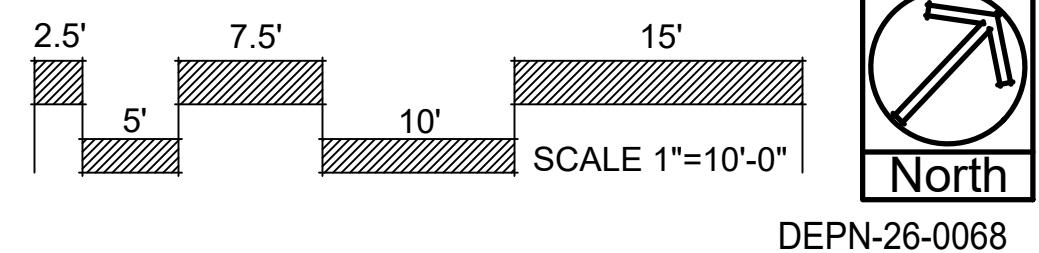
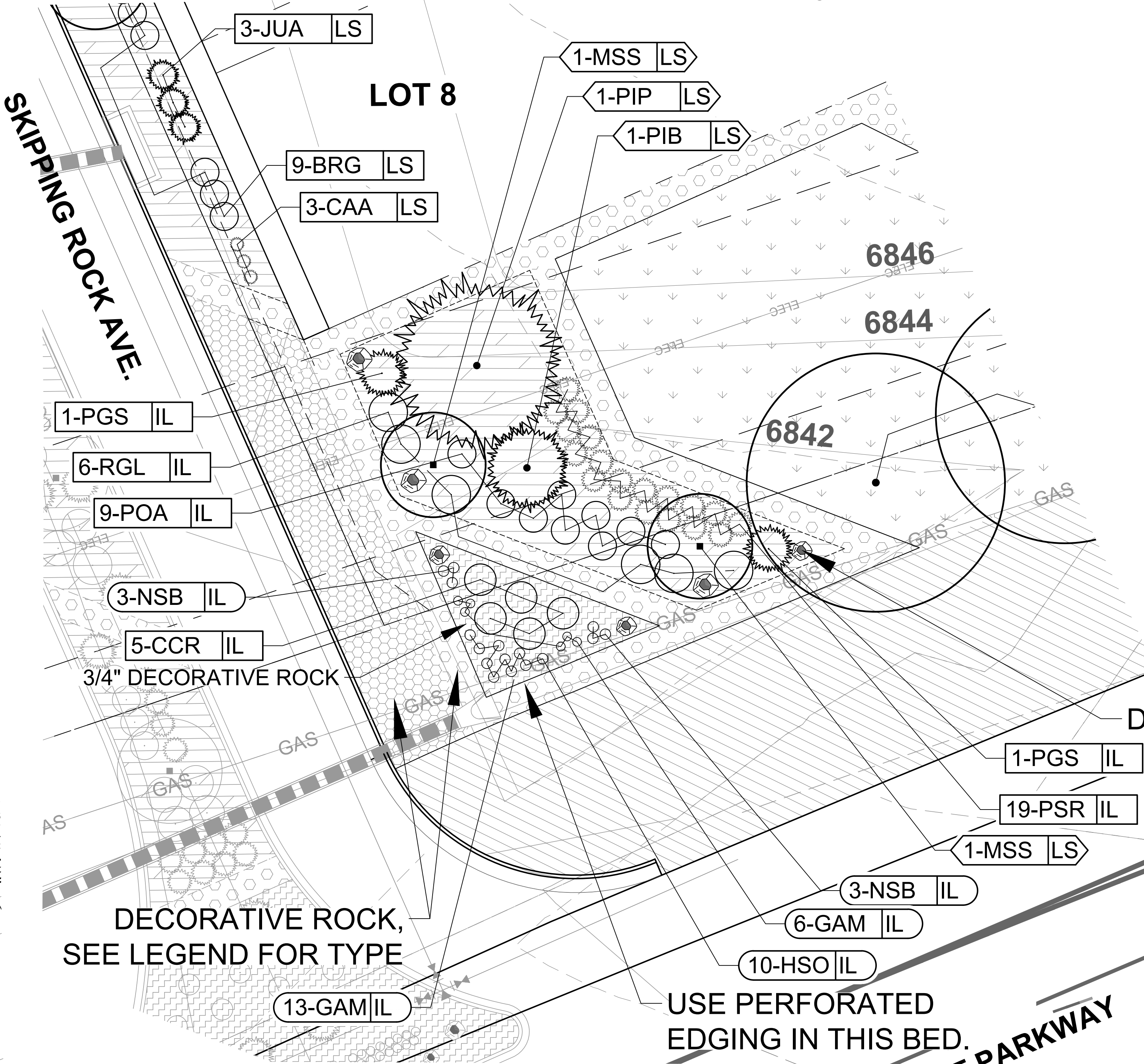
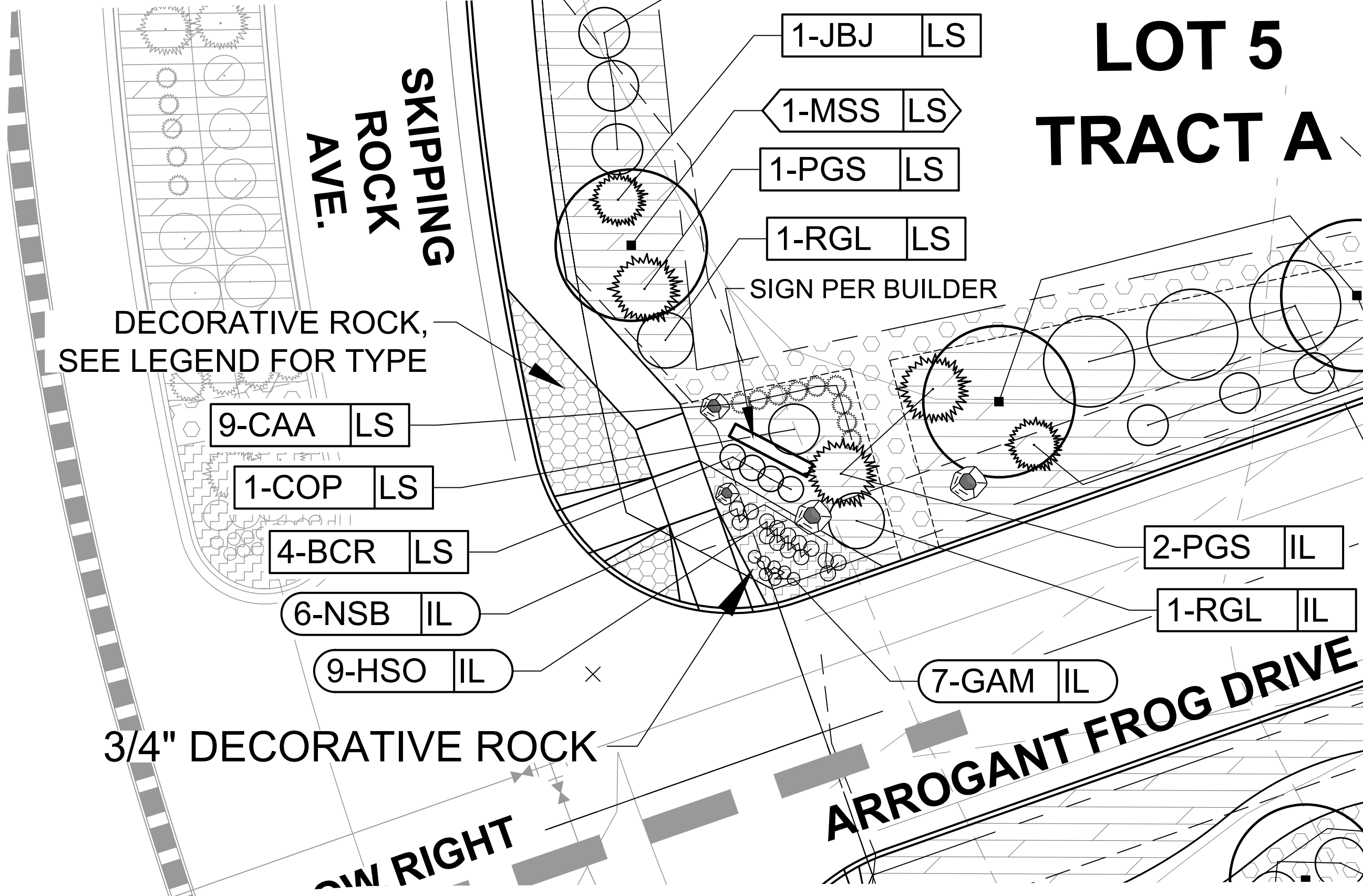
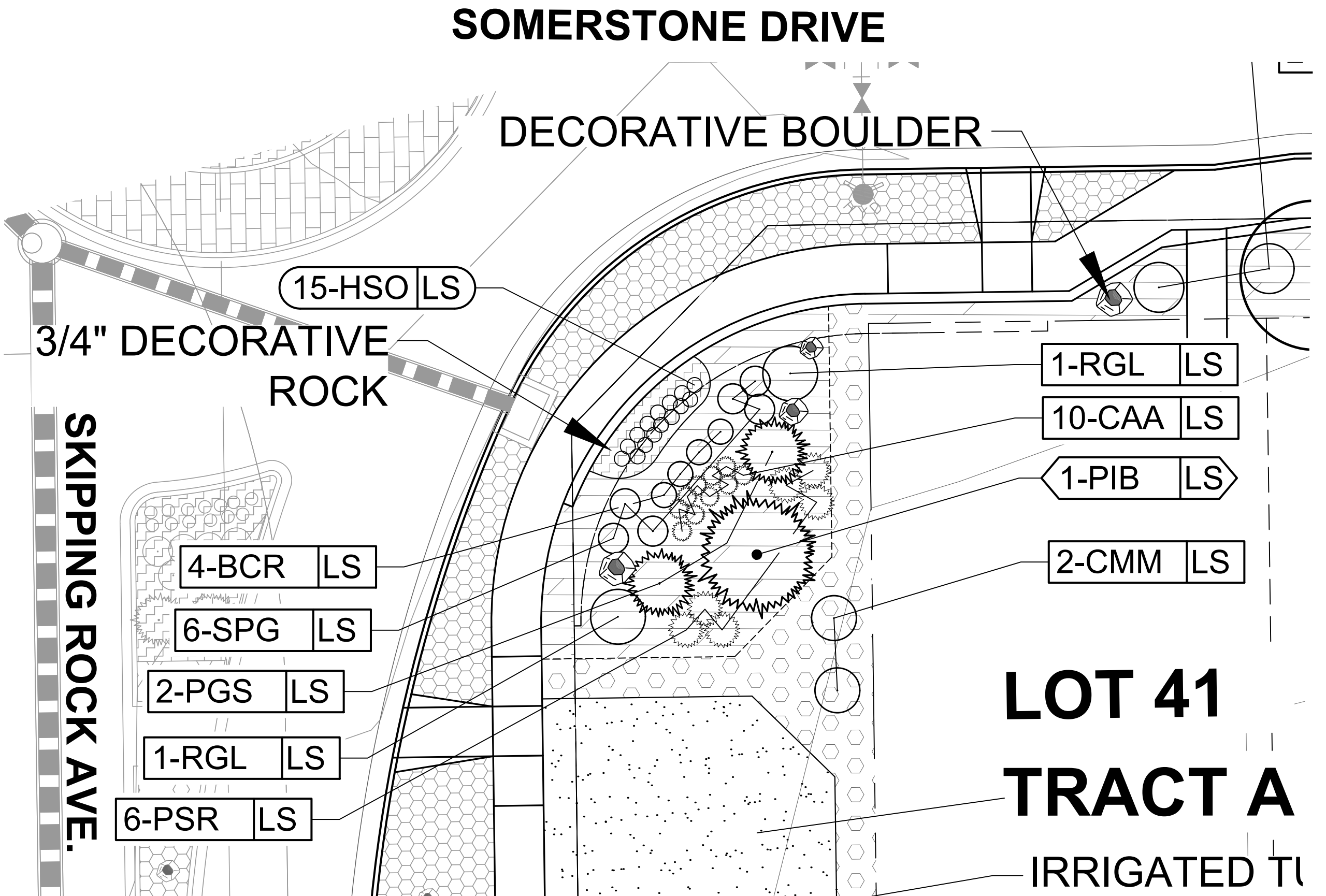
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COLORADO 80504
719-637-0313

