

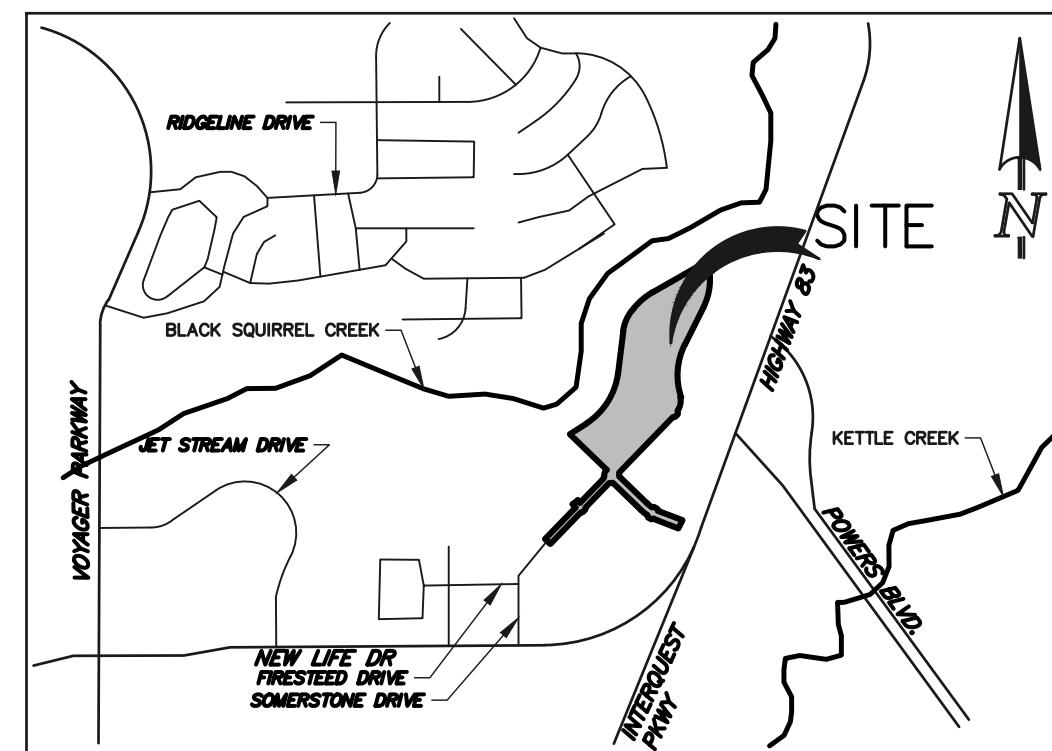
CREEKRIDGE AT FLYING HORSE FILING NO. 1

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DEVELOPMENT PLAN

TITLE SHEET

MAY 2026



VICINITY MAP
N.T.S.

PLDO NOTES:

- THE PARKLAND OBLIGATION FOR CREEKRIDGE AT FLYING HORSE FILING NO. 1 IS PER THE APPROVED LAND USE PLAN (LUP-25-0023) AND WILL BE MET THROUGH PARKLAND DEDICATION.
- THE FUTURE 3.5 PARK SITE PER THE APPROVED LAND USE PLAN IS INTENDED TO MEET NEIGHBORHOOD PARK OBLIGATIONS FOR PARCELS 13, 17 AND 28 WITHIN THE PREVIOUS FLYING HORSE MASTER PLAN. COMMUNITY PARK FEES IN LIEU MAY BE DUE AT TIME OF BUILDING PERMIT.
- ALL NEIGHBORHOOD PARKS IDENTIFIED ON THE CREEKRIDGE AT FLYING HORSE LAND USE PLAN SHALL BE OWNED AND MAINTAINED BY THE FLYING HORSE METROPOLITAN DISTRICT AND AN ALTERNATIVE COMPLIANCE AGREEMENT SIGNED WITH THE PRCS DEPARTMENT PRIOR TO PARK PLAT RECORDATION. ALL PARK SITE DESIGN ARE SUBJECT TO THE PRCS ADVISORY BOARD REVIEW AND RECOMMENDATIONS PRIOR TO THE CONSTRUCTION, AND THAT THE LAND IS PERMANENTLY DESIGNATED FOR PARK PURPOSES THROUGH EASEMENT, DEED RESTRICTION OR COVENANT. NEIGHBORHOOD PARK CONSTRUCTION SHALL BE COMPLETED AT THE TIME 50% OF THE BUILDING PERMITS THE ADJACENT DEVELOPMENT HAVE BEEN PULLED.

REQUIRED PARKING:

REQUIRED PARKING		
SINGLE FAMILY	2 PER DU	
LOTS (DU)	61	2 122
10% GUEST PARKING		12
TOTAL		134

PROVIDED PARKING		
SINGLE FAMILY DETACHED	2 PER DU (2 PER GARAGE)	
61	2	122

GUEST PARKING	48
TOTAL PARKING SPACES PROVIDED	170*

30' ACCESS STREET - NO PARKING ALLOWED
* ADDITIONAL PARALLEL PARKING ALLOWED ALONG SOMERSTONE DRIVE (NOT INCLUDED IN COUNT)

GREEN SPACE:

SEE LANDSCAPE ACTIVE GREENSPACE PLAN (SHEET 20 OF 23).

ADA STATEMENT:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

CITY WIDE DEVELOPMENT IMPACT FEES (POLICE AND FIRE):

CITY WIDE DEVELOPMENT IMPACT FEES FOR POLICE AND FIRE APPLY TO THE DEVELOPMENT, TO BE DUE AT TIME OF BUILDING PERMIT.

HOUSING TYPE - SINGLE FAMILY DETACHED RESIDENTIAL STRUCTURE
EXISTING USE - VACANT PROPERTY
PROPOSED USE - 61 LOTS

CSFD Apparatus Data Used Within AutoTurn	
42.5' (509")	
Width	8.42' (101")
Track	8.17' (98")
Lock to Lock Time	5.00 seconds
Steering Angle	44 degrees

TRACT TABLE			
TRACT	SIZE	USE	OWNERSHIP & MAINTENANCE
TRACT A	7.14 AC	OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS	FLYING HORSE METROPOLITAN DISTRICT NO. 1

FOR CITY USE:	
CITY FILE NUMBER	D-26-00

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (fax)

CREEKRIDGE AT FLYING HORSE			
FILING NO. 1			
DEVELOPMENT PLAN			
TITLE SHEET			
DESIGNED BY	JRH	SCALE	DATE 5/5/26
DRAWN BY	JRH	(H) 1" = N/A	SHEET 1 OF 23
CHECKED BY	DLG	(V) 1" = N/A	JOB NO. 1171.78

LEGAL DESCRIPTION:

TO BE PLATTED AS CREEKRIDGE AT FLYING HORSE FILING NO. 1

A PARCEL OF LAND LOCATED IN THE NORTH HALF (N1/2) OF SECTION 21, AND THE SOUTH HALF (S1/2) OF SECTION 16, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, WITHIN A PORTION OF WARRANTY DEED RECORDED NOVEMBER 10, 1999 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 099173481; SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF DOWNTOWN FLYING HORSE FILING NO. 1, RECORDED AUGUST 29, 2025 UNDER RECEPTION NO. 225715578, MONUMENTED AT THE SOUTH END BY A NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "CECS LLC PLS 30418", FOUND 0.2 FEET ABOVE GROUND, AND AT THE NORTH END WITH A NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "CECS LLC PLS 30418", FOUND 0.2 FEET ABOVE GROUND, AND DETERMINED BY GPS OBSERVATION TO BEAR NORTH 00°04'57" EAST, A DISTANCE OF 725.95 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID DOWNTOWN FLYING HORSE FILING NO. 1:

THENCE NORTH 00°04'57" EAST ON SAID WEST LINE, A DISTANCE OF 398.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FIRESTEED DRIVE AS DEDICATED TO THE PUBLIC ON SAID PLAT OF DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE SOUTH 89°50'03" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 469.44 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 363.50 FEET, WHOSE CENTER BEARS SOUTH 79°27'29" EAST, SAID POINT BEING THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF FIRESTEED DRIVE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOMERSTONE DRIVE, AS DEDICATED TO THE PUBLIC ON SAID DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°27'25", AN ARC DISTANCE OF 212.26 FEET;

THENCE NORTH 44°00'00" EAST A DISTANCE OF 10.61 FEET;

THENCE NORTH 46°00'00" WEST A DISTANCE OF 15.00 FEET;

THENCE NORTH 44°00'00" EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTH 46°00'00" EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 44°00'00" EAST A DISTANCE OF 15.00 FEET;

THENCE SOUTH 46°00'00" EAST A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 44°00'00" EAST A DISTANCE OF 336.38 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, WHOSE CENTER BEARS NORTH 44°00'00" EAST;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°36'47", AN ARC DISTANCE OF 33.82 FEET;

THENCE NORTH 52°36'47" EAST, A DISTANCE OF 50.00 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 175.00 FEET, WHOSE CENTER BEARS NORTH 52°36'47" EAST;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°36'47", AN ARC DISTANCE OF 26.31 FEET;

THENCE NORTH 44°00'00" EAST, A DISTANCE OF 255.00 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 30.50 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°32'28", AN ARC DISTANCE OF 25.33 FEET TO A 55.50 FEET FOOT REVERSE CURVE;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°41'04", AN ARC DISTANCE OF 51.03 FEET;

THENCE NORTH 46°00'00" WEST, A DISTANCE OF 393.91 FEET;

THENCE SOUTH 87°28'21" EAST A DISTANCE TO A TANGENT CURVE, HAVING A RADIUS OF 542.70 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°23'32", AN ARC DISTANCE OF 477.31 FEET;

THENCE NORTH 08°57'19" EAST A DISTANCE OF 316.96 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 313.30 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°32'28", AN ARC DISTANCE OF 175.84 FEET;

THENCE NORTH 39°08'44" EAST A DISTANCE OF 24.03 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 513.30 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°08'38", AN ARC DISTANCE OF 189.42 FEET;

THENCE SOUTH 60°58'21" EAST A DISTANCE OF 480.88 FEET;

THENCE SOUTH 15°48'12" EAST A DISTANCE OF 14.15 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 472.00 FEET, WHOSE CENTER BEARS SOUTHWESTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°18'12", AN ARC DISTANCE OF 348.49 FEET;

THENCE SOUTH 28°50'21" WEST A DISTANCE OF 321.60 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 528.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'52", AN ARC DISTANCE OF 414.82 FEET;

THENCE SOUTH 79°47'05" WEST, A DISTANCE OF 6.38 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 140.00 FEET, WHOSE CENTER BEARS SOUTH 79°47'05" WEST;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°23'16", AN ARC DISTANCE OF 136.02 FEET;

THENCE SOUTH 01°00'00" EAST, A DISTANCE OF 26.86 FEET;

THENCE SOUTH 44°00'00" WEST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°00'00" WEST A DISTANCE OF 16.97 FEET;

THENCE SOUTH 44°00'00" WEST A DISTANCE OF 592.73 FEET;

THENCE SOUTH 01°00'00" EAST A DISTANCE OF 26.28 FEET;

THENCE SOUTH 46°00'00" EAST A DISTANCE OF 298.20 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°59'35", AN ARC DISTANCE OF 47.09 FEET;

THENCE NORTH 76°53'10" EAST, A DISTANCE OF 16.40 FEET;

THENCE SOUTH 60°08'24" EAST A DISTANCE OF 300.00 FEET;

THENCE SOUTH 17°11'58" EAST A DISTANCE OF 16.40 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTH 24°40'47" EAST;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°47'30", AN ARC DISTANCE OF 19.87 FEET;

THENCE SOUTH 60°08'24" EAST A DISTANCE OF 180.62 FEET TO A POINT ON THE NORTHWESTERLY LINE OF STATE HIGHWAY NO. 83 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 12, 2004 UNDER RECEPTION NO. 204057832;

THENCE SOUTH 26°11'32" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 70.30 FEET;

THENCE NORTH 69°08'52" WEST A DISTANCE OF 174.12 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 370.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°46'23", AN ARC DISTANCE OF 30.82 FEET;

THENCE SOUTH 73°14'18" WEST, A DISTANCE OF 17.47 FEET;

THENCE NORTH 60°08'24" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 13°33'08" WEST A DISTANCE OF 17.47 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 370.00 FEET, WHOSE CENTER BEARS NORTH 34°01'41" EAST;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°58'19", AN ARC DISTANCE OF 64.40 FEET;

THENCE NORTH 46°00'00" WEST A DISTANCE OF 298.20 FEET;

THENCE SOUTH 89°00'00" WEST A DISTANCE OF 28.28 FEET;

THENCE SOUTH 44°00'00" WEST A DISTANCE OF 283.50 FEET;

THENCE SOUTH 01°00'00" EAST A DISTANCE OF 14.14 FEET;

THENCE SOUTH 44°00'00" WEST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°00'00" WEST A DISTANCE OF 14.14 FEET;

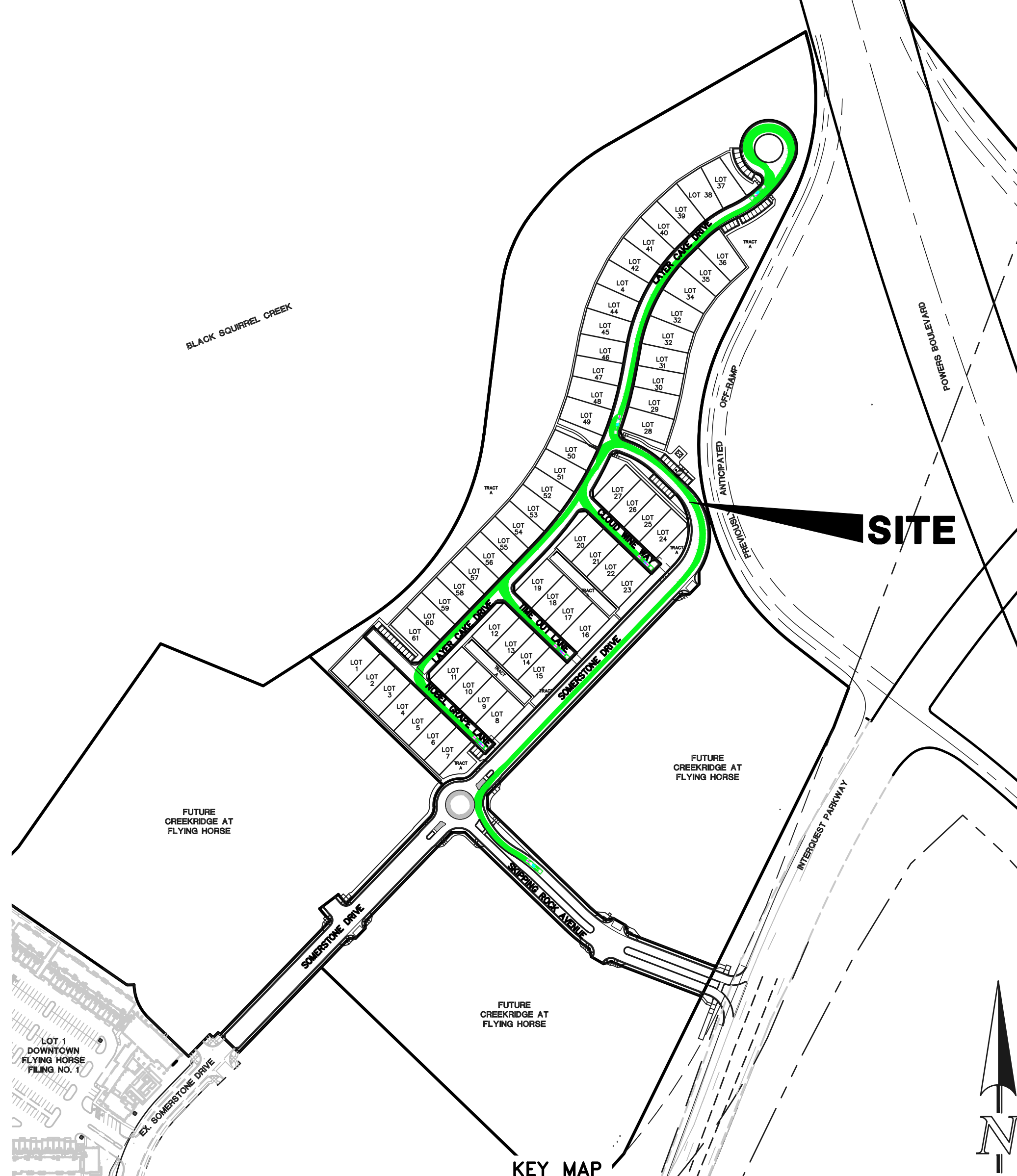
THENCE SOUTH 44°00'00" WEST A DISTANCE OF 336.38 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SOMERSTONE DRIVE;

THENCE NORTH 46°00'00" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 818,811 SQUARE FEET (18,797.32 ACRES).

