

LEGAL DESCRIPTION

TO BE PLATTED AS CREEKRIDGE AT FLYING HORSE FILING NO. 2

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 RECEPTION NUMBER 09073481; 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 "CCES LLC PLS 34977"; FOUND 0.2 FEET ABOVE GROUND, AND AT THE NORTH END WITH A NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118"; 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 ALONG SAID WEST LINE A DISTANCE OF 398.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FREESTEE DRIVE, AS DEDICATED TO THE PUBLIC ON SAID DOWNTOWN FLYING HORSE FILING NO. 1; THENCE SOUTH 89°55'03" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 469.44 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOMERSTONE DRIVE AS DEDICATED TO THE PUBLIC ON THE PLAT OF SAID DOWNTOWN FLYING HORSE FILING NO. 1; THENCE NORTH 70°06'34" EAST A DISTANCE OF 1,358.51 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 12, 2004 UNDER RECEPTION NO. 204057932, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 69°06'52" WEST A DISTANCE OF 180.62 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;
THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°47'39", AN ARC DISTANCE OF 19.87 FEET;
THENCE NORTH 17°11'58" WEST, A DISTANCE OF 16.40 FEET;
THENCE NORTH 60°09'24" WEST A DISTANCE OF 30.00 FEET;
THENCE SOUTH 76°53'10" WEST A DISTANCE OF 16.40 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTH 35°00'25" EAST;
THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°59'35", AN ARC DISTANCE OF 47.09 FEET;
THENCE NORTH 46°00'00" WEST A DISTANCE OF 298.20 FEET;
THENCE NORTH 01°00'00" WEST A DISTANCE OF 28.28 FEET;
THENCE NORTH 44°00'00" EAST A DISTANCE OF 592.73 FEET;
THENCE NORTH 89°00'00" EAST A DISTANCE OF 16.97 FEET;
THENCE NORTH 44°00'00" EAST A DISTANCE OF 30.00 FEET;
THENCE NORTH 01°00'00" WEST A DISTANCE OF 26.86 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 140.00 FEET, WHOSE CENTER BEARS NORTH 56°49'38" WEST;
THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°23'16", AN ARC DISTANCE OF 106.02 FEET;
THENCE NORTH 79°17'05" EAST, A DISTANCE OF 6.38 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 522.40 FEET, WHOSE CENTER BEARS NORTH 74°19'35" EAST;
THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'44", AN ARC DISTANCE OF 170.92 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 536.00 FEET, WHOSE CENTER BEARS NORTH 53°06'04" EAST;
THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°14'17", AN ARC DISTANCE OF 142.55 FEET;
THENCE SOUTH 52°08'13" EAST A DISTANCE OF 151.67 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 83;
THENCE SOUTH 20°43'11" WEST ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.17 FEET TO THE NORTH CORNER OF STATE HIGHWAY 83, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED;
THENCE SOUTH 26°11'32" WEST ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 566.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 355,668 SQUARE FEET (8.16502 ACRES), MORE OR LESS

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 08041C00295G & 08041C00506G 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 EASTMENT 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, SKIPPING ROCK AVENUE, OR INTERQUEST PARKWAY.
- 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 18' WIDE AND NOT EXCEED 27' WIDE.
- ALL DRIVEWAYS SHALL BE A MINIMUM OF 20' LONG AS MEASURED FROM BACK OF CURB TO STRUCTURE UNLESS OTHERWISE NOTED.
- 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.
- 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.
- THIS PROPERTY MAY BE IMPACTED BY NOISE AND/OR SIMILAR SENSORY EFFECTS CAUSED BY, BUT NOT LIMITED TO, THE NORMAL DAILY ACTIVITIES FROM THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM, COMBAT TRAINING, AND SPECIAL EVENTS. THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, FIXED AND ROTARY WING AIRCRAFT, LIVE WEAPONS FIRE TRAINING AT THE FIRING RANGE, SIMULATED EXPLOSIVES, CONTROLLED HUNTING DURING HUNTING SEASONS, AND OTHER ACTIVITIES THAT MAY PRODUCE NOISE, VIBRATIONS, DUST, SMOKE AND ALL OTHER EFFECTS THAT MAY BE PRODUCED BY SUCH ACTIVITIES AND EXPERIENCED BEYOND THE INSTALLATION'S BOUNDARIES. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT, AND MILITARY TRAINING PURPOSES AND SPECIAL EVENTS, OR UNTIL ALL AIRFIELDS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED AND SPECIAL EVENTS ARE PERMANENTLY DISCONTINUED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDING OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT OR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.
- TRACTS A, B, AND C ARE FOR OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS TO BE OWNED BY THE FLYING HORSE METROPOLITAN DISTRICT NO. 1, AND MAINTAINED BY THE FLYING HORSE HOA. 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. 205048262.
- 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.
- 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. FINAL APPROVAL OF LOCATION SHOWN WILL BE UNDER USPS.
- WALK CONNECTION LOCATIONS FROM PROPOSED WALKS TO FRONT ACCESS OF RESIDENTIAL BUILDINGS TO BE DETERMINE WITH SELECTION OF BUILDING FOOTPRINT TYPES.
- SIDEYARD PATIOS ARE NOT ALLOWED TO BE ENCLOSED OR COVERED.
- THE DEVELOPER WILL BE RESPONSIBLE FOR APPLICABLE TRAFFIC IMPACT STUDY RECOMMENDED ROADWAY IMPROVEMENTS SHOWN ON FIGURE 10 AND FIGURE 11 OF THE TIS BY LSC TRANSPORTATION CONSULTANTS.
- LOTS 1-7, INCLUSIVE, SHALL BE ADDRESSED FROM SKIPPING ROCK AVENUE WITH ADDRESSES ON THE FRONT OF THE BUILDING ONLY. LOTS 28-41, INCLUSIVE, SHALL BE ADDRESSED FROM SOMERSTONE DRIVE WITH ADDRESSES ON THE FRONT OF THE BUILDING ONLY. ALL OTHER BUILDINGS SHALL BE ADDRESSED OFF THE NAMED STREET AT THE REAR OF THE HOME WITH ADDRESSES PLACED ON BOTH THE FRONT AND REAR OF THE BUILDING.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN APPLICATIONS.