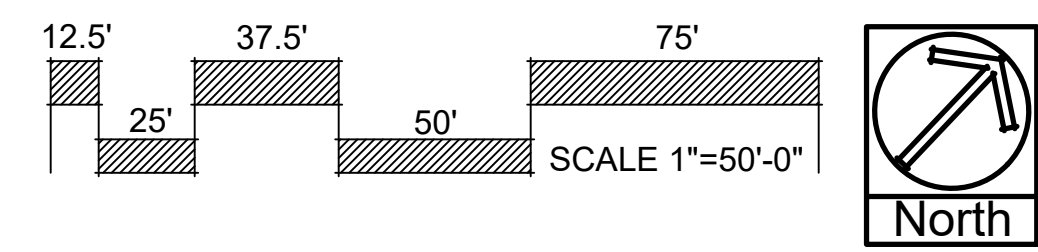
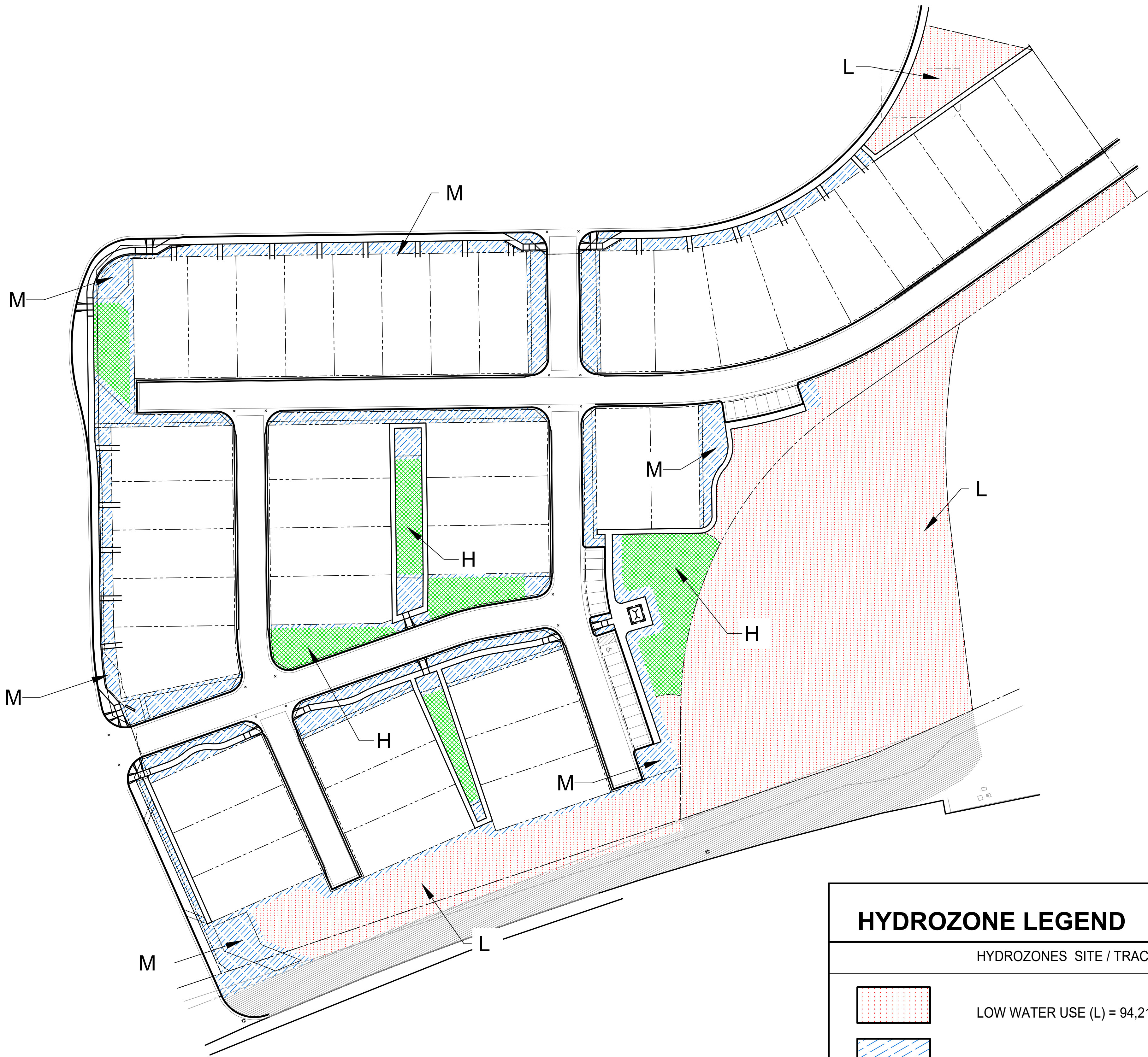
DATE	REVISION DESCRIPTION
6/26/2026	#1 City comments revisions
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9/15/2026	#3 City comment revisions