GENERAL NOTES:

- NO PORTION OF THIS SITE IS LOCATED WITHIN F.E.M.A. DESIGNATED FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041C002956 & 08041C005066 EFFECTIVE DECEMBER 7, 2018.
- THE SUBJECT PROPERTY IS INCLUDED IN THE FLYING HORSE METROPOLITAN DISTRICT NO. 2. THE FINDINGS AND DECREE FOR FLYING HORSE METROPOLITAN DISTRICT NO. 2 IS RECORDED UNDER RECEPTION NO. 204189318 AND AS AMENDED.
- FINDINGS AND DECREE FOR FLYING HORSE METROPOLITAN DISTRICT NO. 1 ARE RECORDED UNDER RECEPTION NO. 204189317 AND AS AMENDED.
- SIDEWALKS WITHIN PUBLIC RIGHT-OF-WAY WILL BE DESIGNED AND INSTALLED PER CITY STANDARDS. SIDEWALKS WITHIN THE PRIVATE TRACTS NOT IN A PUBLIC IMPROVEMENT EASEMENT SHALL BE INSTALLED 4' OR 5' WIDE, UNLESS ATTACHED TO CURB WHERE SIDEWALK WILL BE 6' WIDE. ALL SIDEWALKS SHALL BE INSTALLED CONCURRENT WITH DEVELOPMENT.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT OR TRACT TO SOMERSTONE DRIVE OR SKIPPING ROCK AVENUE.
- SPEED LINE OF SIGHT ANALYSIS IS REQUIRED FOR ALL FENCING AND VEGETATION OTHER THAN DECIDUOUS TREES, AT STREET INTERSECTIONS.
- ALL LANDSCAPING NOT WITHIN PRIVATE PROPERTY, SHALL BE INSTALLED CONCURRENT WITH DEVELOPMENT.
- ALL STREET TREES AND STREETSCAPE LOCATED IN THE R.O.W. AND SITE LANDSCAPING IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF FLYING HORSE METROPOLITAN DISTRICT NO. 2 AND/OR ITS ASSIGNS.
- NO ON STREET PARKING ALLOWED ON 30' R.O.W. PUBLIC STREETS. NO PARKING SIGNS WILL BE INSTALLED.
- ALL DRIVEWAYS SHALL MAINTAIN A MINIMUM WIDTH OF 16' WIDE AND NOT EXCEED 24' WIDE.
- ALL PRIVATE AND PUBLIC SIDEWALK/TRAIL SEGMENTS SHALL BE CONSTRUCTED OF CONCRETE AND NOT LESS THAN 4" IN WIDTH WITHIN COMMON OPEN SPACE AND 4" FOR PEDESTRIAN CONNECTIONS TO ON-STREET AND GUEST PARKING FACILITIES AND COMMON OPEN SPACE CONSTRUCTED PER CITY STANDARD DETAIL. ALL SEGMENTS SHALL BE INSTALLED CONCURRENT WITH DEVELOPMENT.
- THE DENSITY, DESIGN AND DIMENSIONAL CONTROLS ESTABLISHED UNDER CITY CODE CHAPTER 7 SHALL APPLY UNLESS OTHERWISE STATED BY THIS DEVELOPMENT PLAN, OR APPROVED LAND USE PLAN.
- ALL CURB RETURNS WITHIN THE SITE TO BE 15' RADIUS MINIMUM PER CITY STANDARDS.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES' ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE IN ACCORDANCE WITH UTILITIES' REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.
- REQUIRED GREEN INFRASTRUCTURE PLANNED INFILTRATION AREA (P.I.A.) ALL LOCATED IN BOTTOM OF THE EXISTING OFF-SITE PRIVATE FULL SPECTRUM DETENTION FACILITY.
- NO VARIANCES WILL BE ALLOWED.
- PUBLIC TRAIL TO BE BUILT BY DEVELOPER AND MAINTAINED BY THE CITY OF COLORADO SPRINGS FOLLOWING STAFF ONSITE INSPECTION.
- IMPROVEMENTS ASSOCIATED WITH THE PROPOSED PUBLIC TRAIL IS EXEMPT FROM IMPERVIOUS SURFACE CALCULATIONS PER UDC ARTICLE 7.2 SECTION 7.2.603.E.2.B(2).
- ALL "STOP SIGNS" AND PAVEMENT MARKINGS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN BOTH THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDING OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT OR PRIOR TO THE ISSUING OF A CERTIFICATE OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.
- TRACT A IS FOR OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS TO BE OWNED AND MAINTAINED BY THE FLYING HORSE METROPOLITAN DISTRICT NO. 1. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- THE AREA INCLUDED IN THIS PLAT IS SUBJECT TO THE GOLF-PLAY EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 206053073. FUTURE LOT OWNERS SHOULD BECOME FAMILIAR WITH THIS DOCUMENT.
- THE ARTICLES OF INCORPORATION OF FLYING HORSE HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. 20041265160. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FLYING HORSE RESIDENTIAL ARE RECORDED UNDER RECEPTION NO. 205049262.
- ON STREET PARKING SPACES SHALL BE USED FOR VEHICULAR PARKING ONLY. NO SALES, RENTAL, STORAGE, REPAIR, SERVICING OF VEHICLES, EQUIPMENT OR MATERIALS, DISMANTLING, OR OTHER ACTIVITIES SHALL BE CONDUCTED OR LOCATED IN SUCH AREAS. ON STREET SPACES CANNOT BE DESIGNATED AS PRIVATE OR RESERVED FOR ADJACENT USE.
- SCHOOL SITE DEDICATION TO BE MET THROUGH FEES IN LIEU OF LAND, TO BE DUE AT THE TIME OF BUILDING PERMIT.
- THIS DEVELOPMENT PLAN REFLECTS THE PRELIMINARY MEADOW JUMPING MOUSE (PJM.M) HABITAT MITIGATION LINE SHOWN FOR REFERENCE AS DETAILED IN THE CORE CONSULTANTS BIOLOGICAL ASSESSMENT AND THE BIOLOGICAL OPINION ISSUED BY US FISH AND WILDLIFE IN CONSULTATION WITH THE US CORPS OF ENGINEERS.
- MAILBOX KIOSK DESIGN: THE DESIGN AND CONSTRUCTION OF THE MAILBOX KIOSK SHALL BE SIMILAR TO THE MAILBOX KIOSK DESIGN AND CONSTRUCTION CURRENTLY BUILT IN FLYING HORSE. SEE DETAIL ON SHEET XX. FINAL APPROVAL OF LOCATION SHOWN WILL BE UNDER USFS.
- WALK CONNECTION LOCATIONS FROM PROPOSED WALKS TO FRONT ACCESS OF RESIDENTIAL BUILDINGS TO BE DETERMINE WITH SELECTION OF BUILDING FOOTPRINT TYPES.
- PRIVATE FENCING WITHIN COURTYARD SHALL NOT EXCEED 3'-4" IN HEIGHT.
- REQUIRED IMPROVEMENTS TO BLACK SQUIRREL CREEK HAVE BEEN INSTALLED DURING THE DEVELOPMENT OF FLYING HORSE HORSE NO. 4 PALERMO FILING NO'S 3.4,8.5 BLACK SQUIRREL CREEK CHANNEL IMPROVEMENTS. ASSURANCES HAVING BEEN POSTED AND ARE TIED TO THE FLYING HORSE PALERMO DEVELOPMENT. BLACK SQUIRREL CREEK IS TO BE DEDICATED TO THE CITY OF COLORADO SPRINGS PER THE APPROVED STORMWATER PLANS.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN APPLICATIONS.



KEY MAP
SCALE: 1"=200'

FIRE TRUCK TRAVEL PATH

NOTES:
 ONE GATE PER FENCE AREA LOCATE AT THE DRIVEWAY ACCESS SIDE AND ONTO PROPERTY OWNERS LOT
 HOUSE PLANS, SIDEWALKS, FENCE LOCATIONS ON THIS DOCUMENT WILL VARY AND ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY
 FENCE LOCATION SUBJECT TO CHANGE & TO BE DETERMINED IN FIELD (TYPICAL)

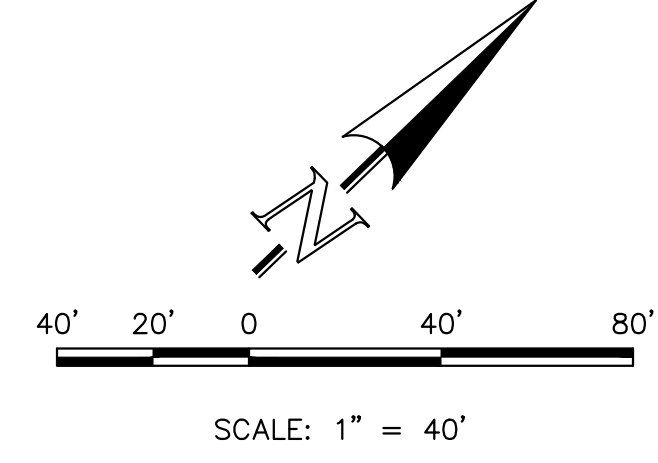
TYPICAL LOT (GREENWAY ORIENTED)
 SCALE: 1" = 30'

UNPLATTED EXISTING BLACK SQUIRREL CREEK

UNPLATTED FUTURE CREEKRIDGE PARK

UNPLATTED FUTURE CREEKRIDGE

- NOTES:**
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. NO SITE LIGHTING IS BEING PROVIDED FOR THIS SINGLE FAMILY COMMUNITY. TYPICAL GARAGE AND ENTRY BUILDING MOUNTED LIGHTING TO BE PROVIDED.
 5. LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.
 6. THIS SITE WILL UTILIZE A MAIL KIOSK THAT WAS PROVIDED WITH FILING NO. 3 DEVELOPMENT.



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

CLASSIC
 CONSULTING ENGINEERS & SURVEYORS

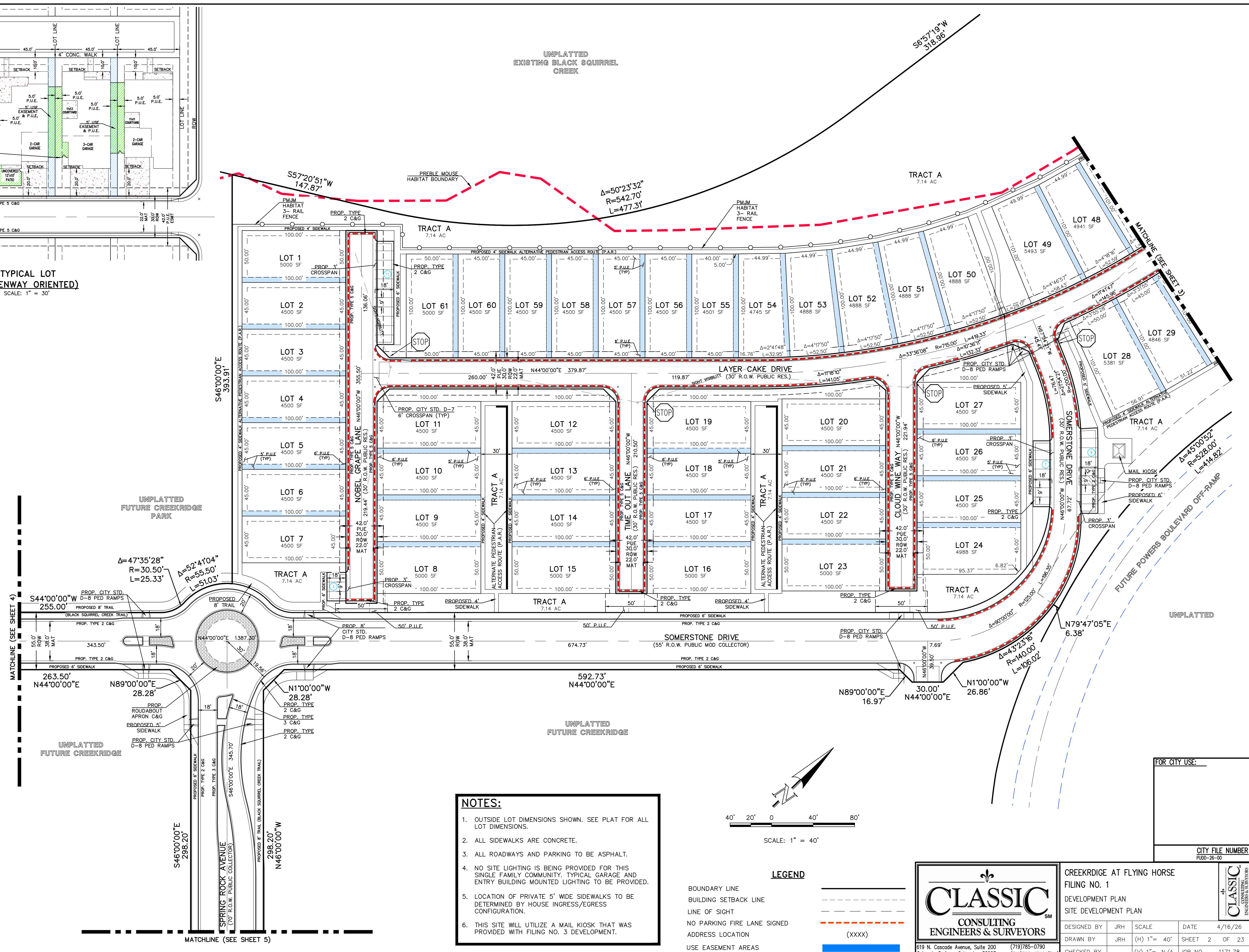
619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (Fax)

CREEKRIDGE AT FLYING HORSE
 FILING NO. 1
 SITE DEVELOPMENT PLAN

DESIGNED BY	JRH	SCALE	DATE	4/16/26
DRAWN BY	JRH	(H) 1" = 40'	SHEET	2 OF 23
CHECKED BY	(V)	1" = N/A	JOB NO.	1171.78

FOR CITY USE:

CITY FILE NUMBER
 PUDO-26-00



S6°57'19"W
318.96'

Δ=32°09'25"
R=313.30'
L=175.84'

S39°06'44"W
24.03'

Δ=21°08'38"
R=513.30'
L=189.42'

UNPLATTED

S60°15'21"W
480.85'

N14°14'15"
14.15'

N15°48'12"W

FUTURE POWERS BOULEVARD (FREEWAY PUBLIC R.O.W VARIES)

TRACT A
7.14 AC

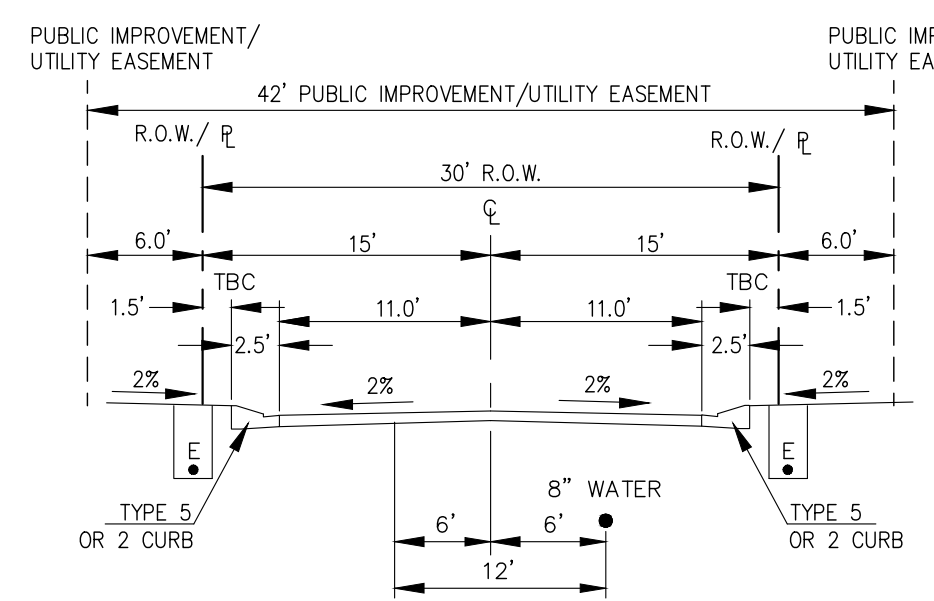
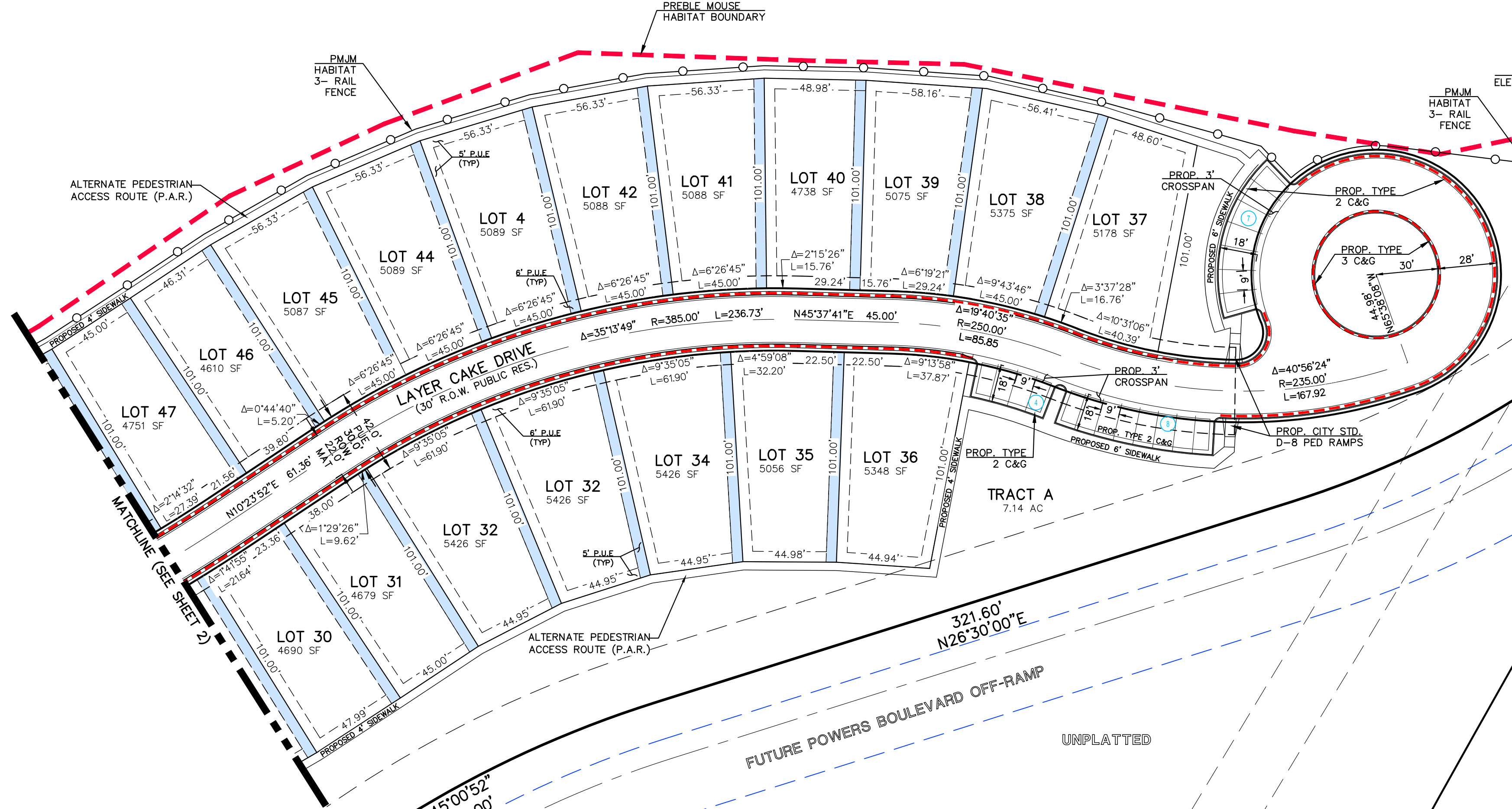
TRACT A
7.14 AC