CREEKRIDGE AT FLYING HORSE FILING NO. 2

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

DEVELOPMENT PLAN

TITLE SHEET

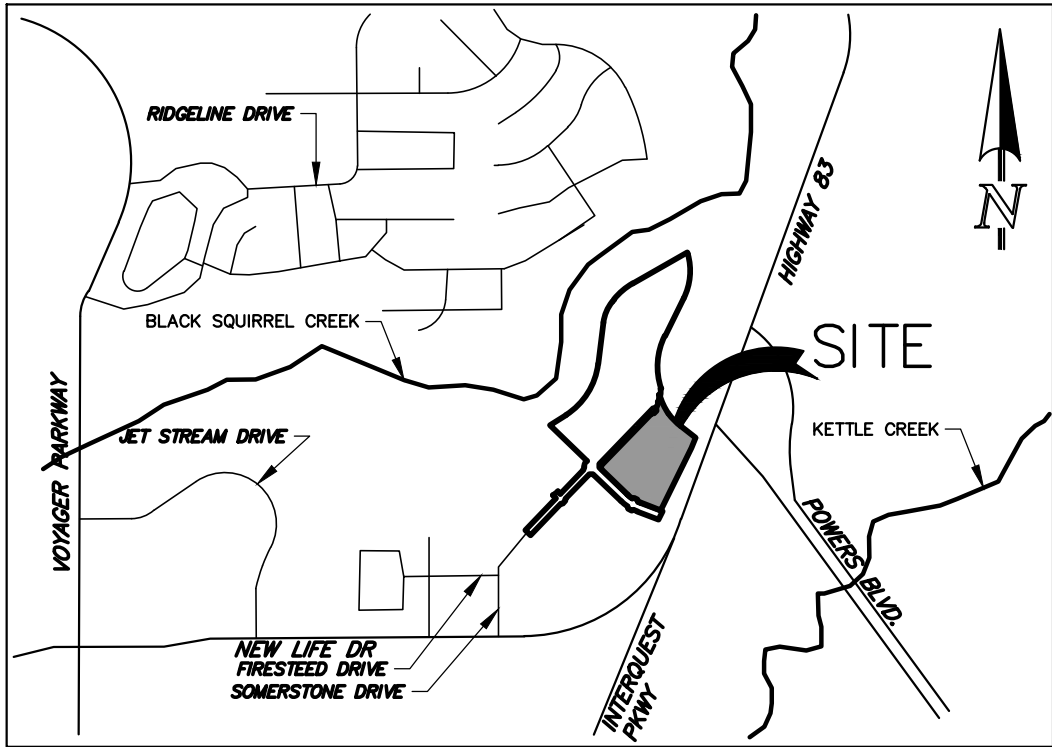
JULY 2026

WQ/DETENTION:

WATER QUALITY AND DETENTION IS PROVIDED FOR CREEKRIDGE FILING NO. 1 IN AN EXISTING SUB-REGIONAL FACILITY PERMANENT CONTROL MEASURE CONSTRUCTED WITH THE DOWNTOWN AT FLYING HORSE DEVELOPMENT. SEE THE FINAL DRAINAGE REPORT FOR DOWNTOWN FLYING HORSE FILING NO. 1 PRELIMINARY DRAINAGE REPORT FOR DOWNTOWN FLYING HORSE FUTURE FILINGS BY CLASSIC CONSULTING APPROVED 01-12-2023 FOR PERMANENT CONTROL MEASURE DETAILS

CITY ENGINEERING

ALL EXISTING CURB AND GUTTER AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG ALL PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977



VICINITY MAP

N.T.S.

PLDO NOTES:

- THE PARKLAND OBLIGATION FOR CREEKRIDGE AT FLYING HORSE FILING 2 IS PER THE APPROVED LAND USE PLAN (LUPL-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 THE TIME OF BUILDING PERMIT

DEVELOPMENT PLAN SHEET INDEX

TITLE SHEET
SITE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
PLANNED INFILTRATION EXHIBIT
LANDSCAPE PLAN TITLE SHEET
PRELIMINARY LANDSCAPE PLAN-OVERALL
PRELIMINARY LANDSCAPE PLAN
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE HYDROZONE PLAN
LANDSCAPE ACTIVE GREENSPACE PLAN
PLANTING DETAILS & NOTES
SITE DETAILS
PRELIMINARY LANDSCAPE PLAN-BUILDING TYPICALS

SHEET 1 OF 14
SHEET 2 OF 14
SHEET 3 OF 14
SHEET 4 OF 14
SHEET 5 OF 14
SHEET 6 OF 14
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SHEET 10 OF 14
SHEET 11 OF 14
SHEET 12 OF 14
SHEET 13 OF 14
SHEET 14 OF 14

ACCESSORY DWELLING UNITS (ADU) NOTES:

- THE OWNER(S) SHALL COMPLY WITH ANY OWNER-OCCUPANCY REQUIREMENTS SET-FORTH IN CITY CODE FOR INTEGRATED ACCESSORY DWELLING UNITS (ADUs) AS RELATED TO ORD. #25-45
- THE OWNER(S) AGREES TO NOTIFY PROSPECTIVE PURCHASERS OF THE PROPERTY OF THE REGULATIONS GOVERNING ADUs AND OF THE OWNER-OCCUPANCY REQUIREMENTS SET FORTH IN CITY CODE.
- AN ADDITIONAL ON-SITE, OFF-STREET PARKING SPACE WILL BE A BUILDER OPTION PROVIDED ON EACH LOT TO ACCOMMODATE THE OCCUPANT OF THE NEW INTEGRATED ADU.
- THE ADU SHALL NOT BE HELD IN SEPARATE OWNERSHIP FROM THE PRIMARY DWELLING AND CANNOT BE FURTHER SUBDIVIDED.
- ONLY ONE INTEGRATED ADU ALLOWED PER EACH LOT.
- ACCESSORY DWELLING UNITS WILL BE APPLICABLE TO PARK, SCHOOL, AND CITYWIDE DEVELOPMENT IMPACT (POLICE & FIRE) FEES, DUE AT THE TIME OF BUILDING PERMIT

PROJECT TEAM:
CIVIL ENGINEER

CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, COLORADO 80903
MR. KYLE CAMPBELL, P.E.
(719) 785-0790

OWNER / APPLICANT / DEVELOPER

PULPIT ROCK INVESTMENTS LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
MR. JIM BOULTON
(719) 785-3259

LANDSCAPE ARCHITECT

SUNFLOWER LANDSCAPES
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
MR. MIKE BERTA
(719) 637-0313

SITE DATA:

PROPOSED LAND USE:

SINGLE FAMILY DETACHED RESIDENTIAL WITH ACCESSORY DWELLING UNITS ADU (COMPACT LOT)

TOTAL AREA:

8.165 ACRES

DENSITY:

5.02 DU/AC

TOTAL LOTS:

41 LOTS

Table 7.2.2.1 R-Flex Medium: Lot and Building Standards		
Table 7.2.2.4 R-Flex Medium: Lot and Building Standards		
Density and Lot Standards		
Residential density range of area included in Land Use Plan	5 - 16 du/ac	
Lot area (minimum)	Residential uses: 1,500 sq per du Non-residential uses: N/A	
Lot width (minimum)	Residential structures: 20 ft per du Non-residential uses: N/A	
Setbacks (minimum)		
A. Front	All residential structures except garages: 10 ft Street-loaded garage (1): 20 ft (see Table 7.4.2.B) Non-residential structures, frontage: Min. 5 ft, Max. 20 ft	
B. Side	Interior, residential use: 1 ft minimum with 6 ft combined both sides, or 0 ft if attached Corner lot side street, residential use: 15 ft Interior, non-residential use: 10 ft Corner lot side street, non-residential use: 20 ft	
C. Rear	All residential structures: 10 ft Detached Garage or Carport: 5 ft from property line adjacent to the alley or from the edge of any access easement Non-residential use: 15 ft	
Height (maximum)		
D. Building height	45 ft	
Notes: [1] If no sidewalk exists, the distance is measured from 5 ft behind the curb line.		

TAX SCHEDULE NO.:

62000-00-640, 62000-00-737

MASTER PLAN:

FLYING HORSE CPC MP 06-00219 AS AMENDED

LAND USE PLAN:

CREEKRIDGE AT FLYING HORSE CREEK (LUPL-25-0023)

EXISTING ZONING:

R-FLEX MEDIUM/AF-0 ORDINANCE NO. 26-14

DEVELOPMENT SCHEDULE:

2026/2027 FULL BUILD OUT (NO PHASING)

REQUIRED PARKING:

REQUIRED PARKING			
SINGLE FAMILY	2 PER DU		
LOTS (DU)	41	2	82
10% GUEST PARKING			9
TOTAL			91

PROVIDED PARKING:

PROVIDED PARKING			
SINGLE FAMILY DETACHED	2 PER DU (2 PER GARAGE)		
41	2		82

GUEST PARKING

23

TOTAL PARKING SPACES PROVIDED

105*

30' ACCESS STREET - NO PARKING ALLOWED

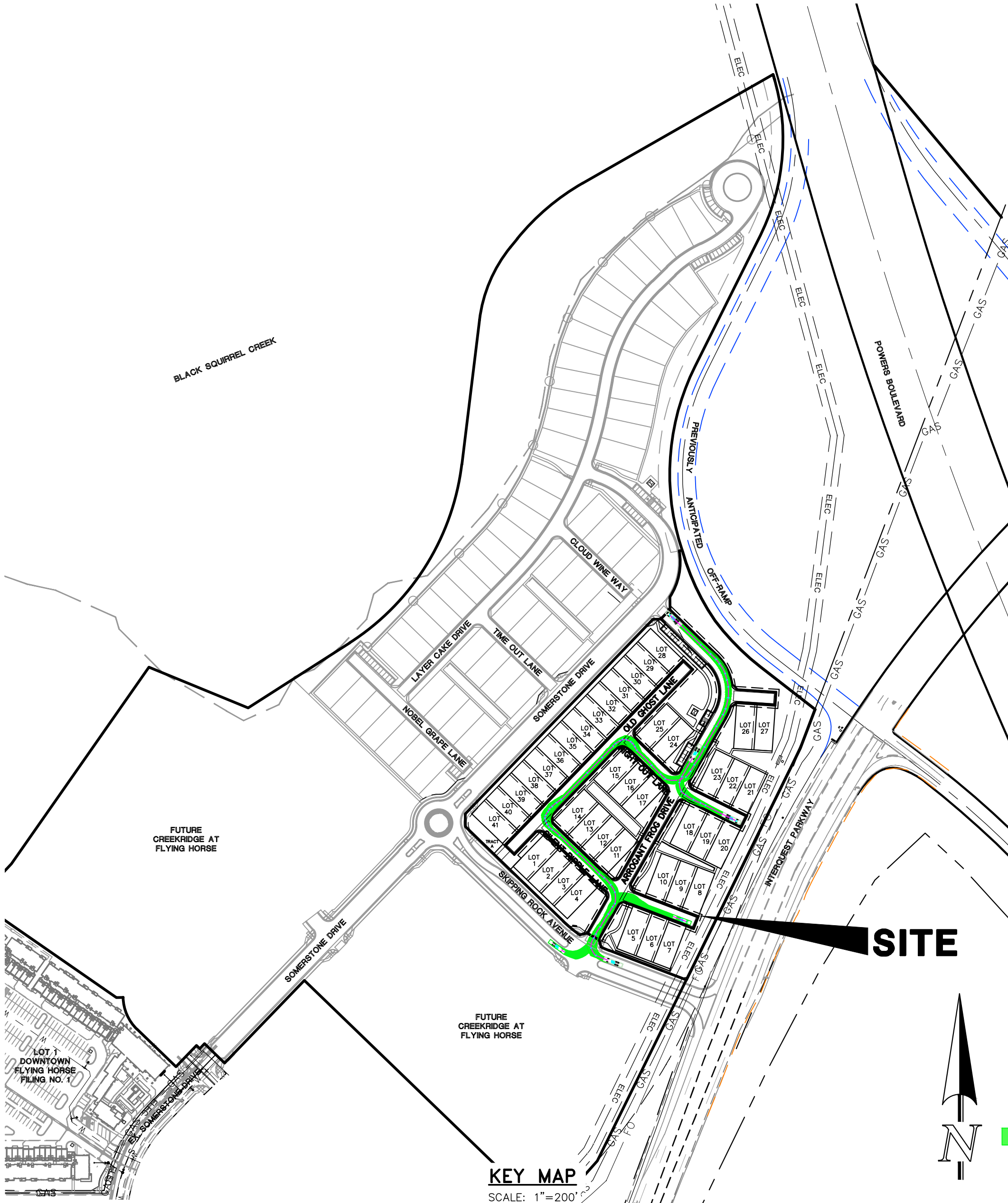
* ADDITIONAL PARALLEL PARKING ALLOWED ALONG SOMERSTONE DRIVE (NOT INCLUDED IN COUNT)

GREEN SPACE:

SEE LANDSCAPE ACTIVE GREENSPACE PLAN (SHEET 9 OF 12).

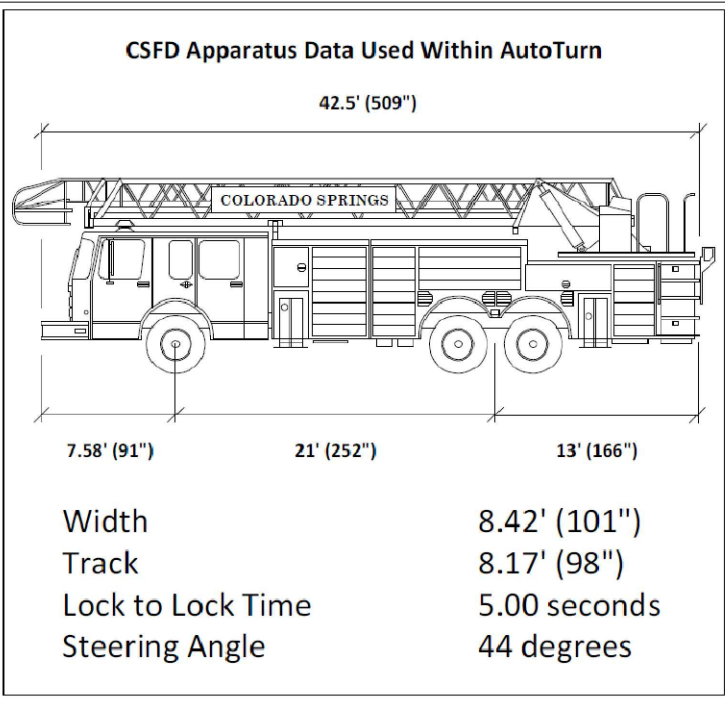
ADA STATEMENT:

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.



KEY MAP

SCALE: 1"=200'



TRACT TABLE			
TRACT	SIZE	USE	OWNERSHIP & MAINTENANCE
TRACT A	0.84 AC	OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS	OWNED BY FLYING HORSE METROPOLITAN DISTRICT NO. 1 MAINTAINED BY THE FLYING HORSE HOA
TRACT B	0.25 AC	OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS	OWNED BY FLYING HORSE METROPOLITAN DISTRICT NO. 1 MAINTAINED BY THE FLYING HORSE HOA
TRACT C	1.69 AC	OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS	OWNED BY FLYING HORSE METROPOLITAN DISTRICT NO. 1 MAINTAINED BY THE FLYING HORSE HOA

FOR CITY USE:

CITY FILE NUMBER
DEPN-26-0068



CREEKRIDGE AT FLYING HORSE
FILING NO. 2

DEVELOPMENT PLAN
TITLE SHEET

DESIGNED BY: JRH SCALE: DATE: 7/8/26

DRAWN BY: JRH (H) 1"= N/A SHEET 1 OF 14

CHECKED BY: DLG (V) 1"= N/A JOB NO. 1171.79

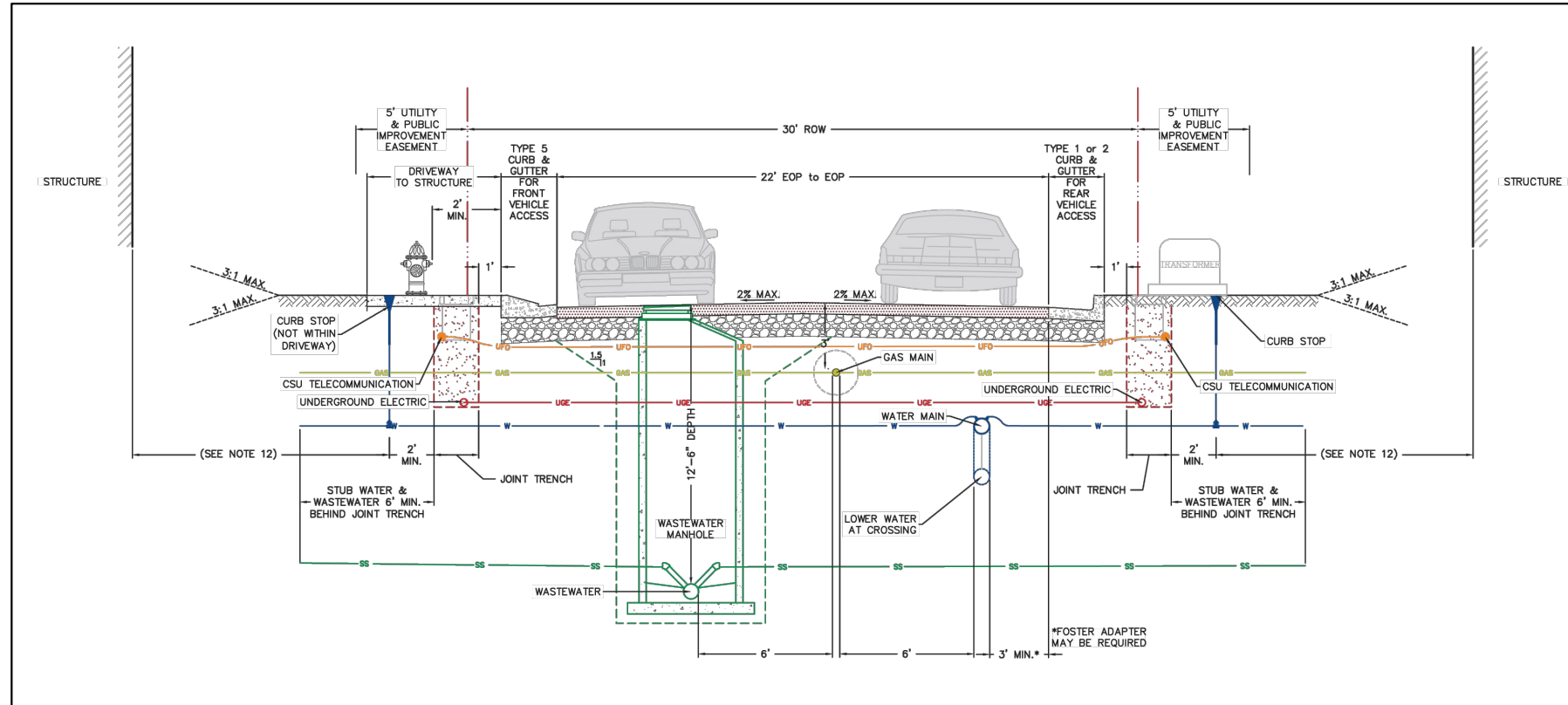
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (fax)