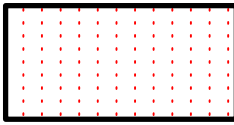
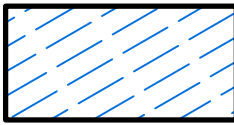
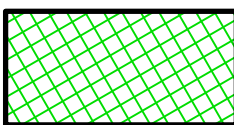


PORTRAIT AT CREEKRIDGE - FLYING HORSE
FILING 2
SOMERSTONE STREET

JOB NUMBER	2786-0326
DATE	5/19/2026
DRAWN BY	MB
DRAWING DESCRIPTION	Landscape plan- Plan enlargements
SHEET #	L-4 13 of 18





HYDROZONE LEGEND	
HYDROZONES SITE / TRACT AREA TOTALS	
	LOW WATER USE (L) = 94,211 SF
	MEDIUM WATER USE (M) =39,172 SF
	HIGH WATER USE (H) = 15,625 SF
HYDROZONES RESIDENTIAL LOT AREA TOTALS	
	LOW WATER USE (L) = 0 SF
	MEDIUM WATER USE -SHRUB BEDS (M) =158,854 SF * NOTE AREAS SHOWN ON CHART ABOVE SHOWS WHOLE LOT, WITHOUT THE HOME AND WALKWAYS SHOWN - SF IS APPROX. (NO HATCH SHOWN)
	HIGH WATER USE (H) = 0 SF

DATE	REVISION DESCRIPTION
6/26/2026	#1 City comments revisions
7/27/2026	#2 City comments revisions
9/15/2026	#3 City comment revisions