TRACT A
7.14 AC

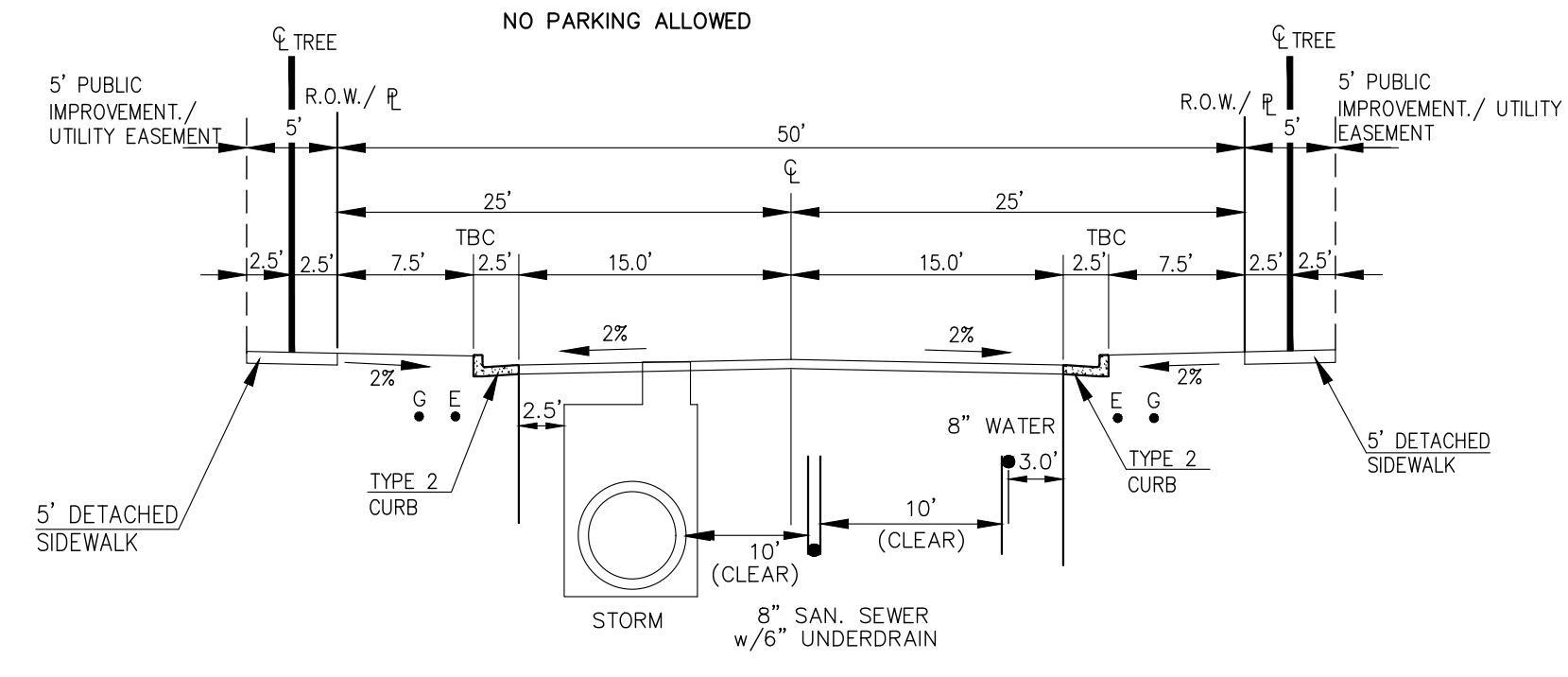
UNPLATTED

Δ=45°00'52"
R=528.00'
L=414.82'

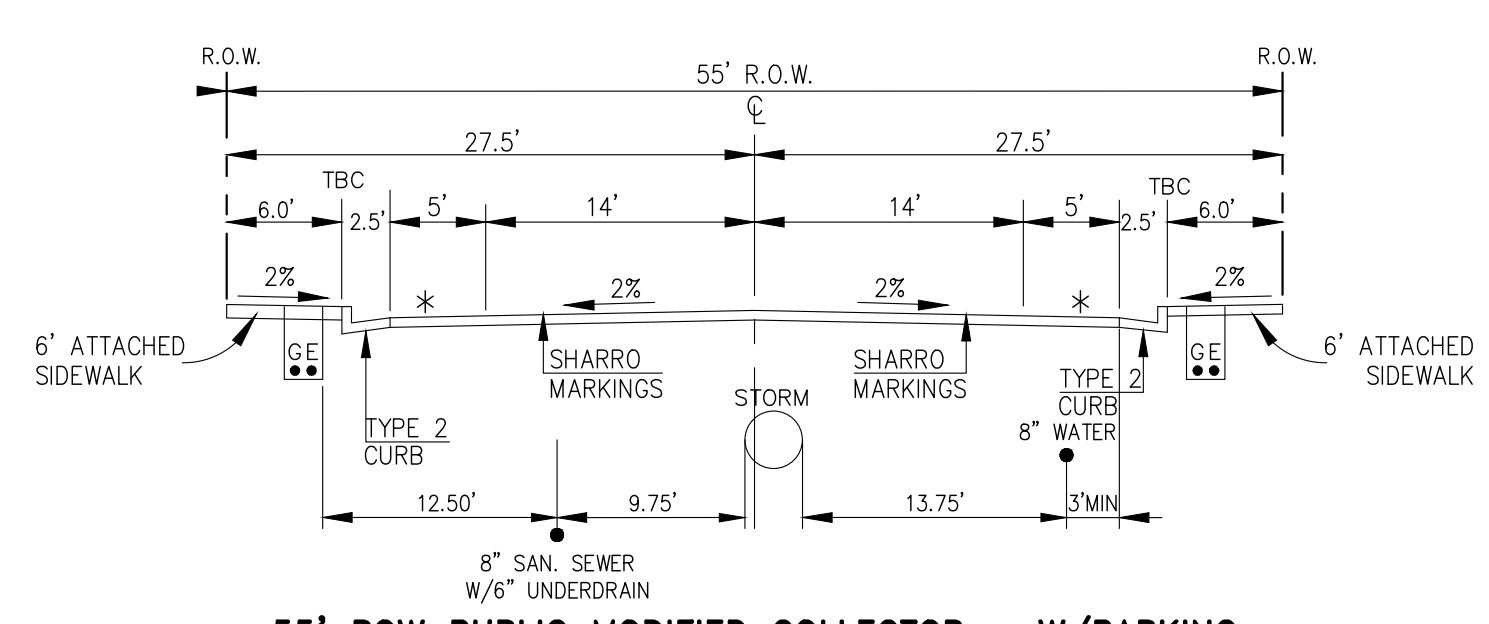
321.60'
N26°30'00"E
FUTURE POWERS BOULEVARD OFF-RAMP



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

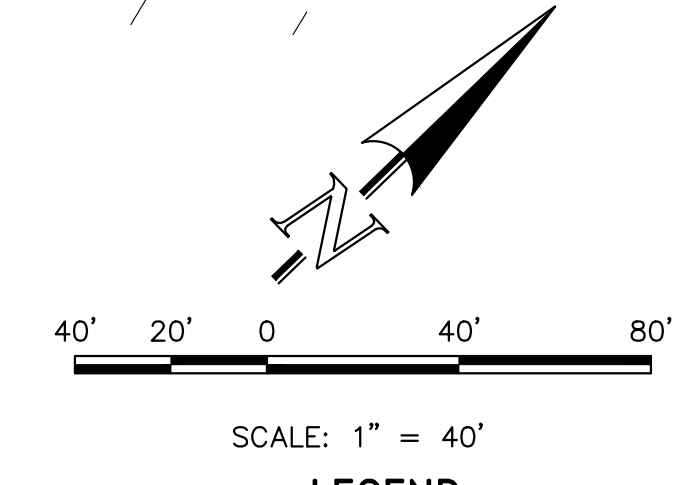


50' R.O.W. RESIDENTIAL (LOCAL) PUBLIC STREET
SCALE: 1" = 10'



55' ROW PUBLIC MODIFIED COLLECTOR - W/PARKING
TYPICAL SECTION
SPRING ROCK AVENUE
SCALE: 1" = 10'
PARKING ALLOWED

- NOTES:**
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. NO SITE LIGHTING IS BEING PROVIDED FOR THIS SINGLE FAMILY COMMUNITY. TYPICAL GARAGE AND ENTRY BUILDING MOUNTED LIGHTING TO BE PROVIDED.
 5. LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.
 6. THIS SITE WILL UTILIZE A MAIL KIOSK THAT WAS PROVIDED WITH FILING NO. 3 DEVELOPMENT.



LEGEND

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

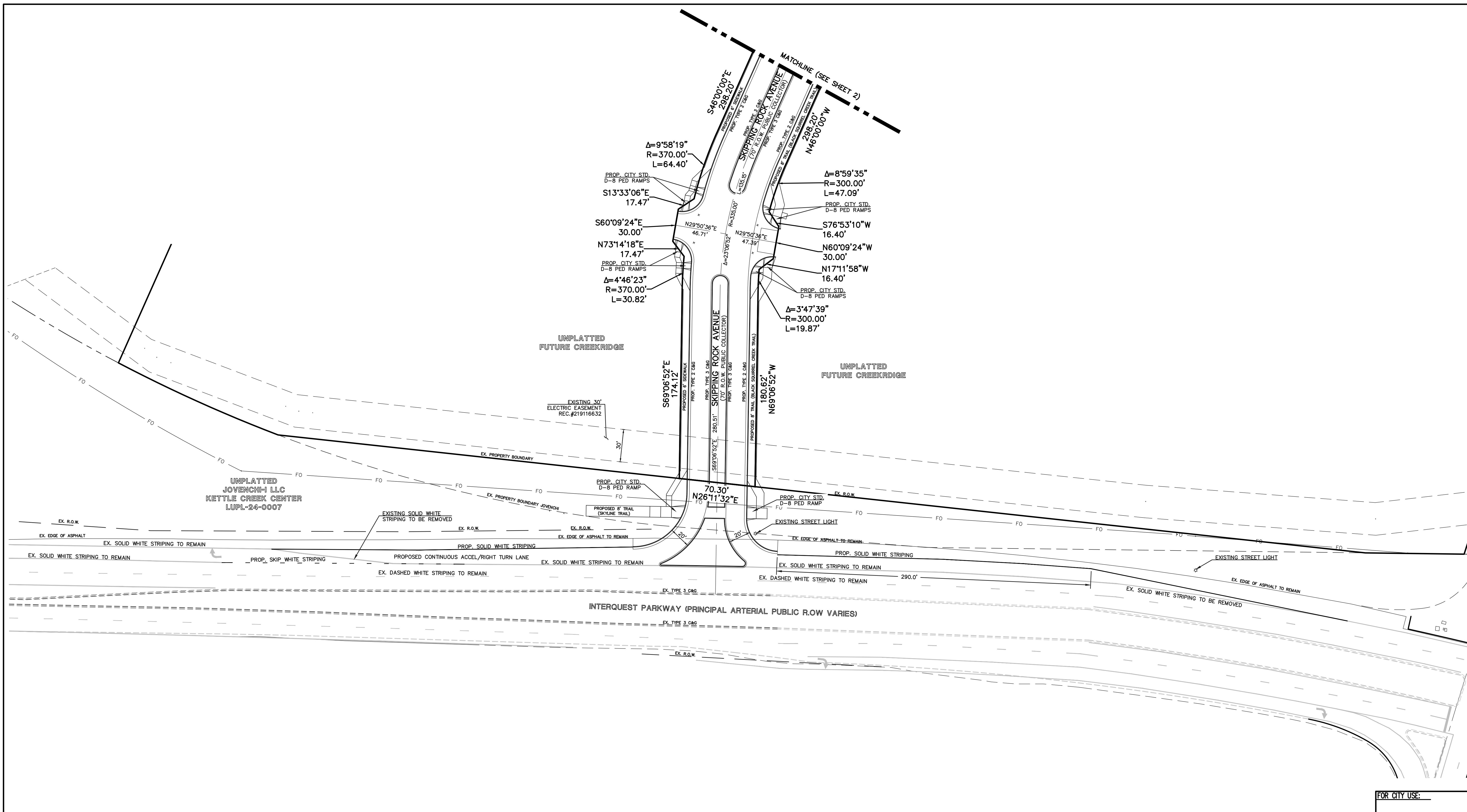


CREEKRDIGE AT FLYING HORSE FILING NO. 1 DEVELOPMENT PLAN SITE DEVELOPMENT PLAN			
DESIGNED BY	JRH	SCALE	DATE
DRAWN BY	JRH	(H) 1" = 40'	SHEET 3 OF 23
CHECKED BY		(V) 1" = N/A	JOB NO. 1171.78

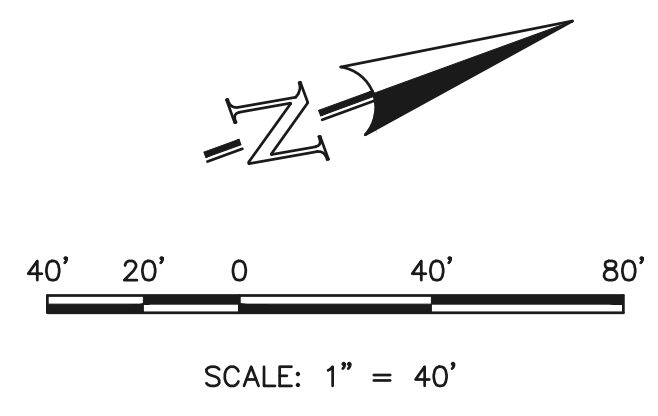
FOR CITY USE:

CITY FILE NUMBER
PUDO-26-00

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)



- NOTES:**
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. NO SITE LIGHTING IS BEING PROVIDED FOR THIS SINGLE FAMILY COMMUNITY. TYPICAL GARAGE AND ENTRY BUILDING MOUNTED LIGHTING TO BE PROVIDED.
 5. LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.
 6. THIS SITE WILL UTILIZE A MAIL KIOSK THAT WAS PROVIDED WITH FILING NO. 3 DEVELOPMENT.



LEGEND

BOUNDARY LINE	—————
BUILDING SETBACK LINE	-----
LINE OF SIGHT	-----
NO PARKING FIRE LANE SIGNED	-----
ADDRESS LOCATION	(XXXX)
ACCESSIBLE ROUTE	-----

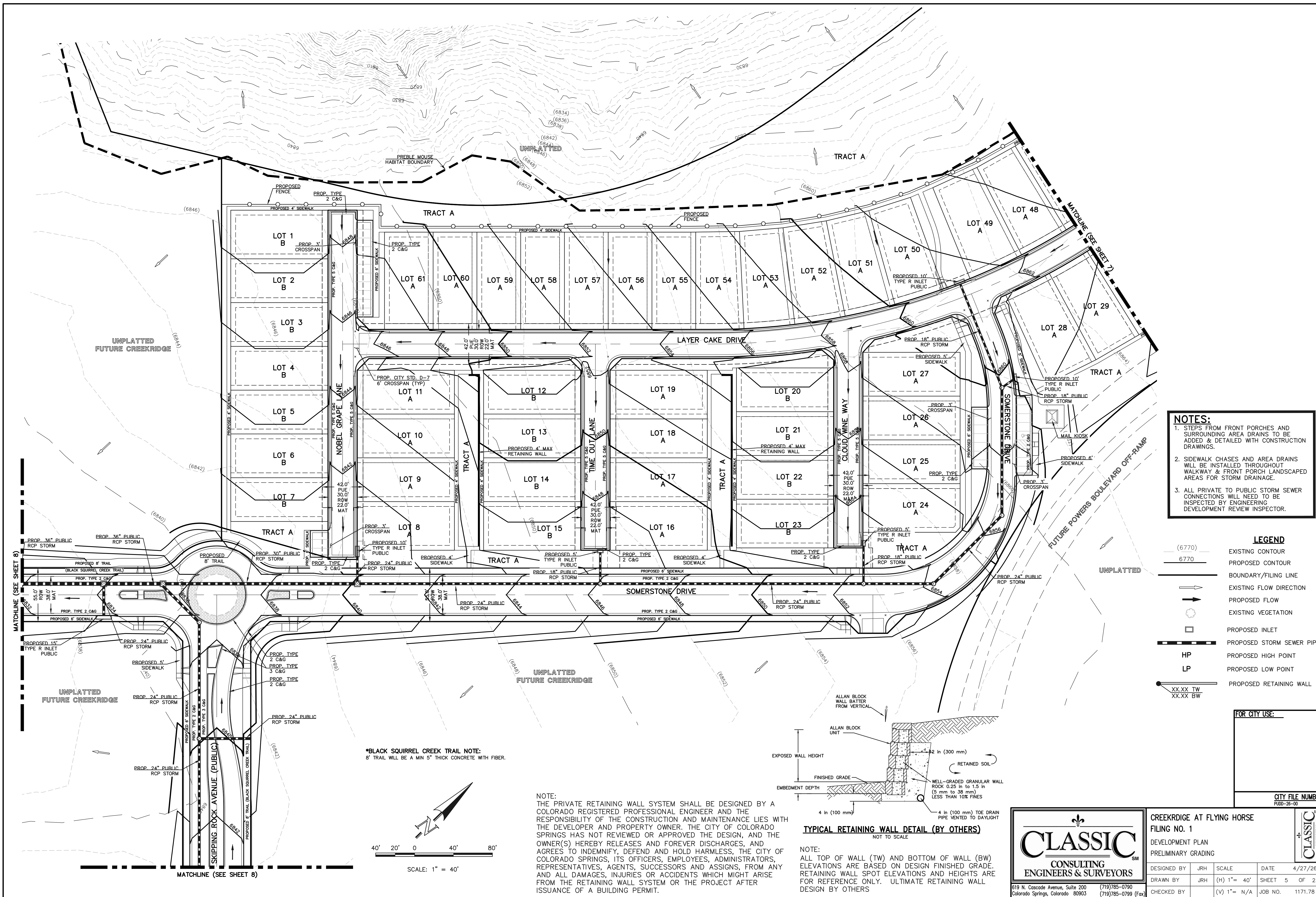
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ENGINEERS & SURVEYORS

CREEKRIDGE AT FLYING HORSE FILING NO. 1			
DEVELOPMENT PLAN SITE DEVELOPMENT PLAN			
DESIGNED BY	JRH	SCALE	DATE 4/16/26
DRAWN BY	JRH	(H) 1" = 40'	SHEET 5 OF 23
CHECKED BY		(V) 1" = N/A	JOB NO. 1171.78

FOR CITY USE:

CITY FILE NUMBER
PUDD-26-00

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)



NOTES:

- STEPS FROM FRONT PORCHES AND SURROUNDING AREA DRAINS TO BE ADDED & DETAILED WITH CONSTRUCTION DRAWINGS.
- SIDEWALK CHASES AND AREA DRAINS WILL BE INSTALLED THROUGHOUT WALKWAY & FRONT PORCH LANDSCAPED AREAS FOR STORM DRAINAGE.
- ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS WILL NEED TO BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

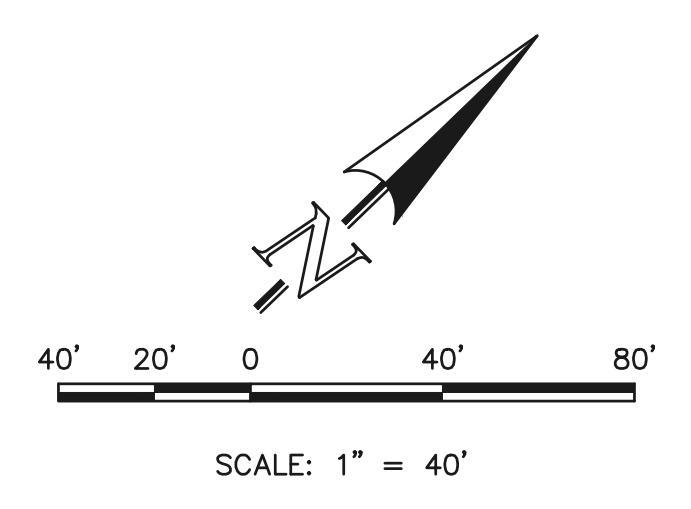
LEGEND

(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
XX.XX TW XX.XX BW	PROPOSED RETAINING WALL