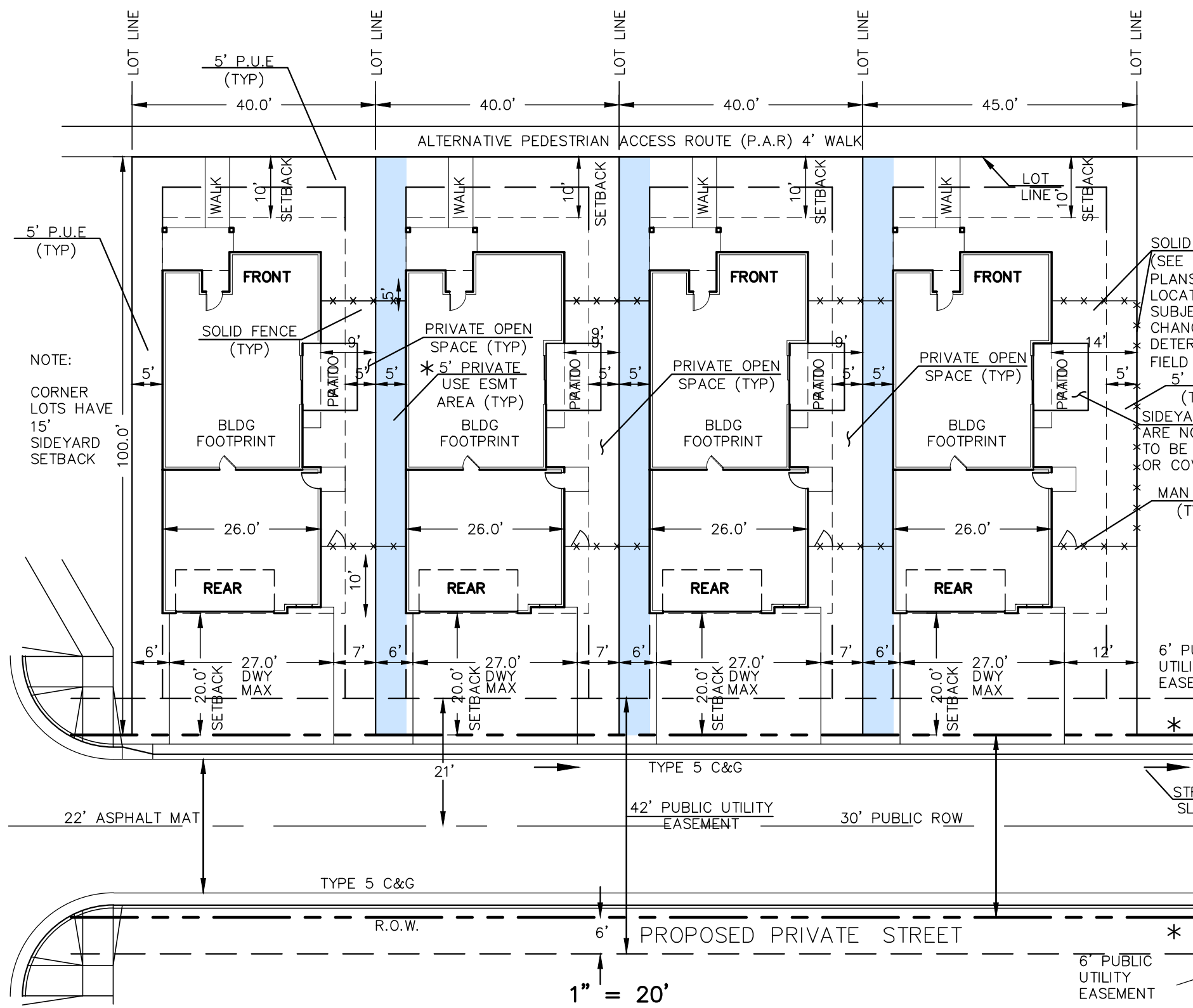


NOTES:

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. 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.