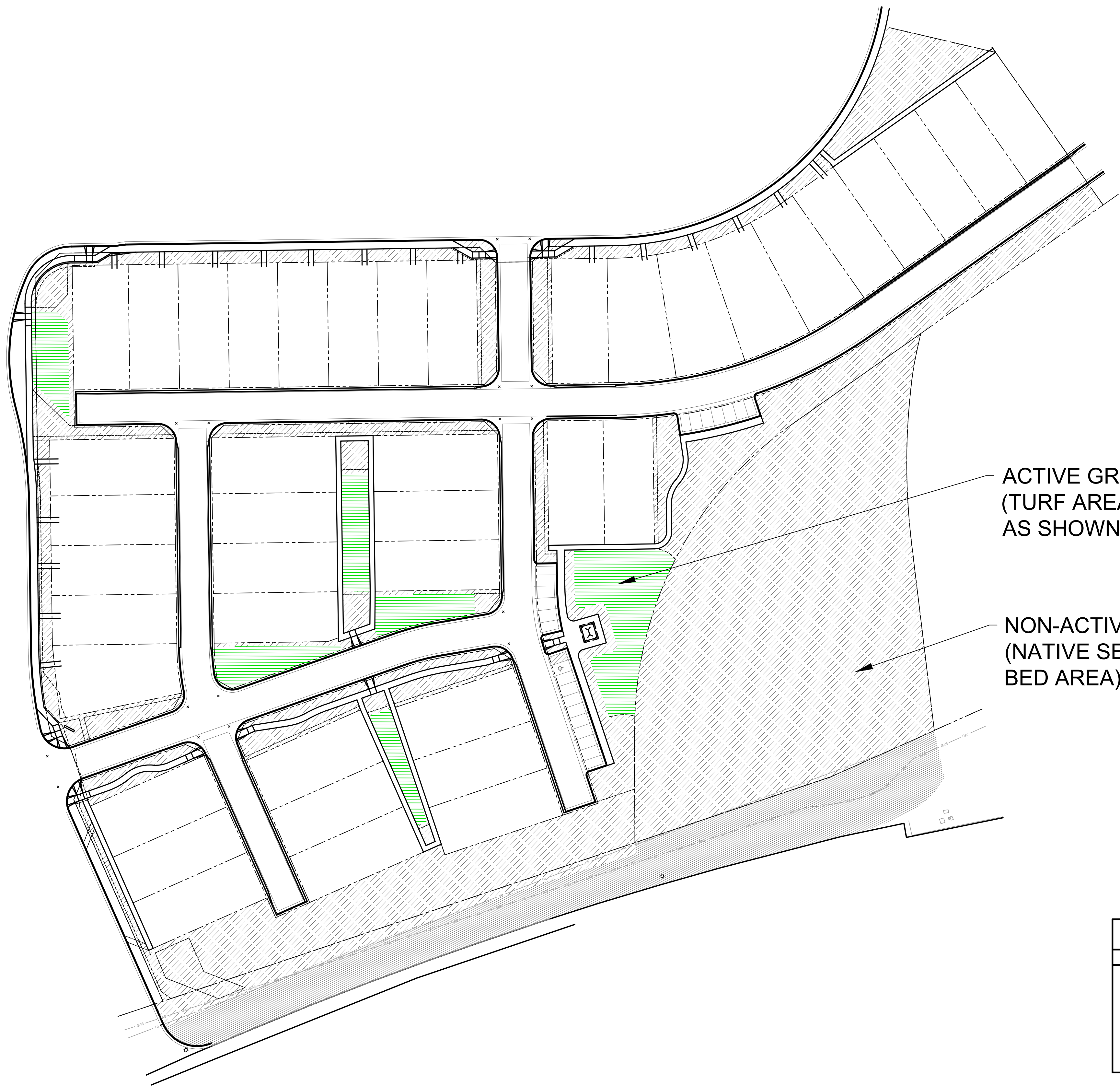


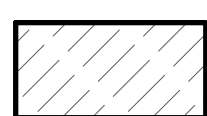
PORTRAIT AT CREEKRIDGE - FLYING HORSE

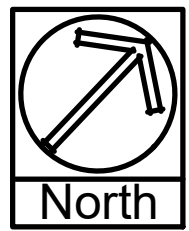
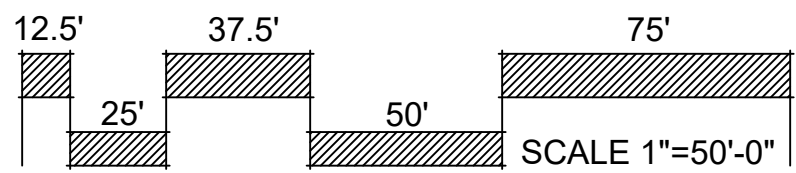
FILING 2

SOMERSTONE STREET

JOB NUMBER	2786-0326
DATE	5/19/2026
DRAWN BY	MB
DRAWING DESCRIPTION	LANDSCAPE HYDROZONE PLAN
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GREEN SPACE DIAGRAM		
SYMBOL	DESCRIPTION	APPROX. QUANTITY
	ACTIVE GREEN SPACE (TURF AREAS)	15,625 SF (10.5%)
	NON-ACTIVE GREEN SPACE (ALL OTHER AREAS WITH NO / HATCH OR COLOR)	133,383 SF (89.5%)





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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1922 AEROPOLAZA DRIVE
COLORADO SPRING, CO 80916
719-537-0313

DATE	REVISION DESCRIPTION
8/26/2026	#1 City comments revisions
7/27/2026	#2 City comments revisions
9/15/2026	#3 City comment revisions