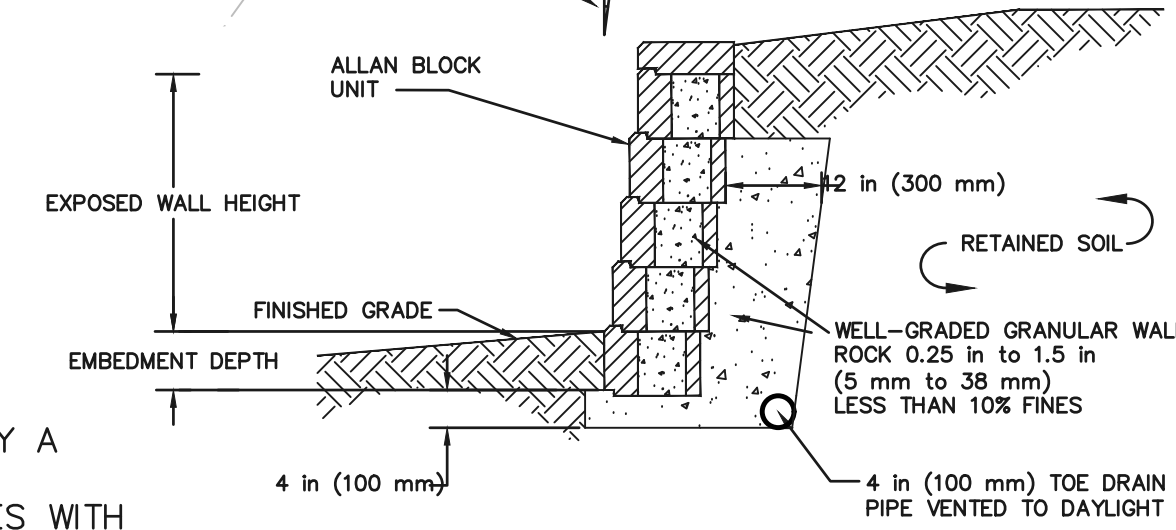
FOR CITY USE:

CITY FILE NUMBER
PUD-26-00

***BLACK SQUIREL CREEK TRAIL NOTE:**
8' TRAIL WILL BE A MIN 5" THICK CONCRETE WITH FIBER.



NOTE:
THE PRIVATE RETAINING WALL SYSTEM SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER AND THE RESPONSIBILITY OF THE CONSTRUCTION AND MAINTENANCE LIES WITH THE DEVELOPER AND PROPERTY OWNER. THE CITY OF COLORADO SPRINGS HAS NOT REVIEWED OR APPROVED THE DESIGN, AND THE OWNER(S) HEREBY RELEASES AND FOREVER DISCHARGES, AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS, THE CITY OF COLORADO SPRINGS, ITS OFFICERS, EMPLOYEES, ADMINISTRATORS, REPRESENTATIVES, AGENTS, SUCCESSORS AND ASSIGNS, FROM ANY AND ALL DAMAGES, INJURIES OR ACCIDENTS WHICH MIGHT ARISE FROM THE RETAINING WALL SYSTEM OR THE PROJECT AFTER ISSUANCE OF A BUILDING PERMIT.



TYPICAL RETAINING WALL DETAIL (BY OTHERS)
NOT TO SCALE

NOTE:
ALL TOP OF WALL (TW) AND BOTTOM OF WALL (BW) ELEVATIONS ARE BASED ON DESIGN FINISHED GRADE. RETAINING WALL SPOT ELEVATIONS AND HEIGHTS ARE FOR REFERENCE ONLY. ULTIMATE RETAINING WALL DESIGN BY OTHERS

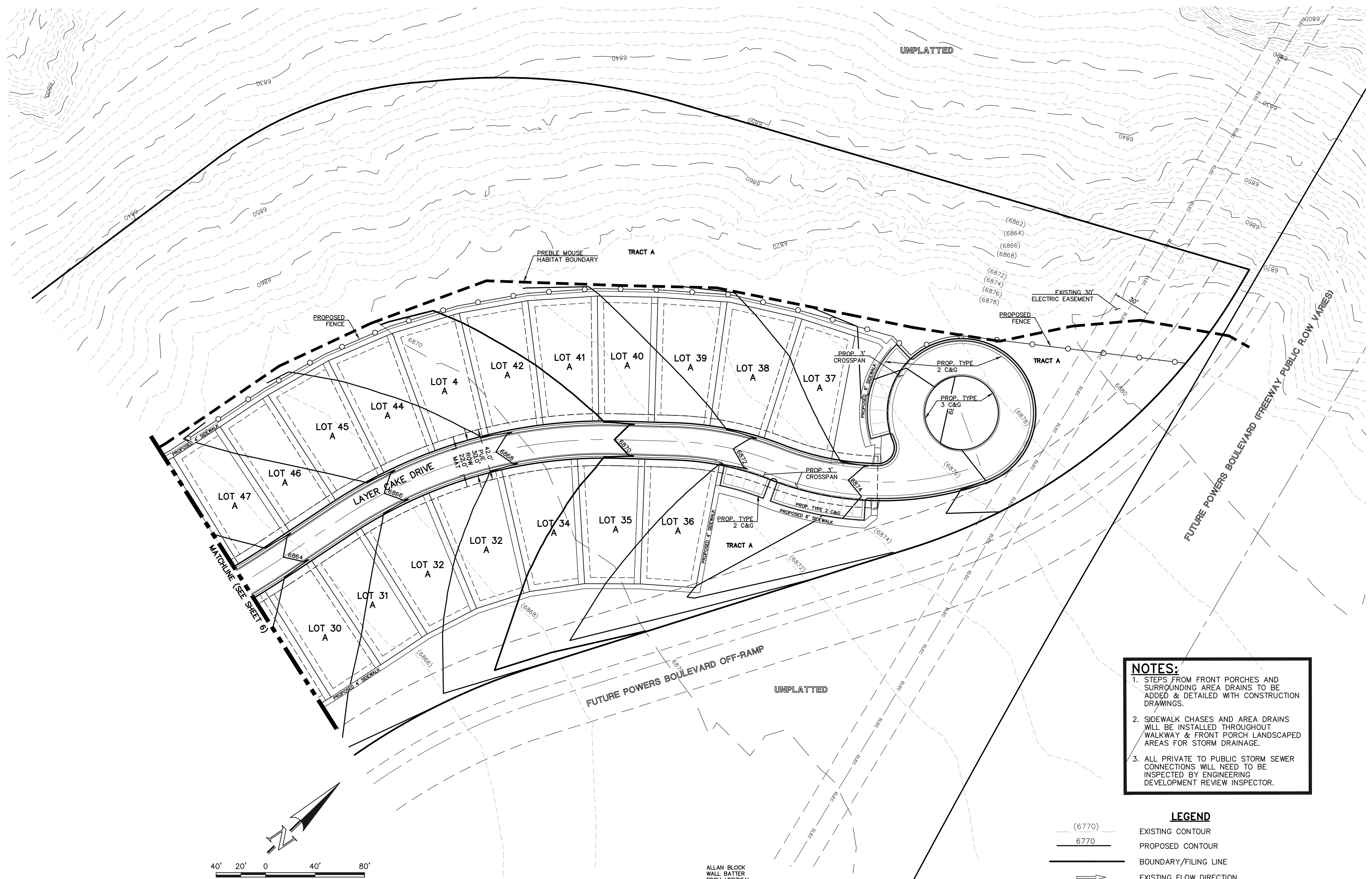
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Colorado Springs, Colorado 80903

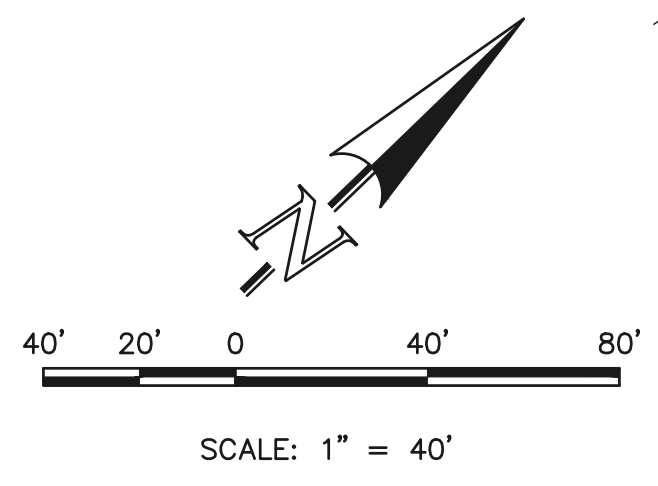
(719) 785-0790
(719) 785-0799 (Fax)

CREEKRDGE AT FLYING HORSE
FILE NO. 1
DEVELOPMENT PLAN
PRELIMINARY GRADING

DESIGNED BY	JRH	SCALE	DATE	4/27/26
DRAWN BY	JRH	(H) 1" = 40'	SHEET	5 OF 23
CHECKED BY	(V)	1" = N/A	JOB NO.	1171.78



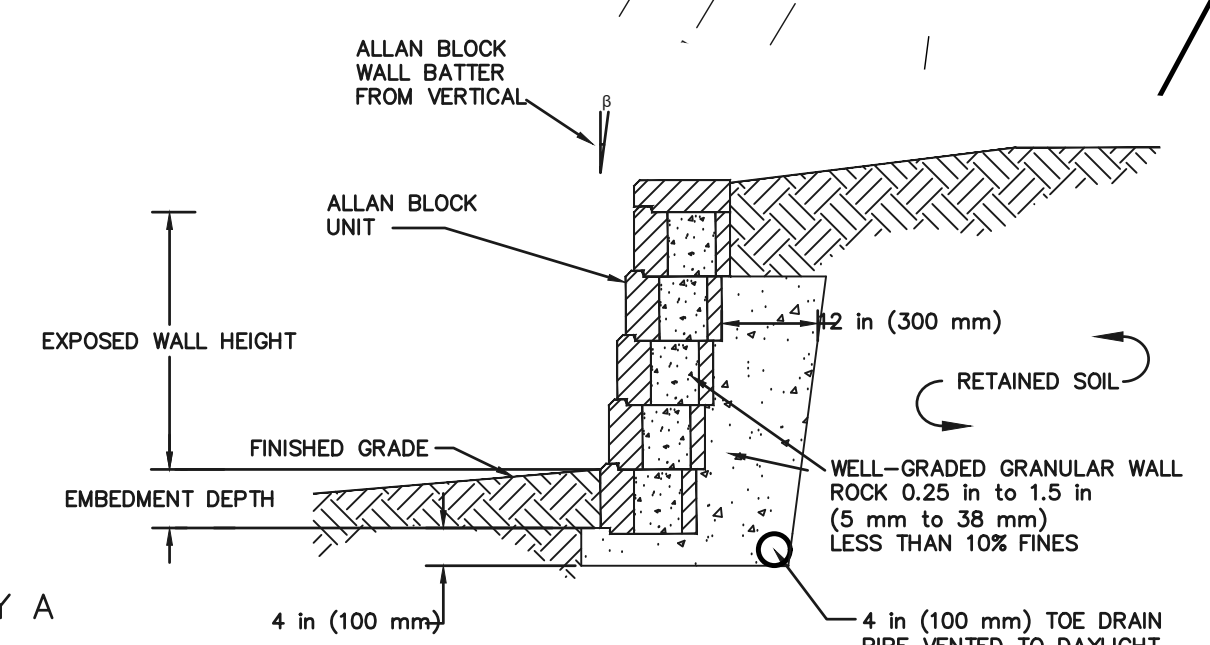
- NOTES:**
1. STEPS FROM FRONT PORCHES AND SURROUNDING AREA DRAINS TO BE ADDED & DETAILED WITH CONSTRUCTION DRAWINGS.
 2. SIDEWALK CHASES AND AREA DRAINS WILL BE INSTALLED THROUGHOUT WALKWAY & FRONT PORCH LANDSCAPED AREAS FOR STORM DRAINAGE.
 3. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS WILL NEED TO BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.



- 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
 - PROPOSED RETAINING WALL
 - XX.XX TW
 - XX.XX BW

FOR CITY USE:

CITY FILE NUMBER
PUD-26-00



TYPICAL RETAINING WALL DETAIL (BY OTHERS)
NOT TO SCALE

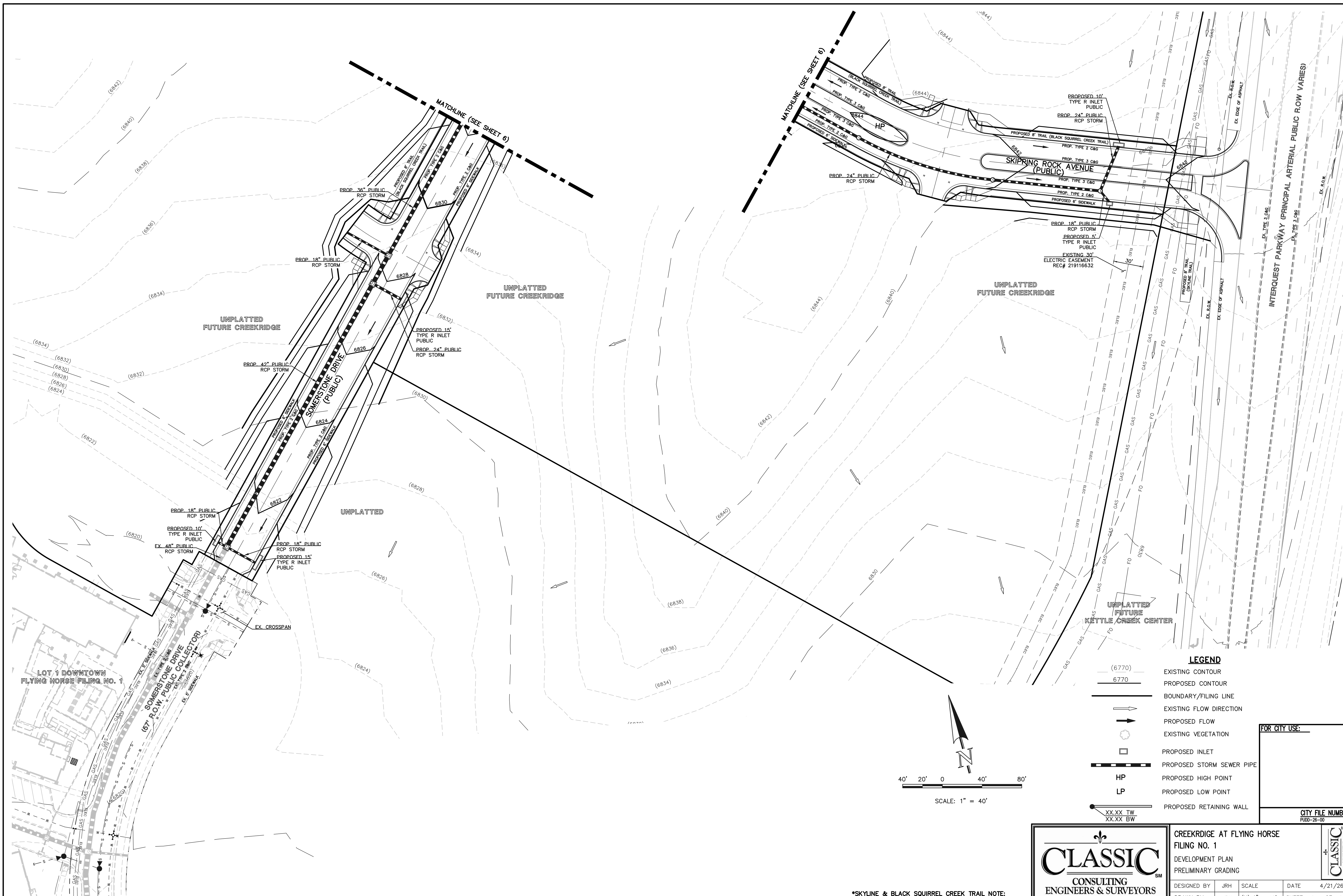
NOTE:
THE PRIVATE RETAINING WALL SYSTEM SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER AND THE RESPONSIBILITY OF THE CONSTRUCTION AND MAINTENANCE LIES WITH THE DEVELOPER AND PROPERTY OWNER. THE CITY OF COLORADO SPRINGS HAS NOT REVIEWED OR APPROVED THE DESIGN, AND THE OWNER(S) HEREBY RELEASES AND FOREVER DISCHARGES, AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS, THE CITY OF COLORADO SPRINGS, ITS OFFICERS, EMPLOYEES, ADMINISTRATORS, REPRESENTATIVES, AGENTS, SUCCESSORS AND ASSIGNS, FROM ANY AND ALL DAMAGES, INJURIES OR ACCIDENTS WHICH MIGHT ARISE FROM THE RETAINING WALL SYSTEM OR THE PROJECT AFTER ISSUANCE OF A BUILDING PERMIT.

NOTE:
ALL TOP OF WALL (TW) AND BOTTOM OF WALL (BW) ELEVATIONS ARE BASED ON DESIGN FINISHED GRADE. RETAINING WALL SPOT ELEVATIONS AND HEIGHTS ARE FOR REFERENCE ONLY. ULTIMATE RETAINING WALL DESIGN BY OTHERS



CREEKRDIGE AT FLYING HORSE			
FILING NO. 1			
DEVELOPMENT PLAN			
PRELIMINARY GRADING			
DESIGNED BY	JRH	SCALE	DATE 4/21/26
DRAWN BY	JRH	(H) 1" = 40'	SHEET 7 OF 23
CHECKED BY		(V) 1" = N/A	JOB NO. 1171.78

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

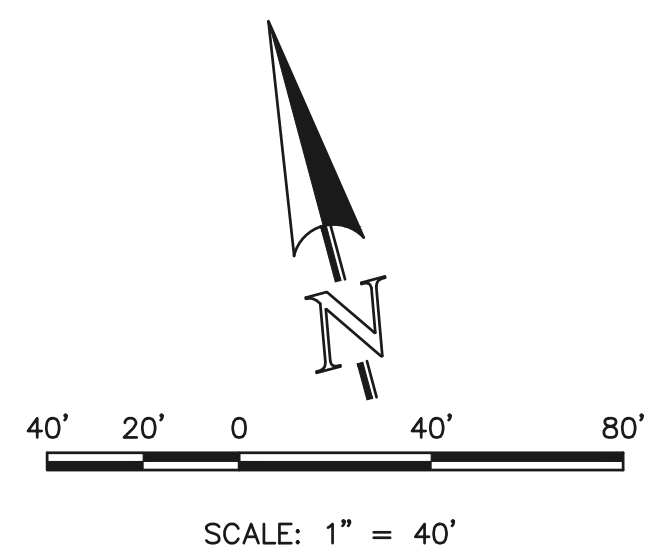


LOT 1 DOWNTOWN
FLYING HORSE FILING NO. 1

SOMERS STONE DRIVE
(67' ROW PUBLIC COLLECTOR)

MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 8)



- 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
 - PROPOSED RETAINING WALL

FOR CITY USE:

CITY FILE NUMBER
PUD-26-00

*SKYLINE & BLACK SQUIRREL CREEK TRAIL NOTE:
8" TRAIL WILL BE A MIN 5" THICK CONCRETE WITH FIBER.