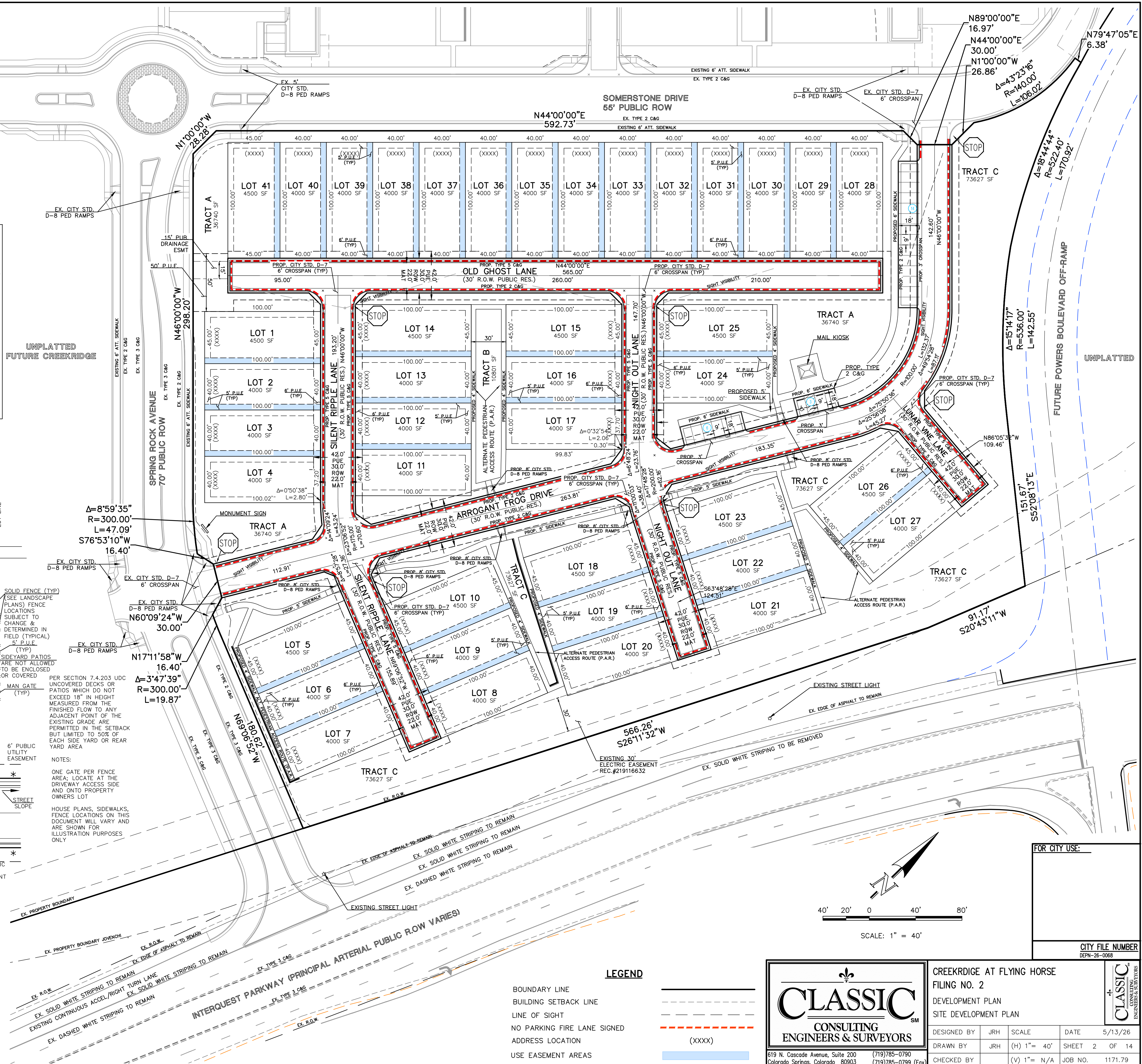


30' ROW PUBLIC RESIDENTIAL
CITY TYPICAL SECTION 1L
SCALE: 1" = 10'
NO PARKING ALLOWED

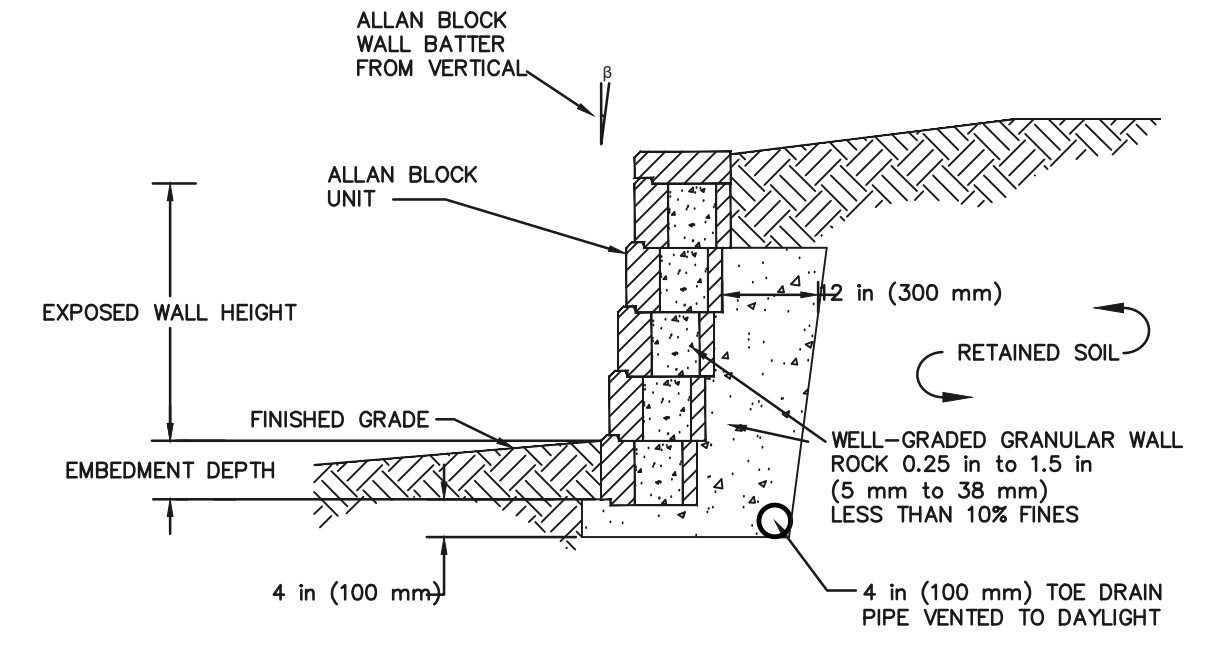
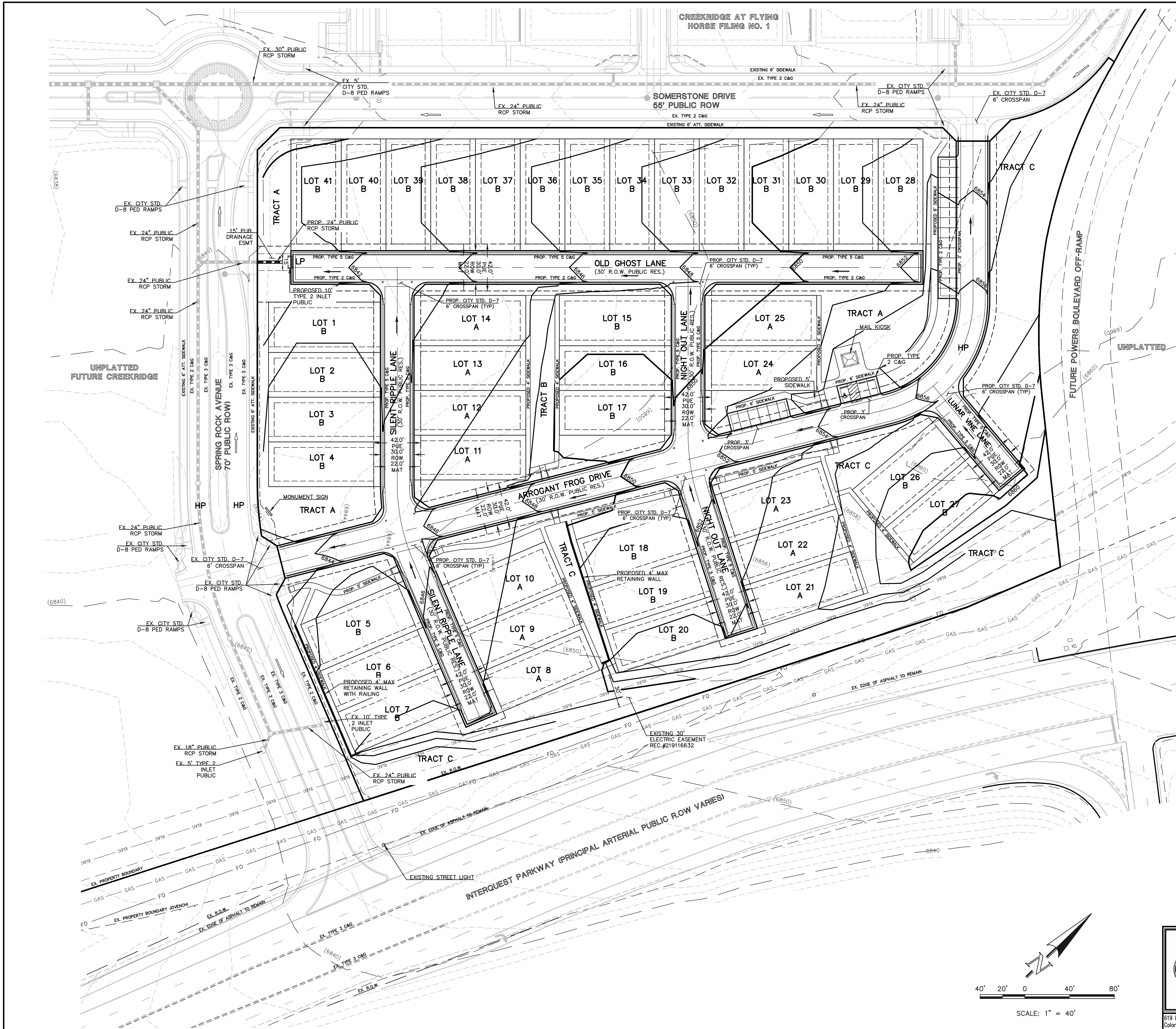


* 5' PRIVATE USE EASEMENT/AGREEMENT TO BE FILED BY SEPARATE DOCUMENT AND TO BE USED AS SIDE YARD PRIVATE EXTERIOR LIVING SPACES UTILIZING THE SHARED USE EASEMENT TO MAXIMIZE THE SIDE YARD DIMENSIONS.