PORTRAIT AT CREEKRIDGE - FLYING HORSE
FILING 2
SOMERSTONE STREET

JOB NUMBER
2786-0326

DATE
5/19/2026

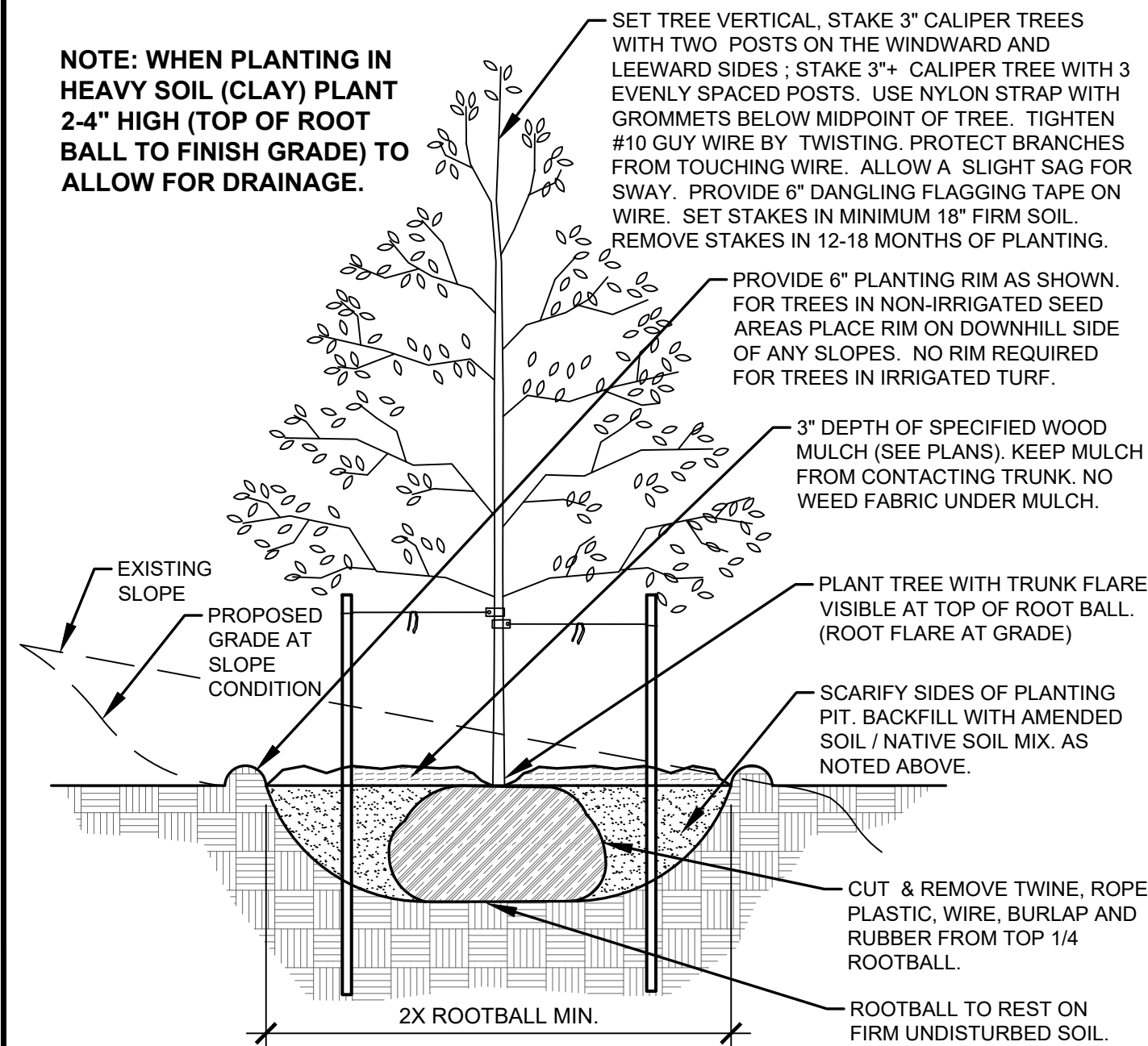
DRAWN BY
MB

DRAWING DESCRIPTION
LANDSCAPE ACTIVE
GREENSPACE PLAN

SHEET #
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- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE.
 - WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

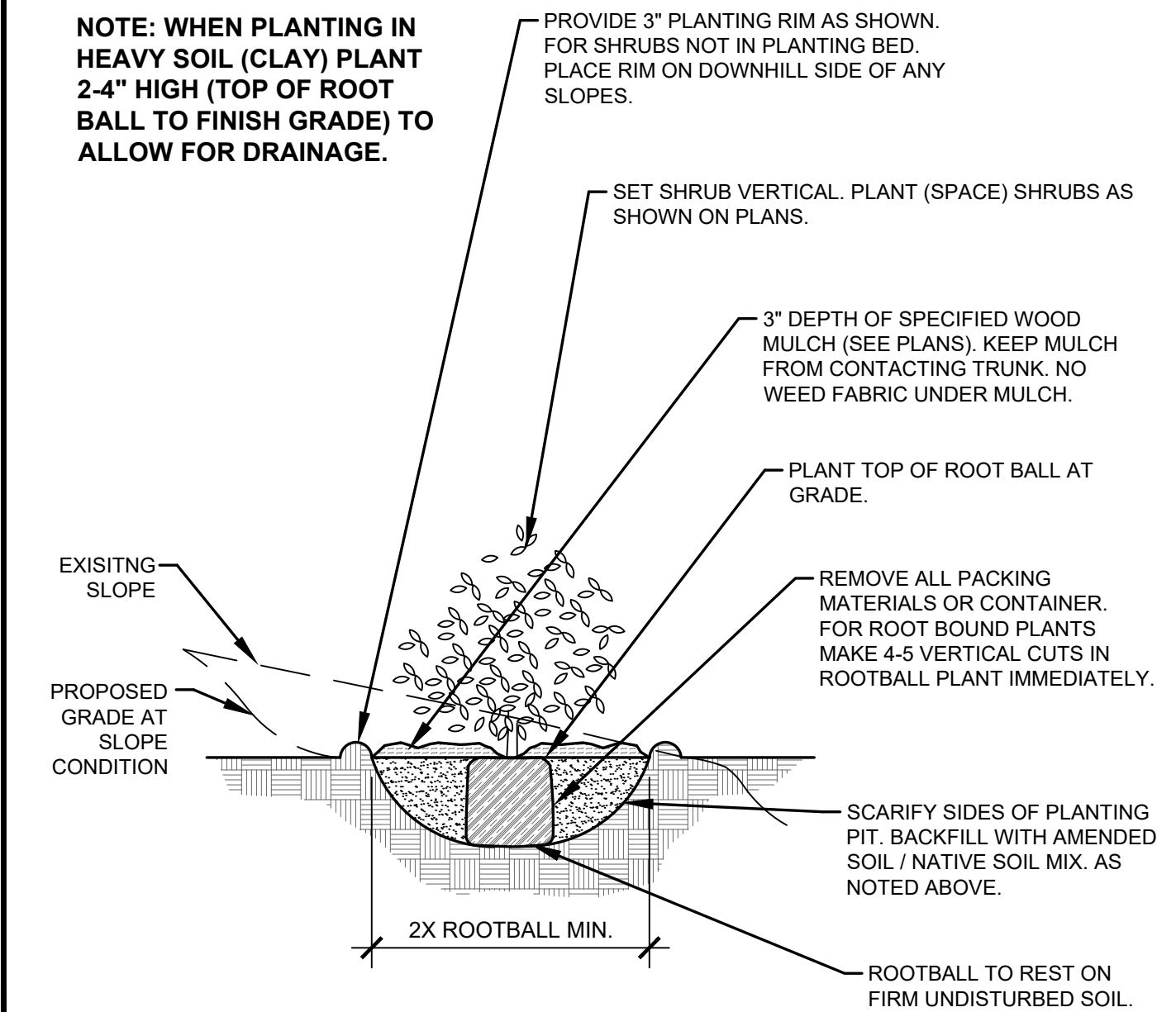
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
 - SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.