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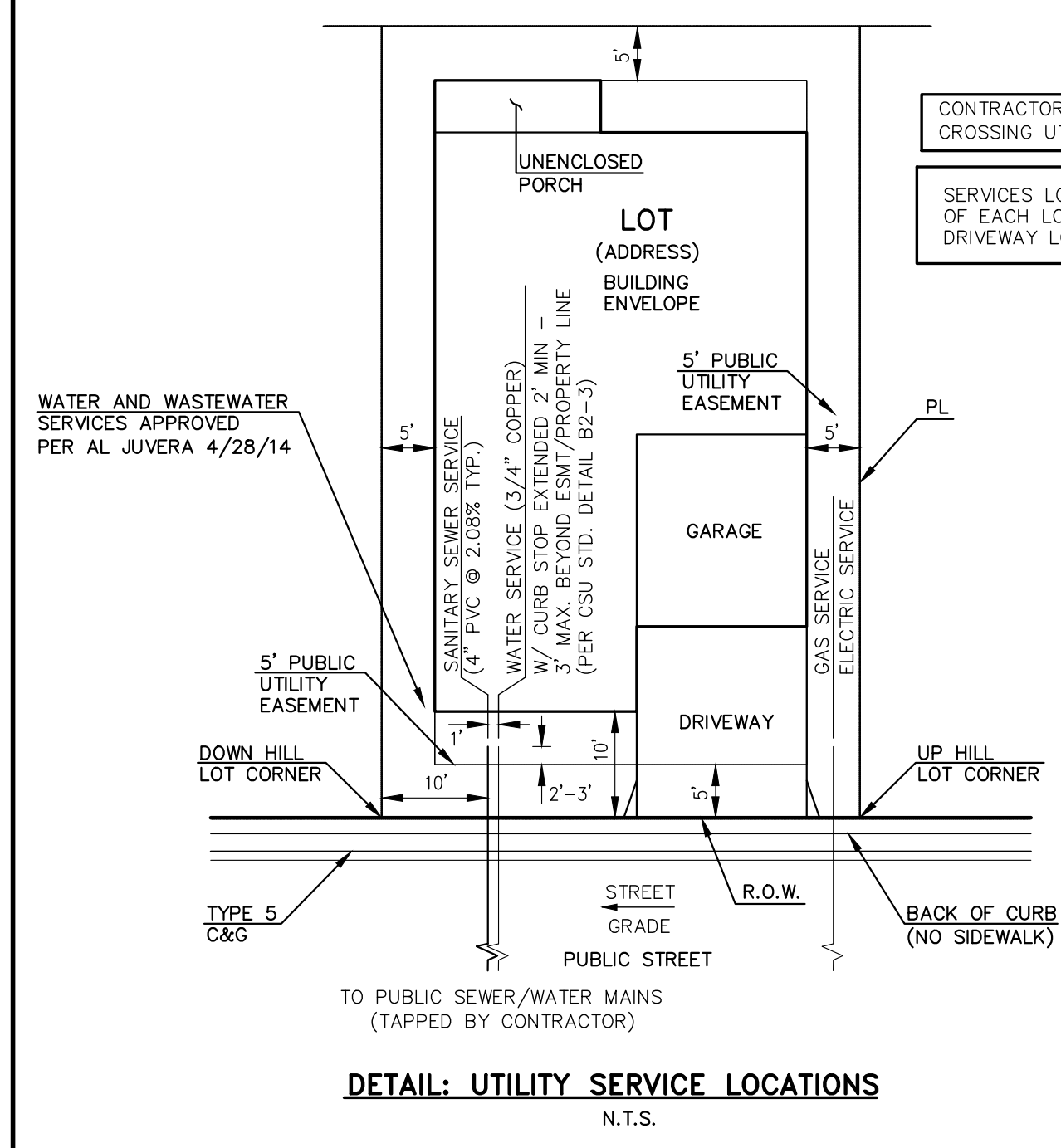
CREEKRIDGE AT FLYING HORSE
FILING NO. 1
DEVELOPMENT PLAN
PRELIMINARY GRADING

DESIGNED BY	JRH	SCALE	DATE	4/21/26
DRAWN BY	JRH	(H) 1" = 40'	SHEET	8 OF 23
CHECKED BY	(V)	1" = N/A	JOB NO.	1171.78

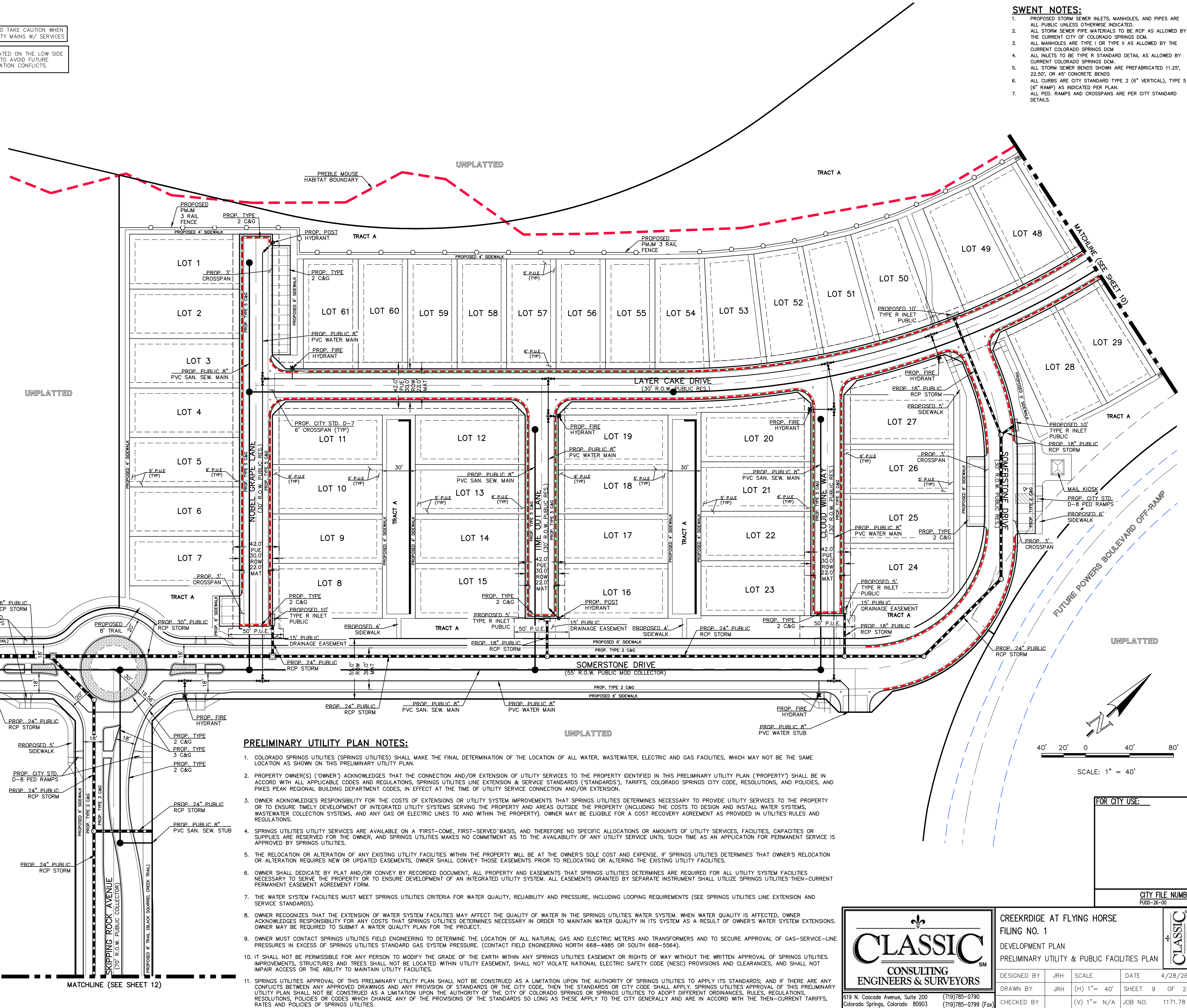
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

CLASSIC
ENGINEERS & SURVEYORS

- 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 I OR TYPE II AS ALLOWED BY THE CURRENT COLORADO SPRINGS DCM.
 4. ALL INLETS TO BE TYPE R 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.



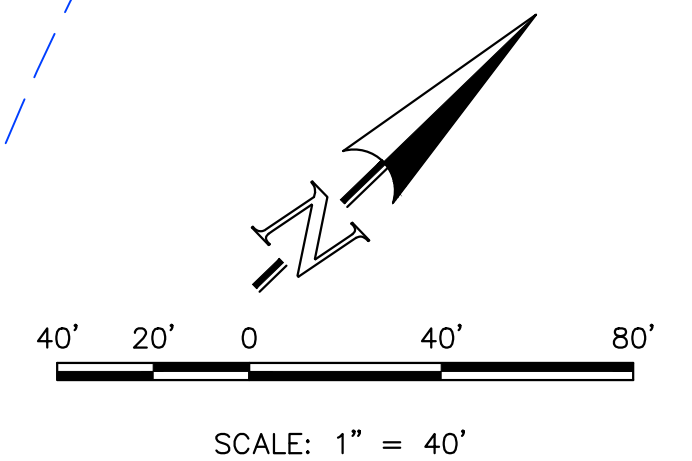
- UTILITY SERVICE LOCATION NOTES:**
1. DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 2. SEE PLANS FOR MAINLINE SIZES.
 3. ALL WATER SERVICES TO BE 3/4" TYPE "K" COPPER OR 1" HDPE UNLESS OTHERWISE SHOWN ON PLANS. ALL WATER SERVICES ARE 3/4" x 8" TAPS OR 1" x 8" TAPS BY DEVELOPER UNLESS OTHERWISE NOTED ON PLANS.
 4. ALL CLEANOUTS TO BE INSTALLED PER COLORADO SPRINGS UTILITY STANDARD DETAIL D1-4.
 5. SEE DETAIL D1-5 AND SECTION 2.60 FOR JOINT TRENCH SERVICE LOCATIONS.
 6. 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.
 7. WATER CURB STOPS AND SANITARY SEWER CLEANOUTS NOT TO BE WITHIN DRIVEWAYS OR SIDEWALKS.
 8. 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.
 9. GAS METERS MUST BE A MINIMUM OF 3'-FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.
 10. PER CLESS 4.05.4.3.6 GAS METER SHALL BE PLACED 5' FROM FRONT CORNER OF SINGLE FAMILY RESIDENTIAL BUILDING.



- PRELIMINARY UTILITY PLAN NOTES:**
1. 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.
 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 PIPES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
 3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
 4. 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.
 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 DEEDGATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
 7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
 8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
 9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564)
 10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
 11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

LEGEND:

DESCRIPTION	SYMBOL
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
PROPOSED WATER SERVICES	
PROPOSED SANITARY SEWER MAIN	
PROPOSED SANITARY SEWER SERVICE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
EXISTING GAS MAIN	
EXISTING ELECTRIC	
BOUNDARY LINE	



FOR CITY USE:

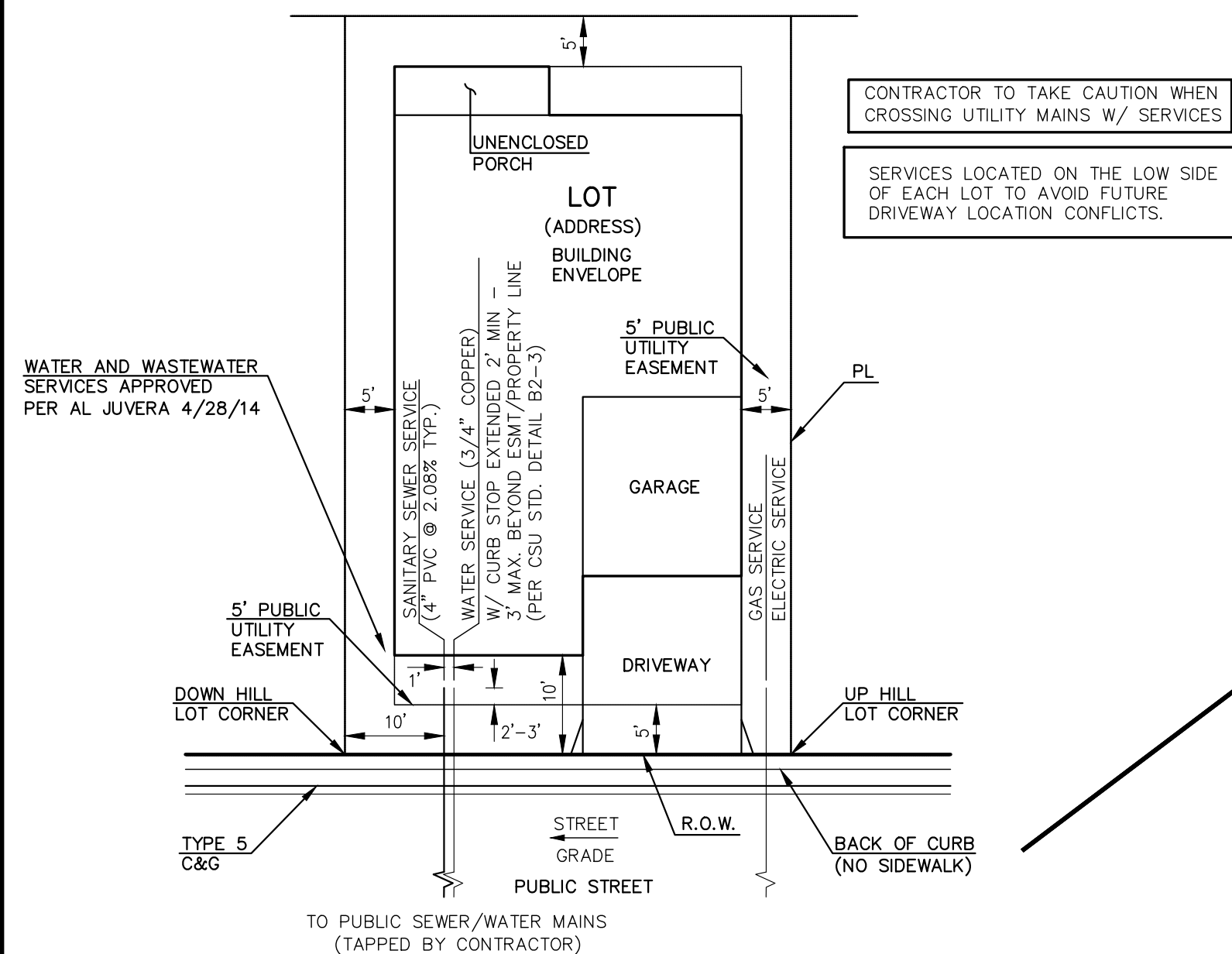
CITY FILE NUMBER
PUDO-26-00

CLASSIC CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

CREEKRIDGE AT FLYING HORSE
FILE NO. 1
DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY	JRH	SCALE	DATE	4/28/26
DRAWN BY	JRH	(H) 1" = 40'	SHEET	9 OF 23
CHECKED BY	(V) 1" = N/A	JOB NO.	1171.78	



DETAIL: UTILITY SERVICE LOCATIONS
N.T.S.

UTILITY SERVICE LOCATION NOTES:

1. DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
2. SEE PLANS FOR MAINLINE SIZES.
3. 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.
4. ALL CLEANOUTS TO BE INSTALLED PER COLORADO SPRINGS UTILITY STANDARD DETAIL D1-4.
5. SEE DETAIL D1-5 AND SECTION 2.6D FOR JOINT TRENCH SERVICE LOCATIONS.
6. 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.
7. WATER CURB STOPS AND SANITARY SEWER CLEANOUTS NOT TO BE WITHIN DRIVEWAYS OR SIDEWALKS.
8. 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.
9. GAS METERS MUST BE A MINIMUM OF 3'-FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENING IN WALLS.
10. PER GLESS 4.05.d.3.b GAS METER SHALL BE PLACED 5' FROM FRONT CORNER OF SINGLE FAMILY RESIDENTIAL BUILDING.

PRELIMINARY UTILITY PLAN NOTES:

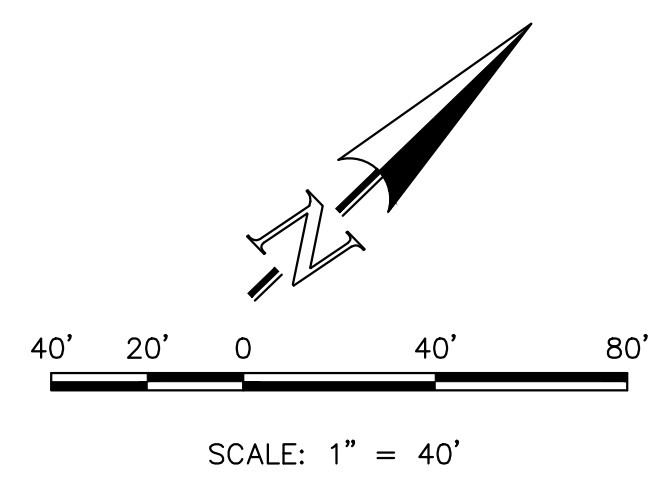
1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ('OWNER') ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN (PROPERTY) SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ('STANDARDS'), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT 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.
4. 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.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

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 I OR TYPE II AS ALLOWED BY THE CURRENT COLORADO SPRINGS DCM.
4. ALL INLETS TO BE TYPE R 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.