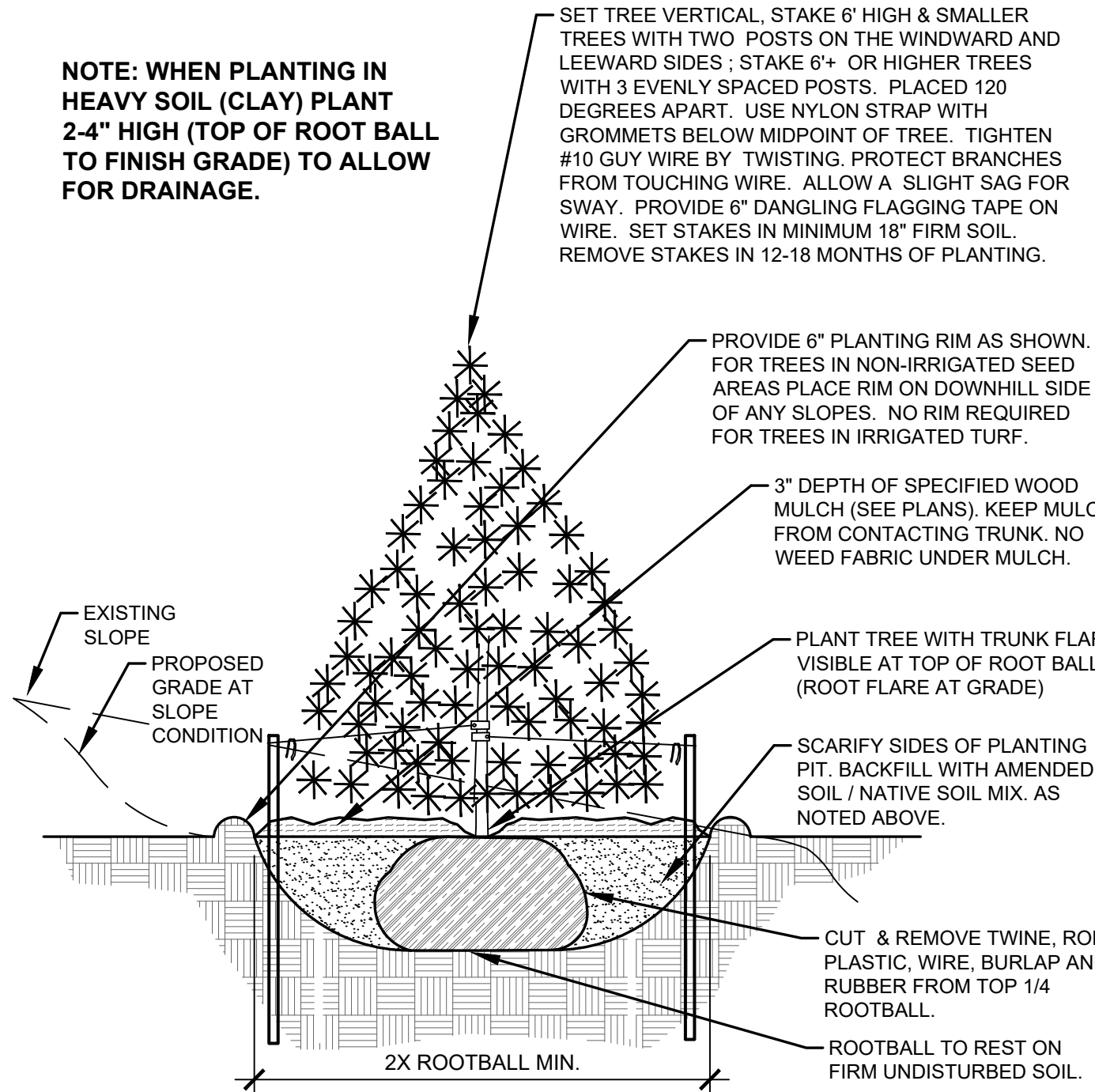
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

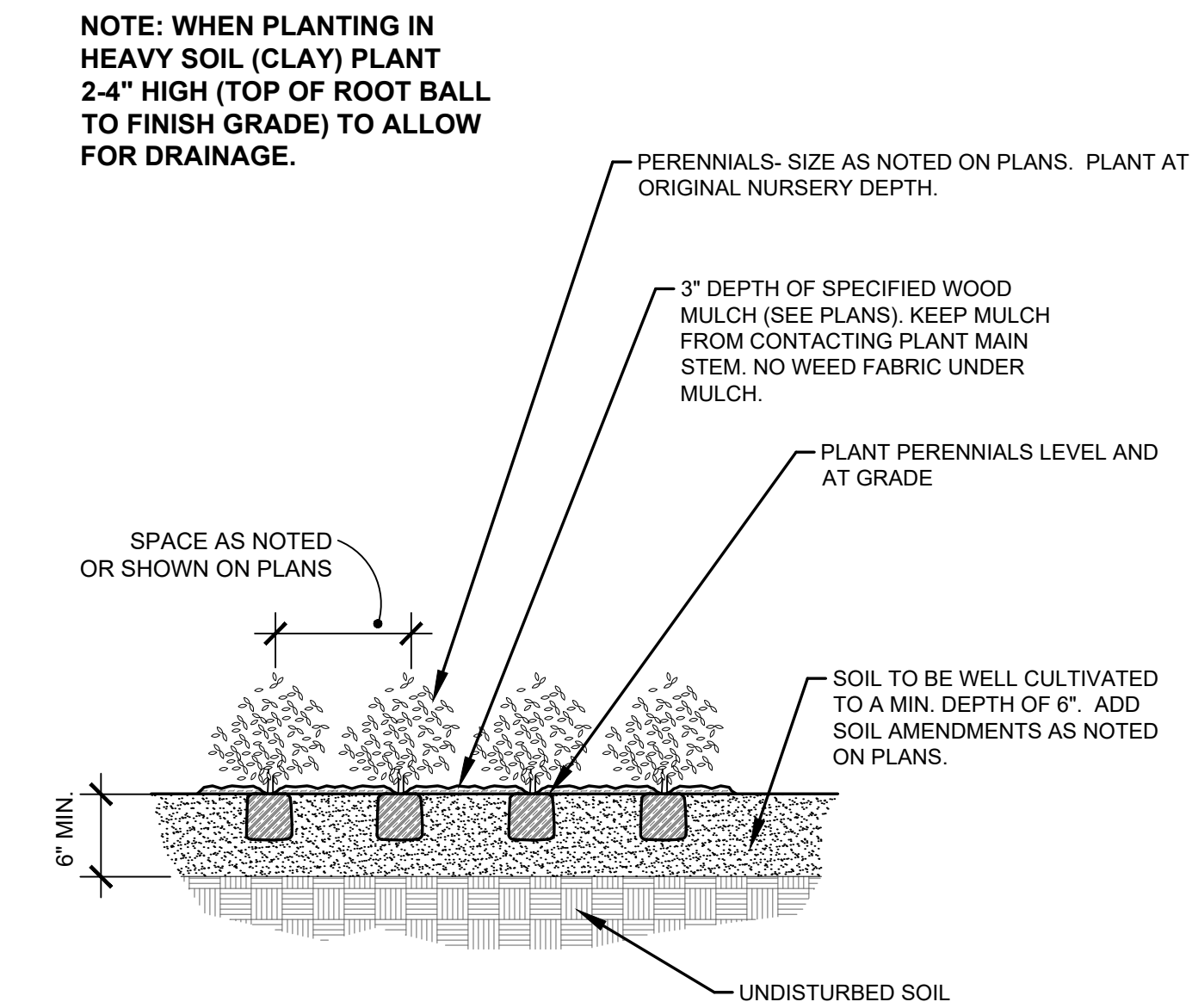
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
 - DEEP WATER PERENNIALS AT TIME OF PLANTING.

NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

- STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
 - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE AND QUALITY.
 - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
 - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE'S RECOMMENDATIONS.
- SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
- ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH : 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
- LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5' O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
- ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING. PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH. 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
- ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
- CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
- IF APPLICABLE, ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B' TOPSOIL OR EQUAL.
- ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
- TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER, STORM DRAINS OR ELECTRICAL UTILITIES. PLANTS NOT TO BE INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.
- EXISTING TREE PROTECTION (IF APPLICABLE)
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.
- ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.
- BARK BEETLE PROTECTION NOTE (IF APPLICABLE)
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
 - ASTROGRAND PERMETHRIN
 - APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE'S GUIDELINES
- SLOPE PROTECTION (IF APPLICABLE)
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURE'S RECOMMENDATIONS.
- EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.
- CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

SEEDING NOTES

- IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS. (for use in most flatter and slightly sloped areas).
- | | |
|-----------------------|-----|
| --BUFFALOGRASS | 25% |
| --GRAMA, BLUE | 20% |
| --GRAMA, SIDEOLDS | 29% |
| --GREEN NEEDLEGRASS | 5% |
| --WHEATGRASS, WESTERN | 20% |
| --DROPSSEED, SAND | 1% |
- SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (for use on slopes and ponds) 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.
- | | | | |
|----------------------|-----|----------------------|-----|
| --BIG BLUESTEM | 20% | --SWITCHGRASS | 10% |
| --GRAMA, BLUE | 10% | --PRAIRIE SANDREED | 10% |
| --GREEN NEEDLEGRASS | 10% | --YELLOW INDIANGRASS | 10% |
| --WHEATGRASS WESTERN | 20% | --GRAMA SIDEOLDS | 10% |
- SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE MIX USING A ONE STEP HYDRO-MULCH.
- ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.

DATE	REVISION DESCRIPTION
6/26/2026	#1 City comments revisions
7/27/2026	#2 City comments revisions
9/15/2026	#3 City comment revisions



PORTRAIT AT CREEKRIDGE - FLYING HORSE
FILING 2
SOMERSTONE STREET

JOB NUMBER
2786-0326

DATE
5/19/2026

DRAWN BY
MB

DRAWING DESCRIPTION
**PLANTING DETAILS
& NOTES**

SHEET #
L-7 16 of 18

NOTE: FINAL SELECTION OF BENCHES, TRASH RECEPTACLE AND FENCING SUBJECT TO CHANGE BASED ON DELIVERY TIMES & AVAILABILITY & DEVELOPER CHOICE.



DurMor, Inc. Model 139 series pl (Grey Color)

A

Bench

NOT TO SCALE



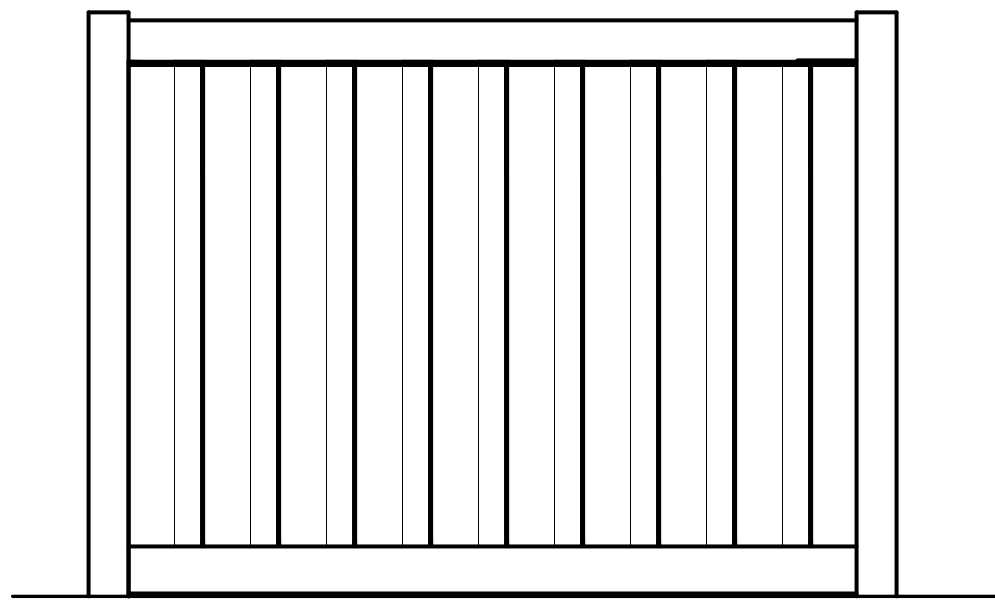
DurMor, Inc. Model 272-32-SO

B

Trash Receptacle

NOT TO SCALE

NOTES: • SEE PLANS FOR LOCATIONS
• COLOR TO BE DETERMINED - BY BUILDER



C

5' HIGH WOOD FENCE

AGRICULTURAL EXPERIMENT STATION COLORADO STATE UNIVERSITY		  CSU SPUR COLORADO STATE UNIVERSITY							
Sunflower Landscapes Sunflower Landscapes 7620 Monarch Road Colorado Springs, CO 80908		4780 National Western Drive Denver, CO 80238 Tel: (303) 495-5061 Email: sunflower@sunflowerlands.com		4780 National Western Drive Denver, CO 80238 Tel: (303) 495-5061 Email: sunflower@sunflowerlands.com					
Lab ID:	202601000	Date Received:		04/27/2026					
Sample ID:	10	Date Reported:		05/04/2026					
Soil Analysis									
Soil Analysis	Units	Results	Test Rating*						
1:5 Soil pH		6.5	Strongly Acid ≤5.4			Moderately Acid 5.4-6.5	Slightly Acid 6.5-7.0	Neutral 6.5-7.2	Slightly Alkaline 7.3-7.8
1:5 Soluble Salts (EC)	meq/cm	0.0	Very Low ≤0.2	Low 0.2-0.7	Moderate 0.8-1.2	Moderately High 1.3-2.5	High 2.6-5.0	Very High ≥5.0	
Sodium Adsorption Ratio (SAR)		LOW	Very Low ≤0.3	Low 0.3-1.5	Medium 1.6-10	High 11-35	Very High 35.0-50		
Organic Matter (%)	%	1.0	Very Low ≤0.3	Low 0.3-1.5	Medium 1.6-10	High 11-35	Very High 35.0-50		
ECI Minutes (h)	ppm	29.3	Very Low ≤5	Low 5-10	Medium 11-25	High 26-60	Very High 61-100	Recommenda- tion N/1000 cc L	Recommenda- tion N/100 cc L
Olsen Boron (ppm)	ppm	22.0	Very Low 0-0.3	Low 0.4-6	Medium 7-10	High 11-15	Very High 16-20	Recommenda- tion N/1000 cc L	Recommenda- tion N/100 cc L
Ammonium Acetate									
Potassium (K)	ppm	254	Very Low ≤60	Low 60-100	Medium 101-200	High 201-220	Very High ≥221	Recommenda- tion N/100 cc L	Recommenda- tion N/1000 cc L
Calcium (Ca)	ppm	799	Very Low ≤100	Low 100-200	Medium 201-800	High 801-2000	Very High ≥2001	Recommenda- tion N/100 cc L	Recommenda- tion N/1000 cc L
Magnesium (Mg)	ppm	95	Very Low ≤25	Low 25-50	Medium 51-75	High 76-100	Very High 100-200	Recommenda- tion N/100 cc L	Recommenda- tion N/1000 cc L
Sodium (Na)	ppm	13	Very Low ≤1	Low 1-10	Medium 11-20	High 21-100	Very High ≥100	Recommenda- tion N/100 cc L	Recommenda- tion N/1000 cc L
Cation Exchange Capacity (CEC) or sum of Cations	meq/100g	5	Low 3-10	Low 10-15	Low 15-25	Low 25-50	Low 50-100	Low 100-200	Low ≥200
Base Saturation	%	100	H 8.0	H 10.5	C 15	C 15-25	M 25-35	M 35-50	M 50-100
Ca:P			Very Low ≤2	Low 2.5	Low 3-10	Medium 10-15	Optimum 15-15	Very High ≥15	Recommenda- tion N/100 cc L
Diffluent	ppm	4	Very Low ≤2	Low 2.5	Low 3-10	Medium 10-15	Optimum 15-15	Very High ≥15	Recommenda- tion N/100 cc L