FOR CITY USE:

CITY FILE NUMBER	PUDD-26-00
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LEGEND:

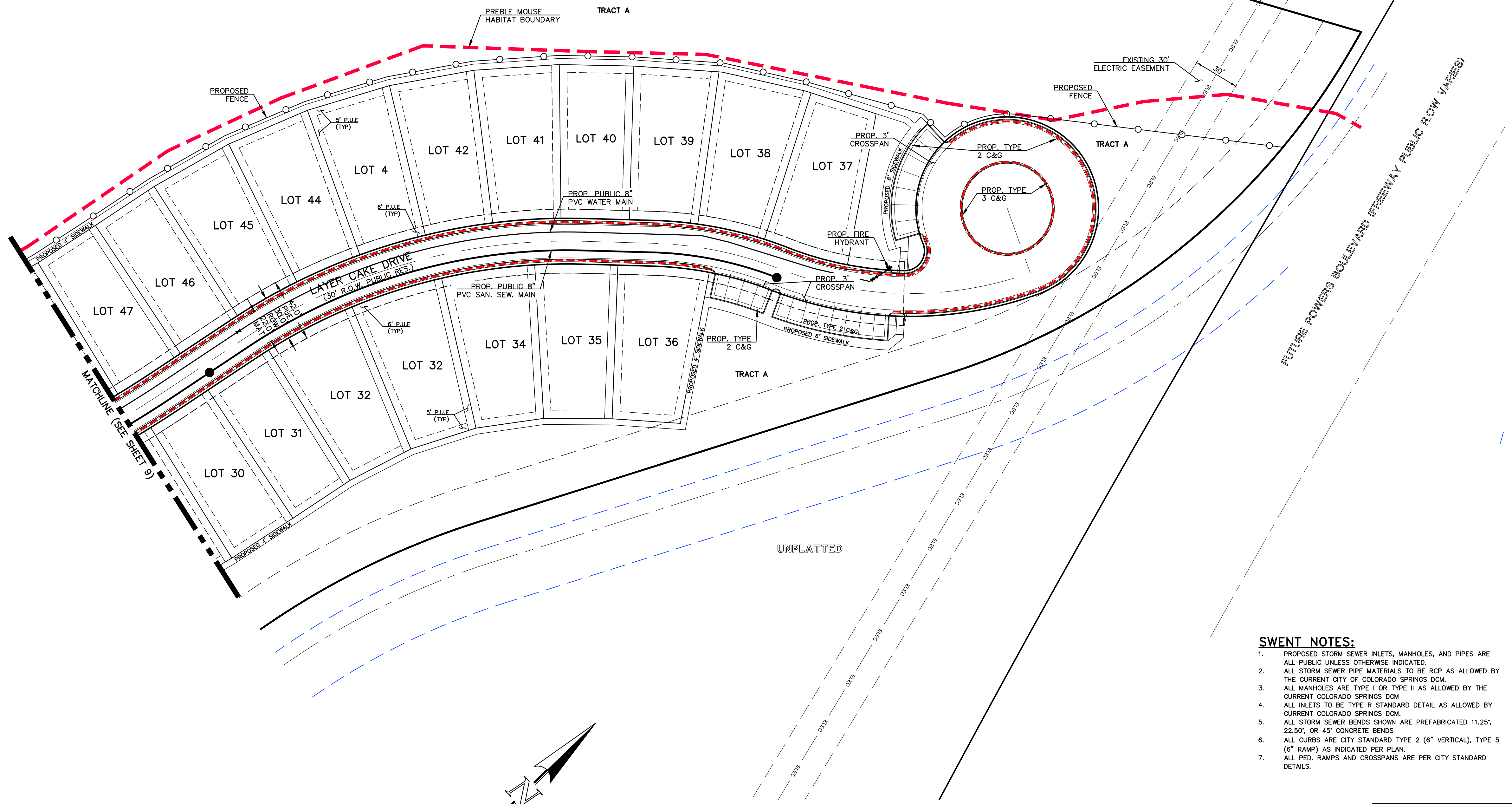
DESCRIPTION	SYMBOL
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
PROPOSED WATER SERVICES	
PROPOSED SANITARY SEWER MAIN	
PROPOSED SANITARY SEWER SERVICE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
EXISTING GAS MAIN	
EXISTING ELECTRIC	
BOUNDARY LINE	



CREEKRIDGE AT FLYING HORSE
 FILING NO. 1
 DEVELOPMENT PLAN
 PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY	JRH	SCALE	DATE	4/28/26
DRAWN BY	JRH	(H) 1" = 40'	SHEET	10 OF 23
CHECKED BY		(V) 1" = N/A	JOB NO.	1171.78

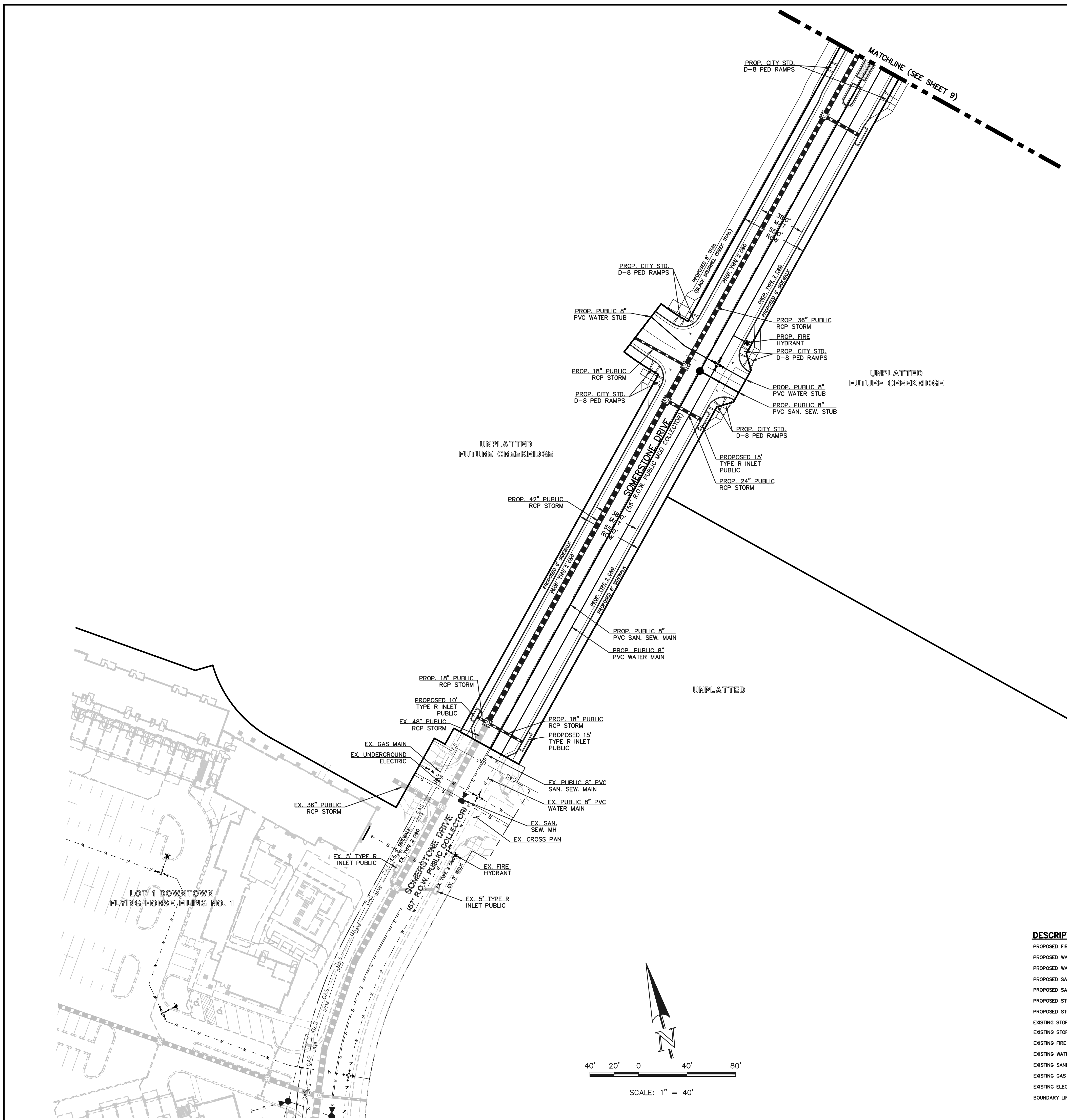
619 N. Cascade Avenue, Suite 200 (719) 785-0790
 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)



UNPLATTED

UNPLATTED





- SWENT NOTES:**
1. PROPOSED STORM SEWER INLETS, MANHOLES, AND PIPES ARE ALL PUBLIC UNLESS OTHERWISE INDICATED.
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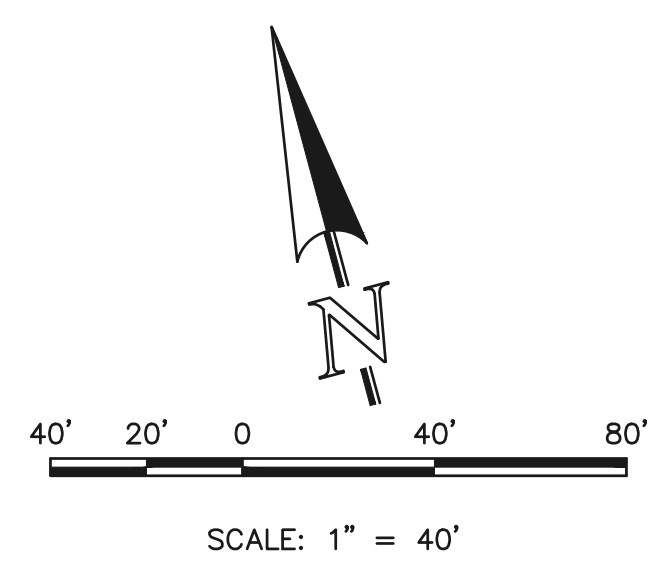
FOR CITY USE:

CITY FILE NUMBER
PUDD-26-00

LEGEND:

DESCRIPTION	SYMBOL
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
PROPOSED WATER SERVICES	
PROPOSED SANITARY SEWER MAIN	
PROPOSED SANITARY SEWER SERVICE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
EXISTING GAS MAIN	
EXISTING ELECTRIC	
BOUNDARY LINE	

TREES SHALL MAINTAIN A 15-FOOT SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.

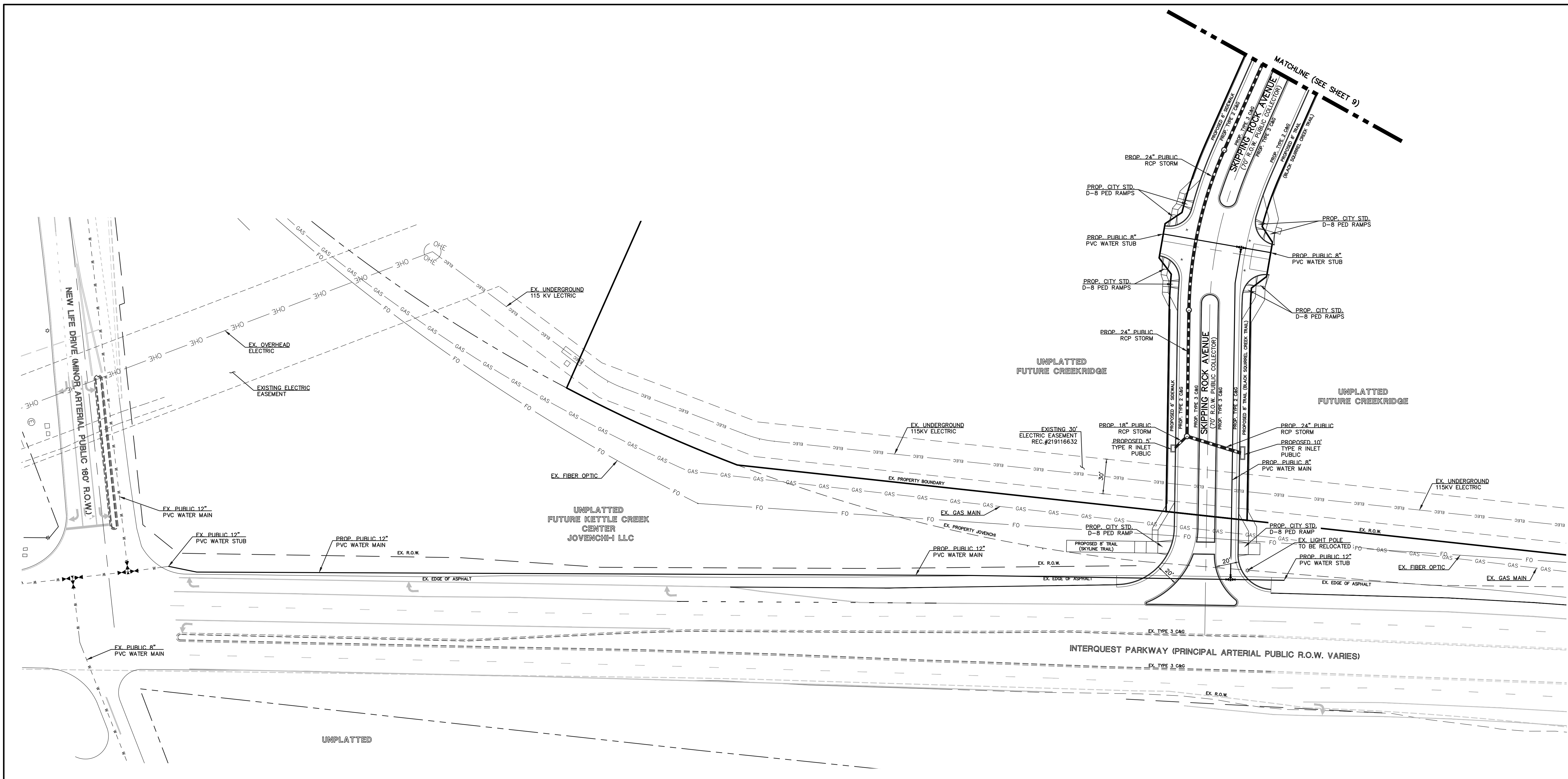


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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(719)785-0799 (Fax)

CREEKRIDGE AT FLYING HORSE
 FILING NO. 1
 DEVELOPMENT PLAN
 PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY	JRH	SCALE	DATE	4/29/26
DRAWN BY	JRH	(H) 1" = 40'	SHEET	11 OF 23
CHECKED BY		(V) 1" = N/A	JOB NO.	1171.78



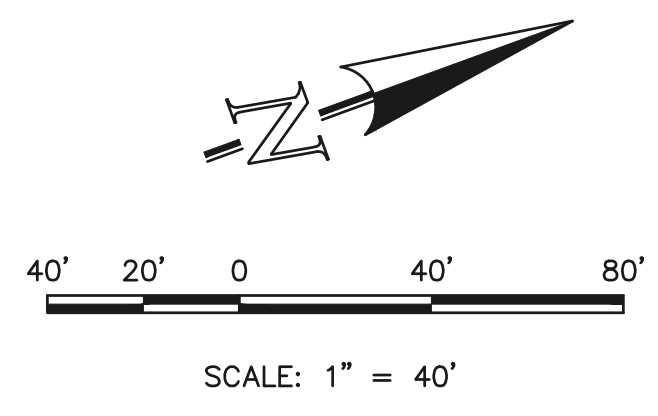
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LEGEND:

DESCRIPTION	SYMBOL
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
PROPOSED WATER SERVICES	
PROPOSED SANITARY SEWER MAIN	
PROPOSED SANITARY SEWER SERVICE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
EXISTING GAS MAIN	
EXISTING ELECTRIC	
BOUNDARY LINE	



FOR CITY USE:

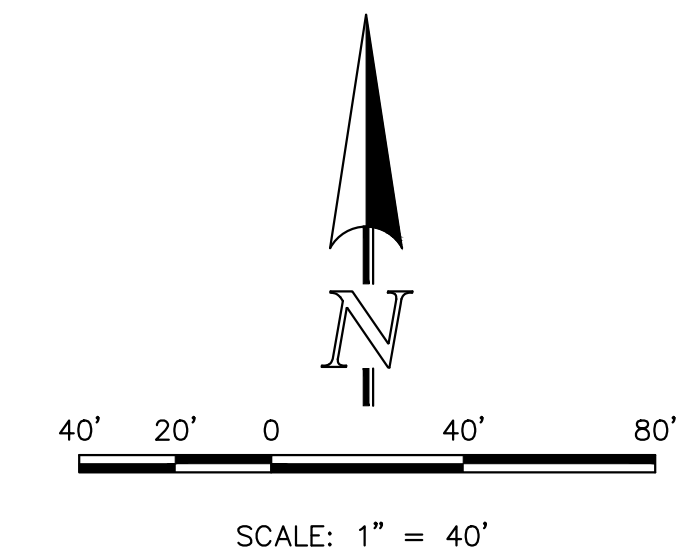
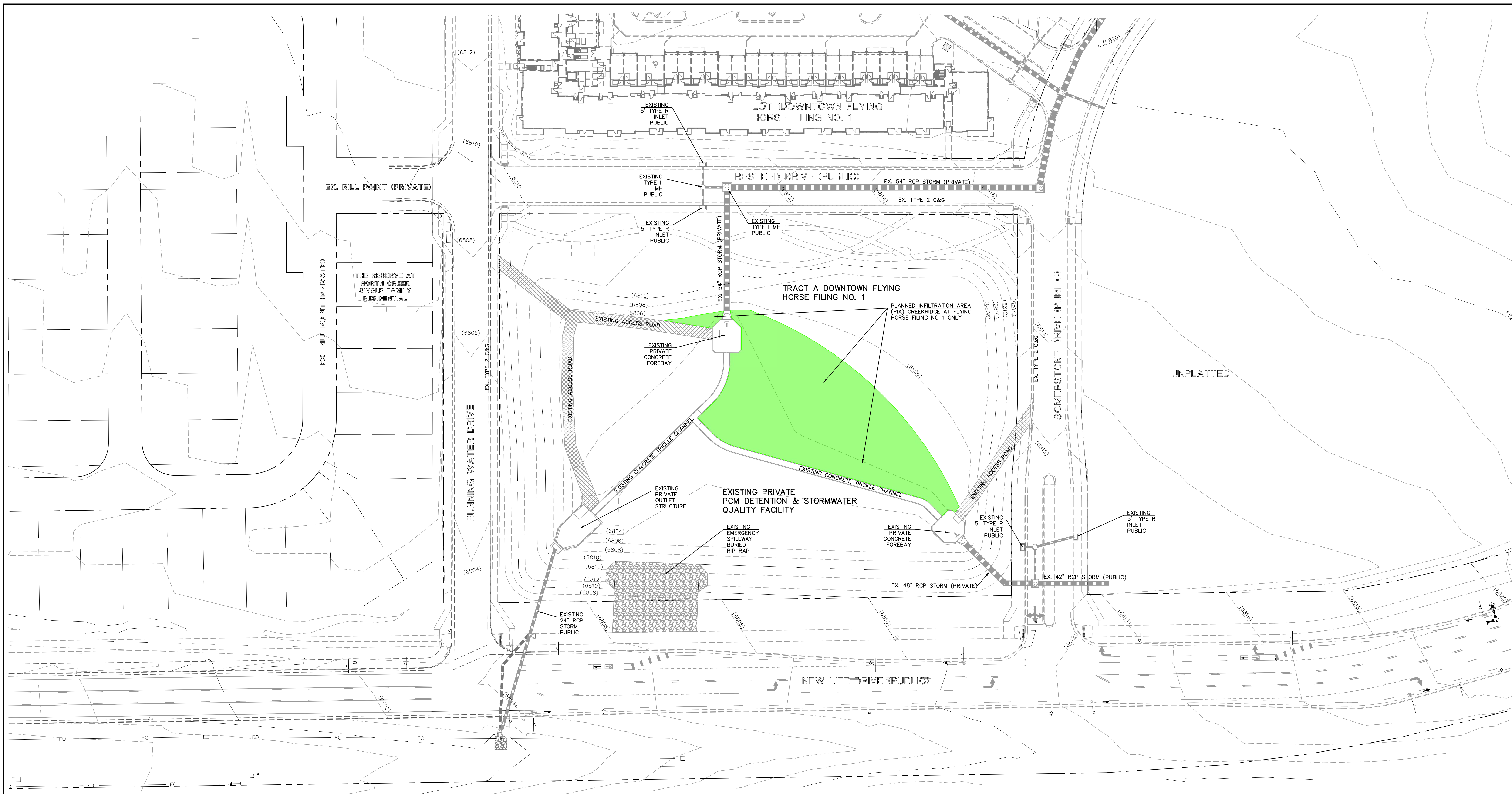
CITY FILE NUMBER
PUDD-26-00

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

CREEKRDIGE AT FLYING HORSE
FILING NO. 1
DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

CLASSIC CONSULTING ENGINEERS & SURVEYORS

DESIGNED BY	JRH	SCALE	DATE	4/29/26
DRAWN BY	JRH	(H) 1" = 40'	SHEET	12 OF 23
CHECKED BY		(V) 1" = N/A	JOB NO.	1171.78



LEGEND

(6770)	EXISTING CONTOUR
6770	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

FOR CITY USE:

CITY FILE NUMBER
PUD-26-00



CREEKRIDGE AT FLYING HORSE FILING NO. 1			
DEVELOPMENT PLAN			
PIA EXHIBIT			
DESIGNED BY	JRH	SCALE	DATE 4/16/26
DRAWN BY	JRH	(H) 1" = 40'	SHEET 13 OF 23
CHECKED BY		(V) 1" = N/A	JOB NO. 1171.78

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

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 LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR IMPLICIT FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFORM TO WARRANTIES.

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 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (PLANT INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

EXISTING SOILS / SOIL ANALYSIS

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

UTILITY NOTE

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

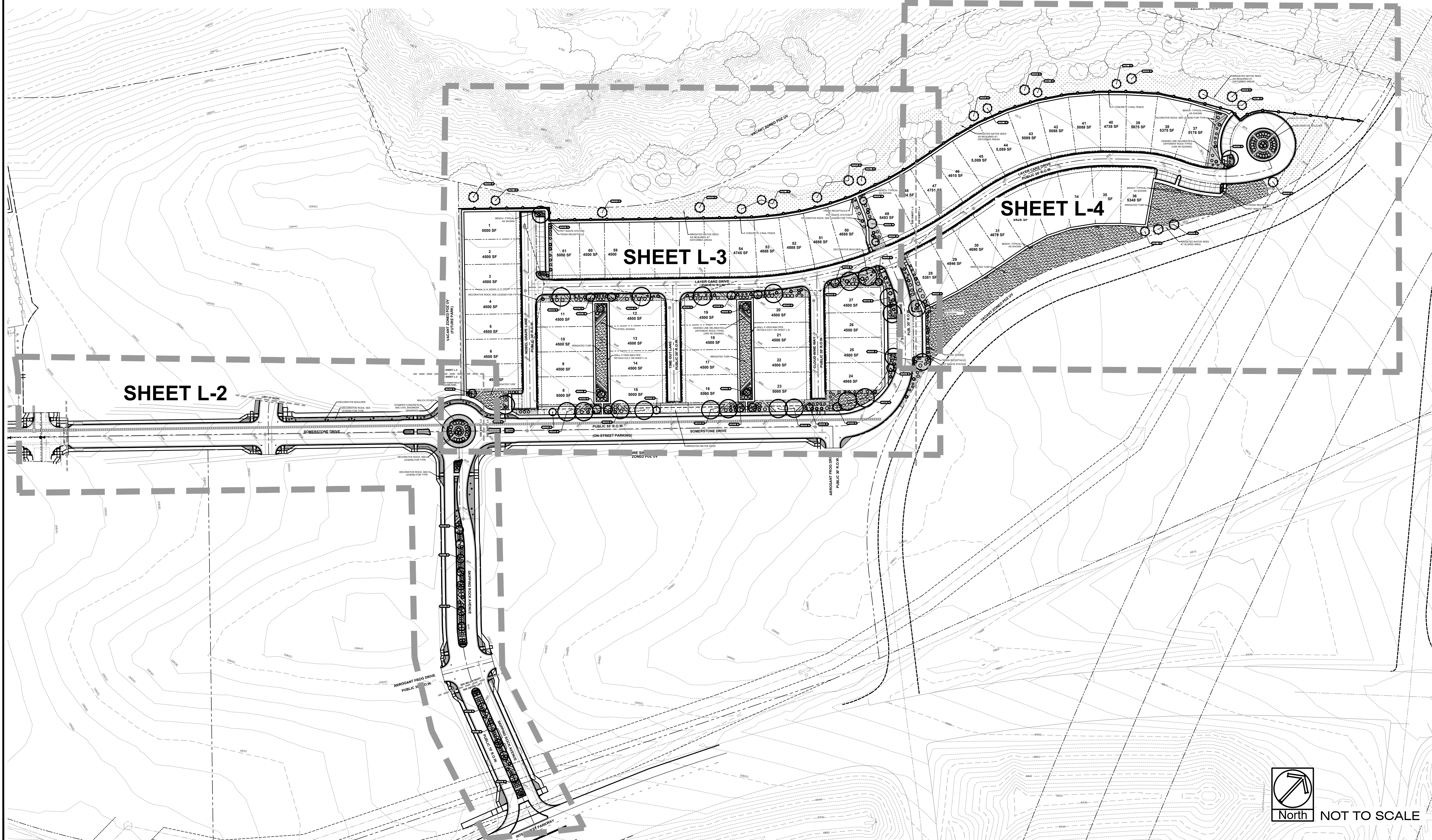
KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

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 3' 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.



SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1922 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-537-2313

DATE	REVISION DESCRIPTION



RENAISSANCE AT CREEKRIDGE FLYING HORSE
FILING 1
SOMERSTONE STREET

JOB NUMBER 2787-0326

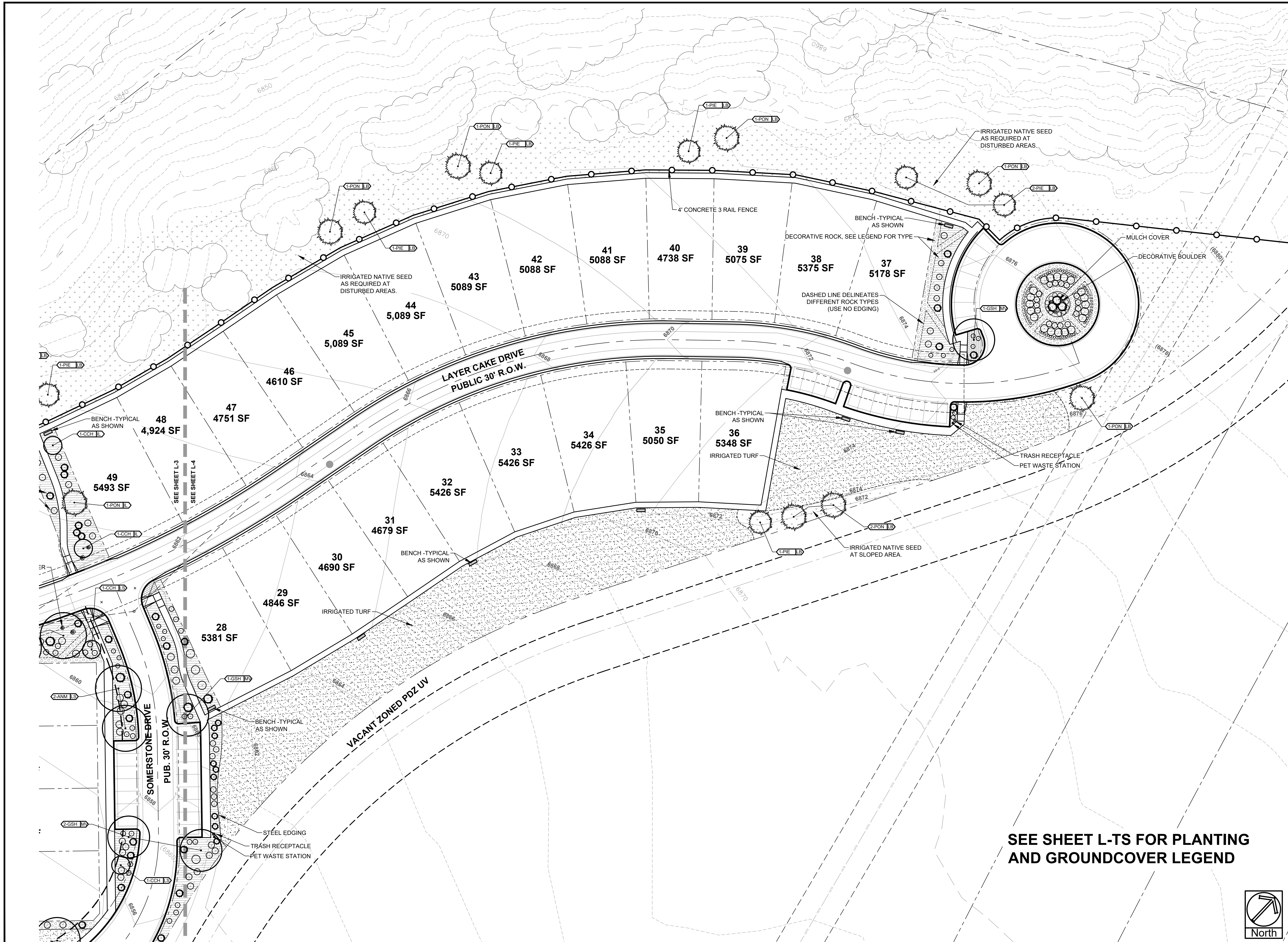
DATE 5/5/2026

DRAWN BY MB

DRAWING DESCRIPTION
PRELIMINARY
LANDSCAPE PLAN
-OVERALL

SHEET #
L-1 15 of 23

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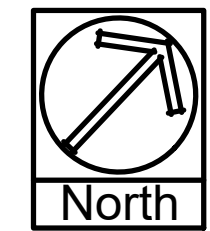


DATE	REVISION DESCRIPTION



RENAISSANCE AT CREEKRIDGE FLYING HORSE
 FILING 1
 SOMERSTONE STREET

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



JOB NUMBER	2787-0326
DATE	5/5/2026
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-4 18 of 23

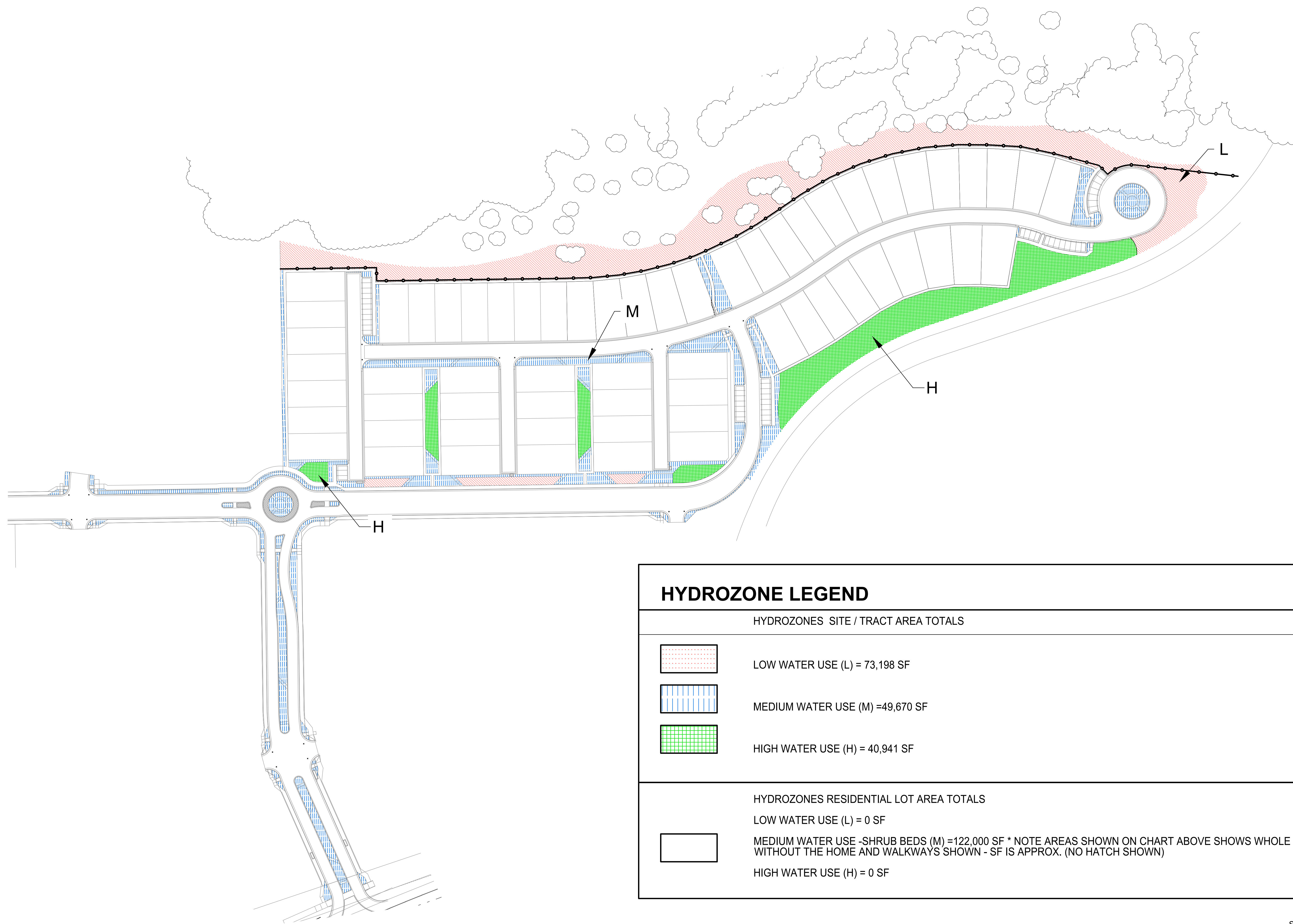
DATE	REVISION DESCRIPTION


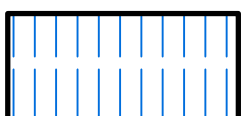

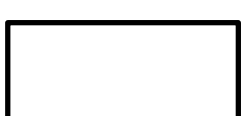
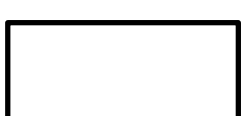
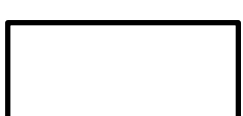


RENAISSANCE AT CREEKRIDGE FLYING HORSE
 FILING 1
 SOMERSTONE STREET

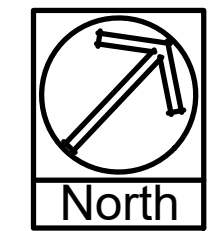
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 DATE 5/5/2026
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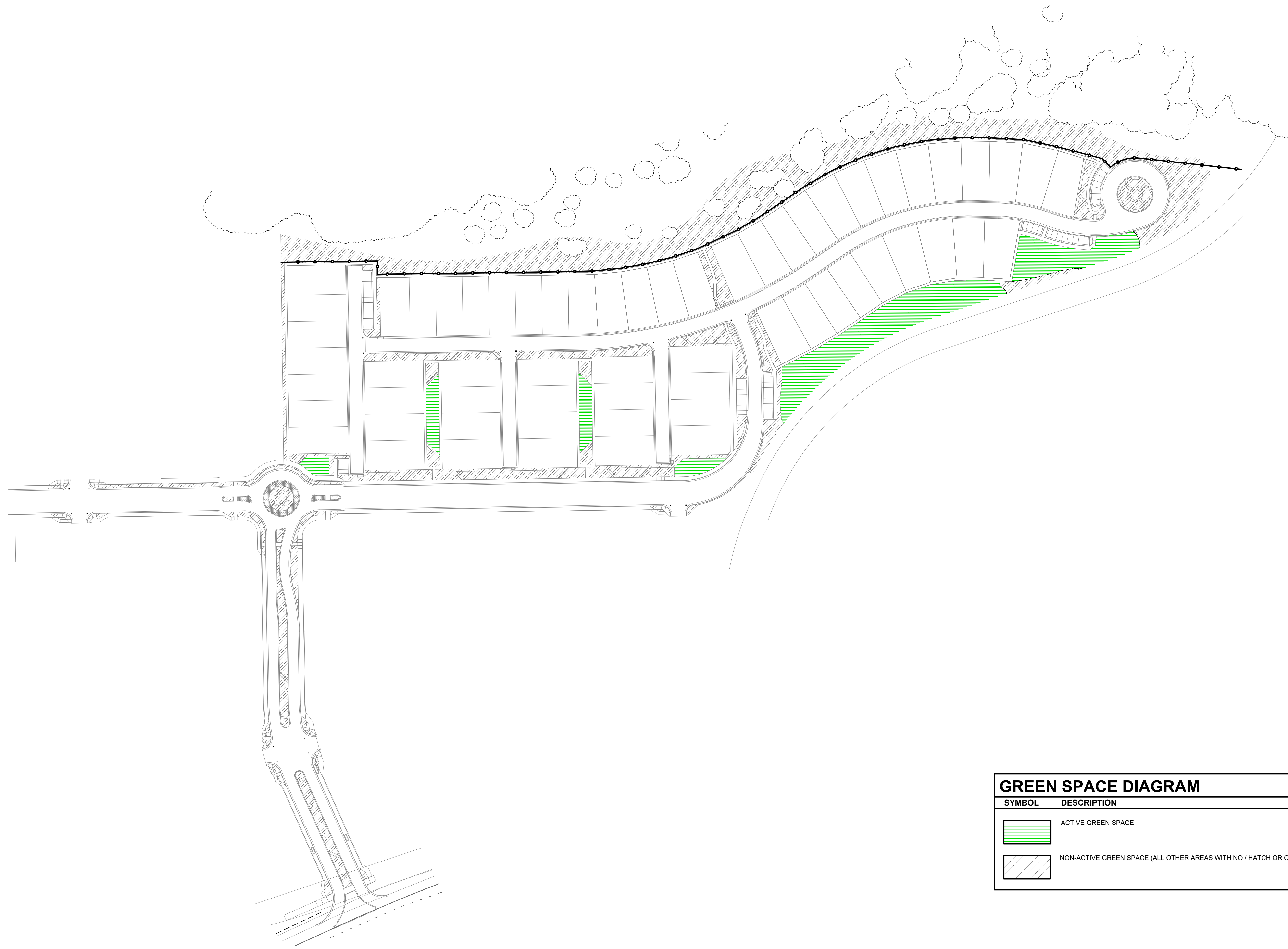
DRAWING DESCRIPTION
 LANDSCAPE HYDROZONE PLAN
 SHEET # L-5 19 of 23
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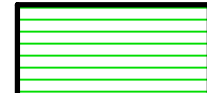
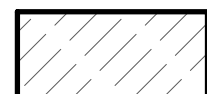


HYDROZONE LEGEND	
HYDROZONES SITE / TRACT AREA TOTALS	
	LOW WATER USE (L) = 73,198 SF
	MEDIUM WATER USE (M) = 49,670 SF
	HIGH WATER USE (H) = 40,941 SF
HYDROZONES RESIDENTIAL LOT AREA TOTALS	
	LOW WATER USE (L) = 0 SF
	MEDIUM WATER USE - SHRUB BEDS (M) = 122,000 SF * NOTE AREAS SHOWN ON CHART ABOVE SHOWS WHOLE LOT, WITHOUT THE HOME AND WALKWAYS SHOWN - SF IS APPROX. (NO HATCH SHOWN)
	HIGH WATER USE (H) = 0 SF