	AGRICULTURAL EXPERIMENT STATION COLORADO STATE UNIVERSITY		CSU SPUR COLORADO STATE UNIVERSITY						
Sunflower Landscapes Sunflower Landscapes 7620 National Road Colorado Springs, CO 80908		4780 National Western Drive Denver, CO 80238 Tel: (303) 495-5061 Email: sunflower@sunflowerlands.com							
Lab ID: 202601000		Date Received: 04/27/2026		Date Reported: 05/04/2026					
Sample ID: 10									
Soil Depth (in): 0-10									
Soil Analysis									
Units Results									
Test Rating*									
DTPA									
Zinc (Zn)	ppm	3.2	Very Low	Low	Medium	Optimum	High	Very High	Recommendation 16/3000 ug/L 0
			+0.3	0.3-0.5	0.6-0.8	0.9-1.2	1.5-3.0	+2.0	
Iron (Fe)	ppm	36.4	Very Low	Low	Medium	Optimum	High	Very High	Recommendation 16/3000 ug/L 0
			+1.0	1.0-2.5	2.6-5.0	5.5-10.0	15-3.0	+3.0	
Manganese (Mn)	ppm	7.4	Very Low	Low	Medium	Optimum	High	Very High	Recommendation 16/3000 ug/L 0
			+0.5	0.5-1.0	1.1-3.0	3.1-6.0	6.1-10.0	+3.0	
Copper (Cu)	ppm	0.2	Very Low	Low	Medium	Optimum	High	Very High	Recommendation 16/3000 ug/L 0
			+0.1	0.1-0.2	0.3-0.6	0.5-0.8	0.9-1.5	+1.5	
Hot Water Extraction									
Boron (B)	ppm		Very Low	Low	Medium	Optimum	High	Very High	Recommendation 16/3000 ug/L 0
			+0.2	0.2-0.5	0.6-0.8	0.9-1.5	1.6-2.5	+2.5	
Calcium Nitrate									
Chloride (Cl)	ppm								
Soil Texture									
% Sand	%								
% Silt	%								
% Clay	%								
Texture by Hydrometer									
Heavy Metals									
Arsenic (As)	ppm								
Cadmium (Cd)	ppm								
Chromium (Cr)	ppm								
Lead (Pb)	ppm								
Mercury (Hg)	ppm								
Selenium (Se)	ppm								
Sodium Absorption Ratio									
SAR									
*Test ratings are provided for general crop production. The ratings may be different for individual crops or for specific situations.									
Comments: This soil is suitable for turf. Apply 1.25 lb of nitrogen per 1,000 sq. ft. three times during the growing season – once in mid-March to April, again in mid-June, and a final application in late September to early October. Apply 1.5 lb of sulfur per 1,000 sq. ft. in the beginning of the growing season. This schedule supports strong root development, prevents healthy grass scorch, and helps turf recover from seasonal stress. There have been no confirmed deficiencies of zinc, manganese, and copper in Colorado. Turf growth may not improve if these nutrients are applied.									

FERTILIZER NOTES

SOIL IS CLASSIFIED AS COARSE SANDY LOAM, AS FOUND IN THE EL PASO COUNTY AREA SOIL SURVEY.

A SOIL REPORT WILL BE SUBMITTED AFTER FINAL LANDSCAPE PLANS ARE COMPLETED AT FINAL PLAN SUBMITTAL.

SEE SOIL REPORT AT LEFT FOR SOIL TEST RESULTS AND RECOMMENDATIONS THAT ARE NOT SHOWN NOTED IN THESE NOTES.

FERTILIZER REQUIRED PER THE SOIL REPORT ARE AS FOLLOWS:

TREES: 1/3 LBS NITROGEN PER 1,000 SF, 1 LBS PHOSPHORUS PER 1,000 SF, 0.06 LBS POTASSIUM PER 1,000 SF

DON'T APPLY FERTILIZER UNTIL TREES HAVE BEEN PLANTED FOR ONE FULL YEAR. APPLY HALF OF THE REQUIRED FERTILIZER IN THE SPRING, AND THE OTHER HALF IN THE FALL. APPLY FERTILIZER TO THE SURFACE AREA (WITHIN THE TREE DRIPLINE) AND WATER IN. USE ABOVE RATES FOR DECIDUOUS TREES. USE HALF OF ABOVE RATES FOR EVERGREEN OR FRUIT TREES.

DECIDUOUS / EVERGREEN SHRUBS AND ORNAMENTAL GRASSES / PERENNIALS: 1/3 LBS NITROGEN PER 1,000 SF, 1 LBS PHOSPHORUS PER 1,000 SF, 0.06 LBS POTASSIUM PER 1,000 SF

SPREAD RECOMMENDED FERTILIZER EVENLY OVER THE ROOT ZONE (SHRUB DRIP LINE AREA) SIX INCHES AWAY FROM THE PLANT BASE. APPLY HALF THE RECOMMENDED FERTILIZER IN EARLY SPRING, AND THE OTHER HALF IN EARLY SUMMER.

KENTUCKY BLUEGRASS TURF: 1.7 LBS NITROGEN PER 1,000 SF, 1 LBS PHOSPHORUS PER 1,000 SF, 0 LBS POTASSIUM PER 1,000 SF

APPLY RECOMMENDED FERTILIZER IN LATE SUMMER. APPLY THE OTHER HALF OF REMAINING FERTILIZER REQUIRED IN MID-FALL, HALF IN MID-SPRING.

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06/20/2026	#1 City comments revisions
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