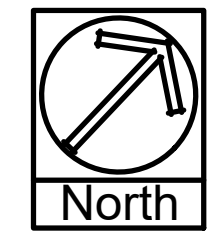

SCALE 1"=80'-0"





GREEN SPACE DIAGRAM		
SYMBOL	DESCRIPTION	APPROX. QUANTITY
	ACTIVE GREEN SPACE	39,443 SF
	NON-ACTIVE GREEN SPACE (ALL OTHER AREAS WITH NO / HATCH OR COLOR)	126,105 SF

SCALE 1"=80'-0"

SUNFLOWER
LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1922 AEROPOLAZA DRIVE
COLORADO SPRING, CO 80916
719-537-2313

DATE	REVISION DESCRIPTION



RENAISSANCE AT CREEKRIDGE FLYING HORSE
FILING 1
SOMERSTONE STREET

JOB NUMBER	2787-0326
DATE	5/5/2026
DRAWN BY	MB
DRAWING DESCRIPTION	LANDSCAPE ACTIVE GREENSPACE PLAN
SHEET #	L-6 20 of 23

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



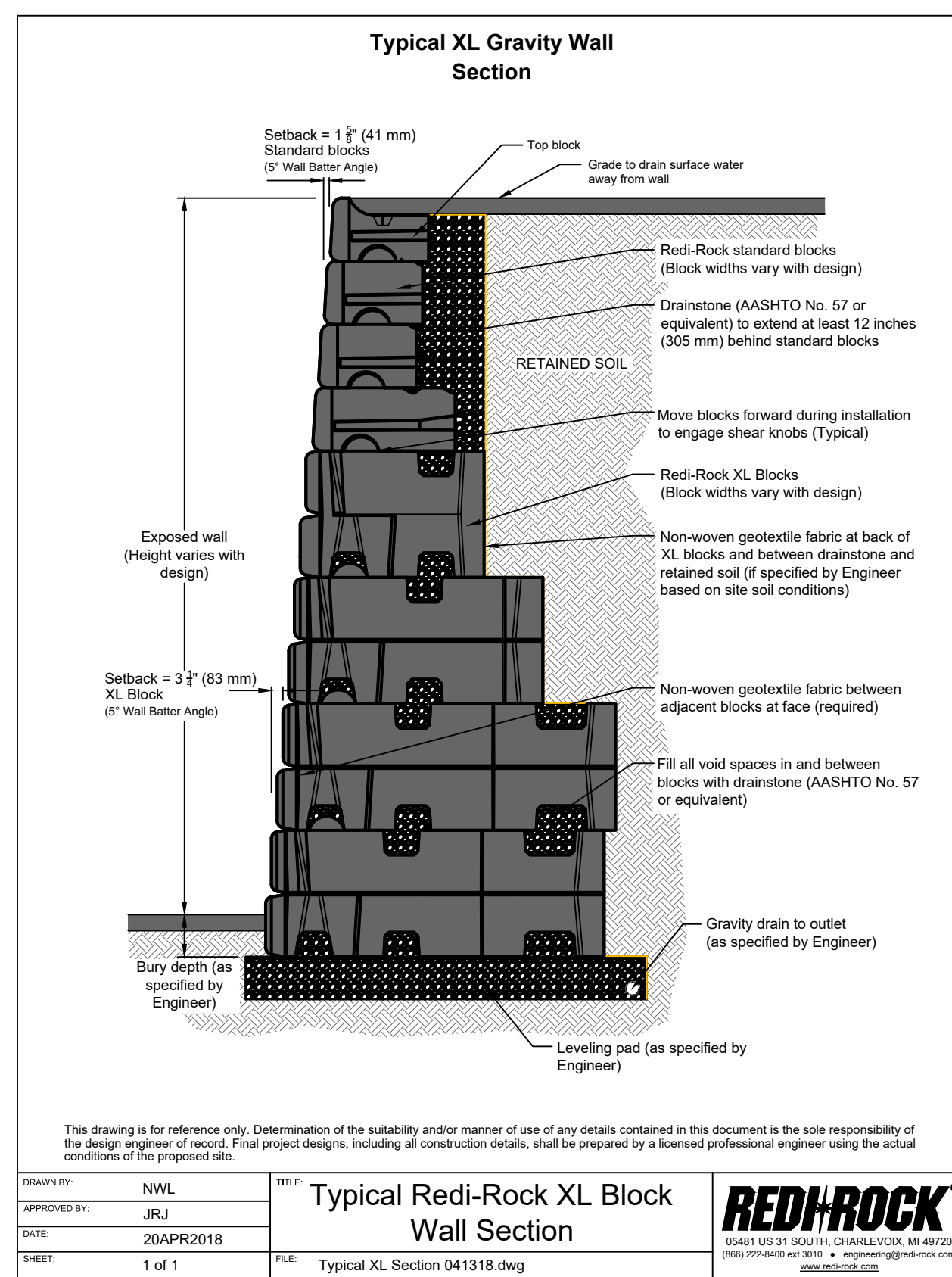
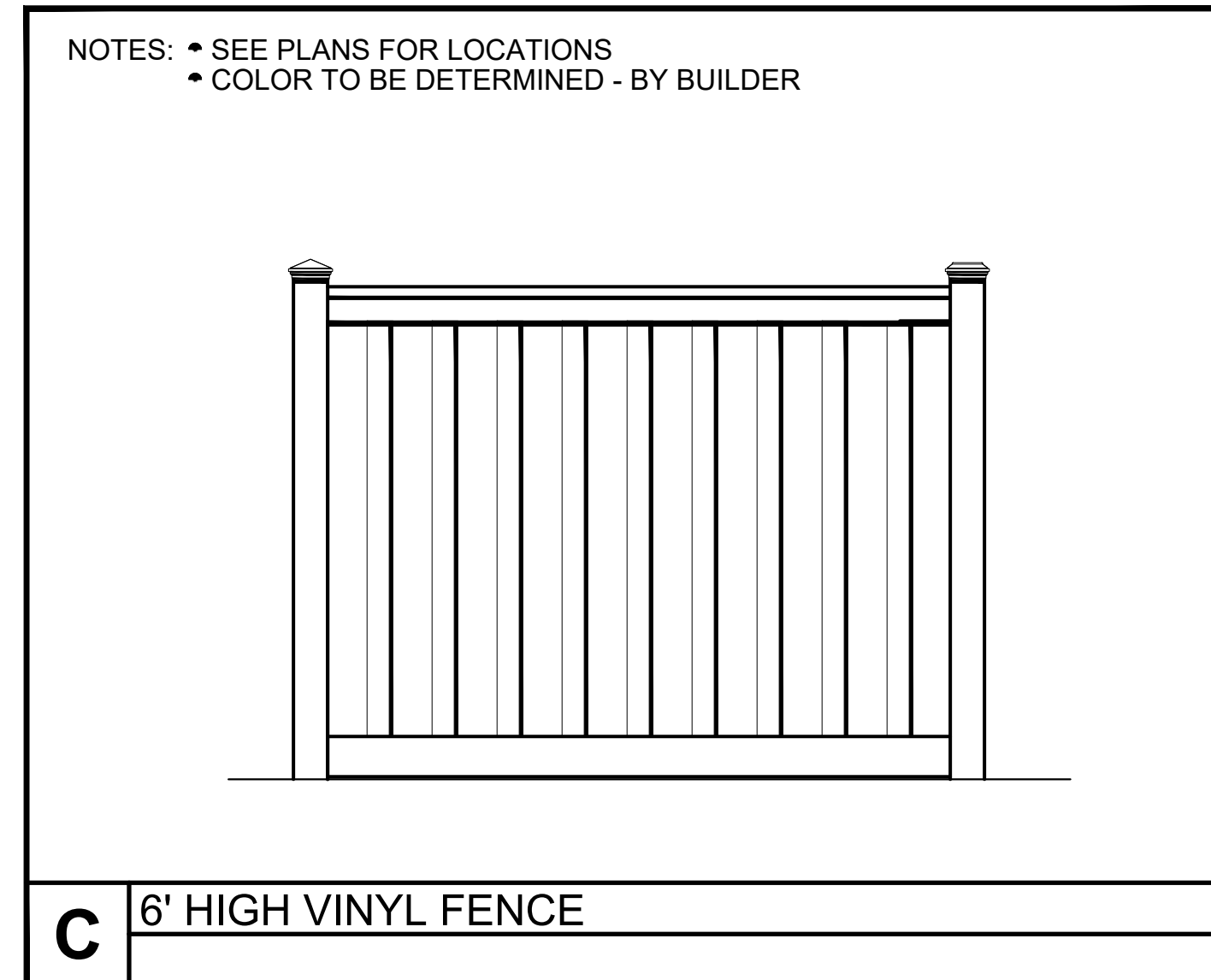
DurMor, Inc. Model 139 series pl (Grey Color)

A Bench
NOT TO SCALE

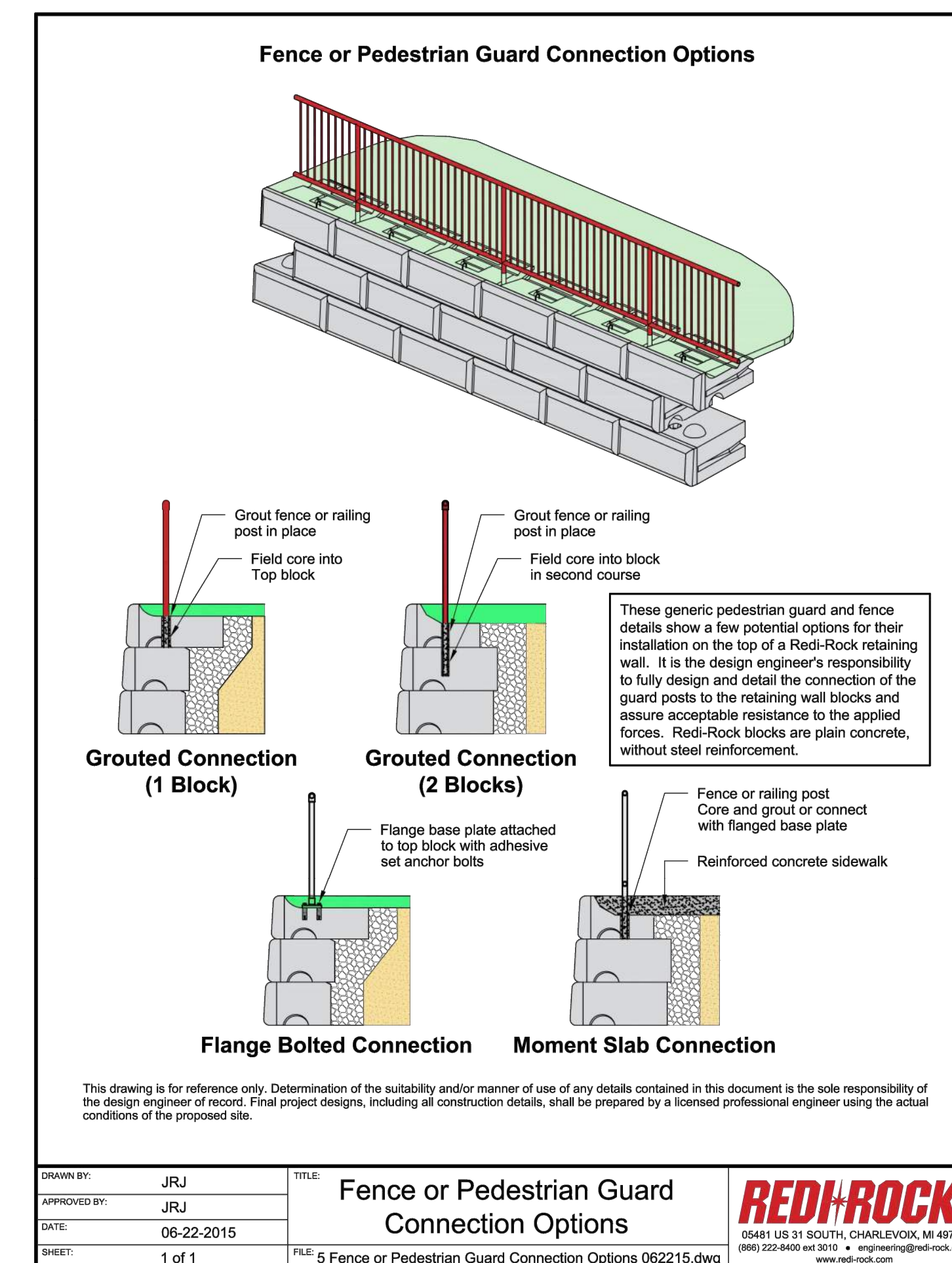
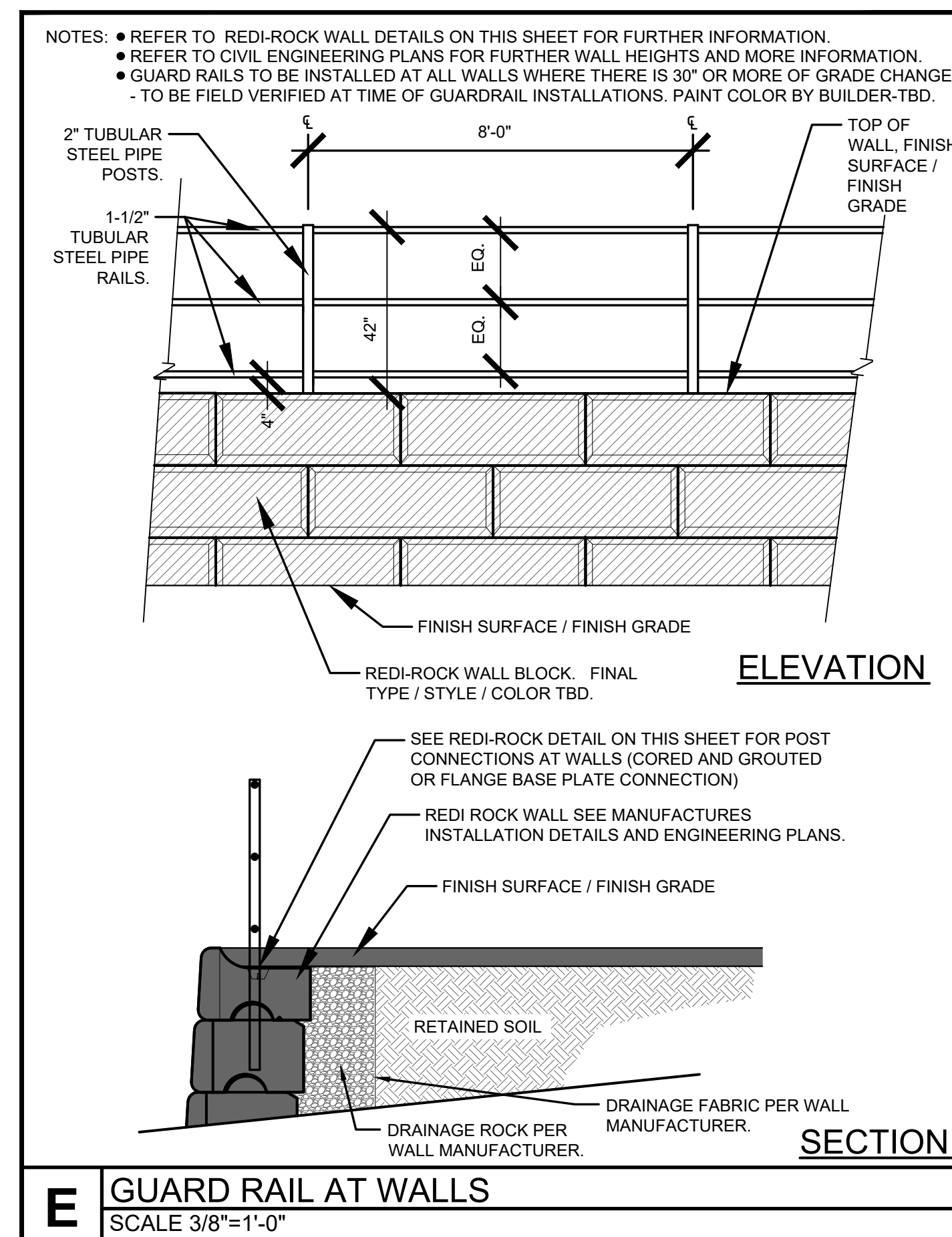


DurMor, Inc. Model 272-32-SO

B Trash Receptacle
NOT TO SCALE



D RETAINING WALL DETAIL
NOT TO SCALE



F WALL GUARD RAIL CONNECTIONS
NOT TO SCALE

DATE	REVISION DESCRIPTION



RENAISSANCE AT CREEKRIDGE FLYING HORSE
FILING 1
SOMERSTONE STREET

JOB NUMBER 2787-0326

DATE 5/5/2026

DRAWN BY MIB

DRAWING DESCRIPTION
SITE DETAILS

SHEET #
L-8 22 of 23

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PLANTING LEGEND		NOTES KEY:				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	
DECIDUOUS TREES						
ACT		Acer tataricum	Maple tatarian	1-1/2"	Z=3, 8.5K,A,SIG	
CCH		Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	R,DE,F,Z=4, 8.5K,A,D,SIG	
MSS		Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F,Z=4, 8.5K,S,SIG	
PCR		Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R,DE,F,Z=2, 9.5K,A,S,SIG	
DECIDUOUS SHRUBS						
BRG		Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R,DE,Z=4, 7K,A,SIG	
PBS		Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	F,Z=3, 9.5K,A,SIG	
POG		Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,DE,F,Z=2, 10K,S,SIG	
SPF		Spiraea x bumalda 'Froebel'	Spiraea, Froebel	5 Gal	R,DE,F,Z=2, 10K,S,SIG	
SPG		Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	R,DE,Z=3, 7.5K,A,S,SIG	
EVERGREEN SHRUBS						
JBU		Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3, 8.5K,A,SIG	
PGS		Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG	
ORNAMENTAL GRASSES						
CAA		Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R,DE,Z=3, 6.5K,A,SIG	
PSR		Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal	R,DE,Z=5, 7K,D,SIG	
PERENNIALS						
PER		Selected Perennials To Be Determined from this list: Blanket Flower, Coreopsis, Columbine, Gazania, Phlox, Yarrow, Snow-in-summer, Coneflower, Hosta, Lavender, Shasta Daisy, Penstemon, Black eyed Susan, Salvia & Sedum.			1 Gal	

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	STEEL EDGING (note use perforated edging if adjacent to areas that need to drain)
	1-1/2" ALPINE CREEK ROCK 3" IN DEPTH WITH WEED FABRIC
	GRAY ROSE ROCK MIX 2-4" AND 5-12" 3" IN DEPTH WITH WEED FABRIC
	3/4" OR 1-1/2" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC
	KENTUCKY BLUEGRASS SOD

PLANT SYMBOL KEY	
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS

SUNFLOWER LANDSCAPES
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1929 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-537-4315

DATE	REVISION	DESCRIPTION



RENAISSANCE AT CREEKRIDGE FLYING HORSE
 FILING 1
 SOMERSTONE STREET

JOB NUMBER	2787-0326
DATE	5/5/2026
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN - BUILDING TYPICALS
SHEET #	L-9 23 of 23