"NO PARKING / FIRE LANE" SIGNAGE PER CSFD STANDARDS



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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

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.

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:

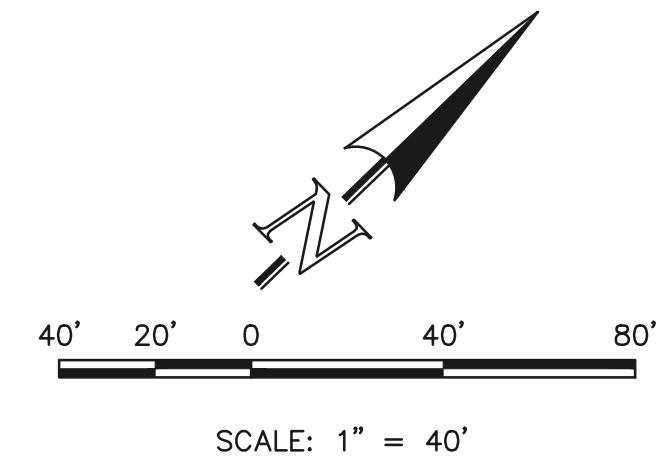
CITY FILE NUMBER
DEPN-26-0068

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CREEKRDIGE 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	3 OF 14
CHECKED BY		(V) 1"= N/A	JOB NO.	1171.79

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

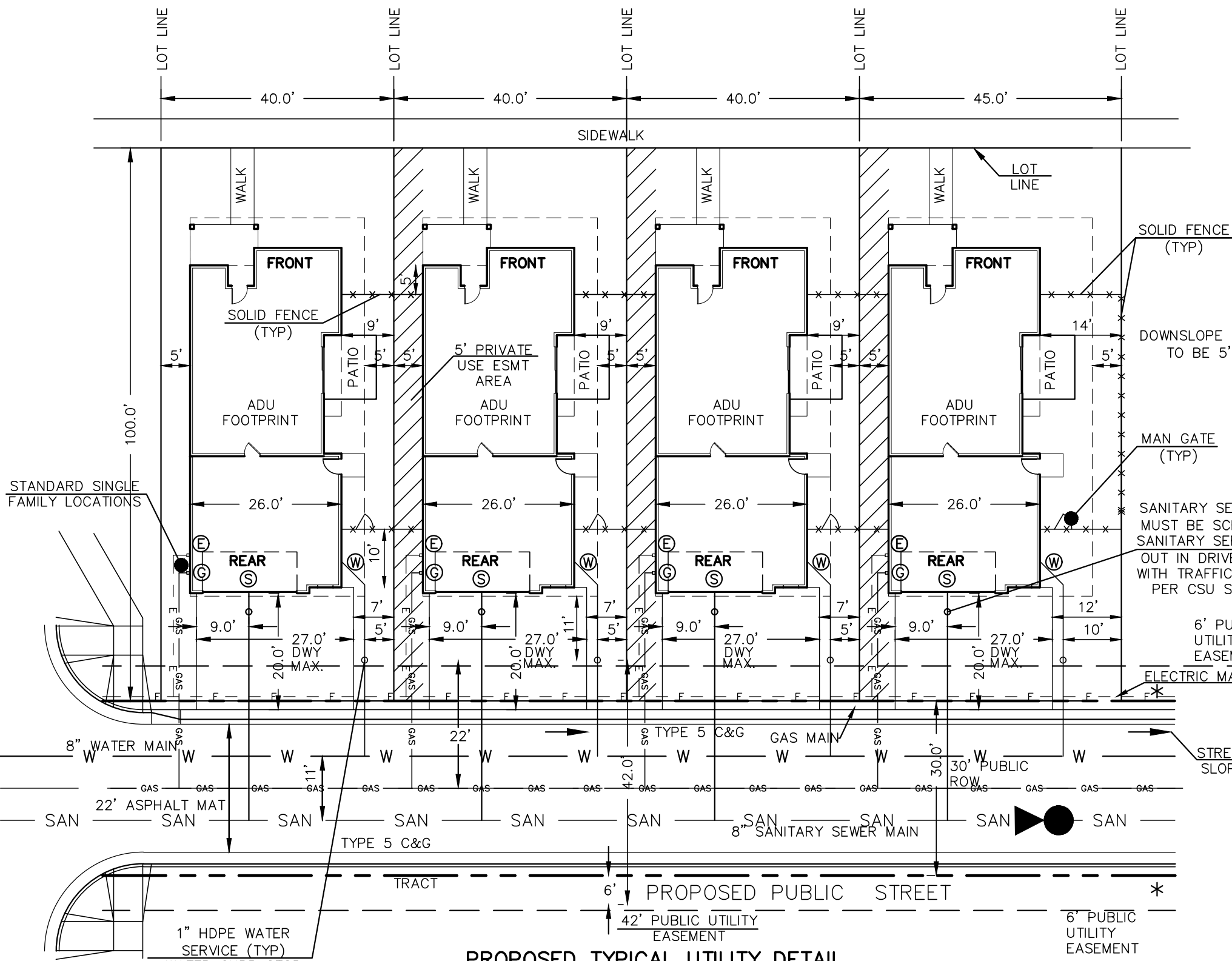


PRELIMINARY UTILITY PLAN NOTES:

- 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 2.6.0 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 SHALL BE A MINIMUM OF 3'-FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENING IN WALLS.
- PER GLESS 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.



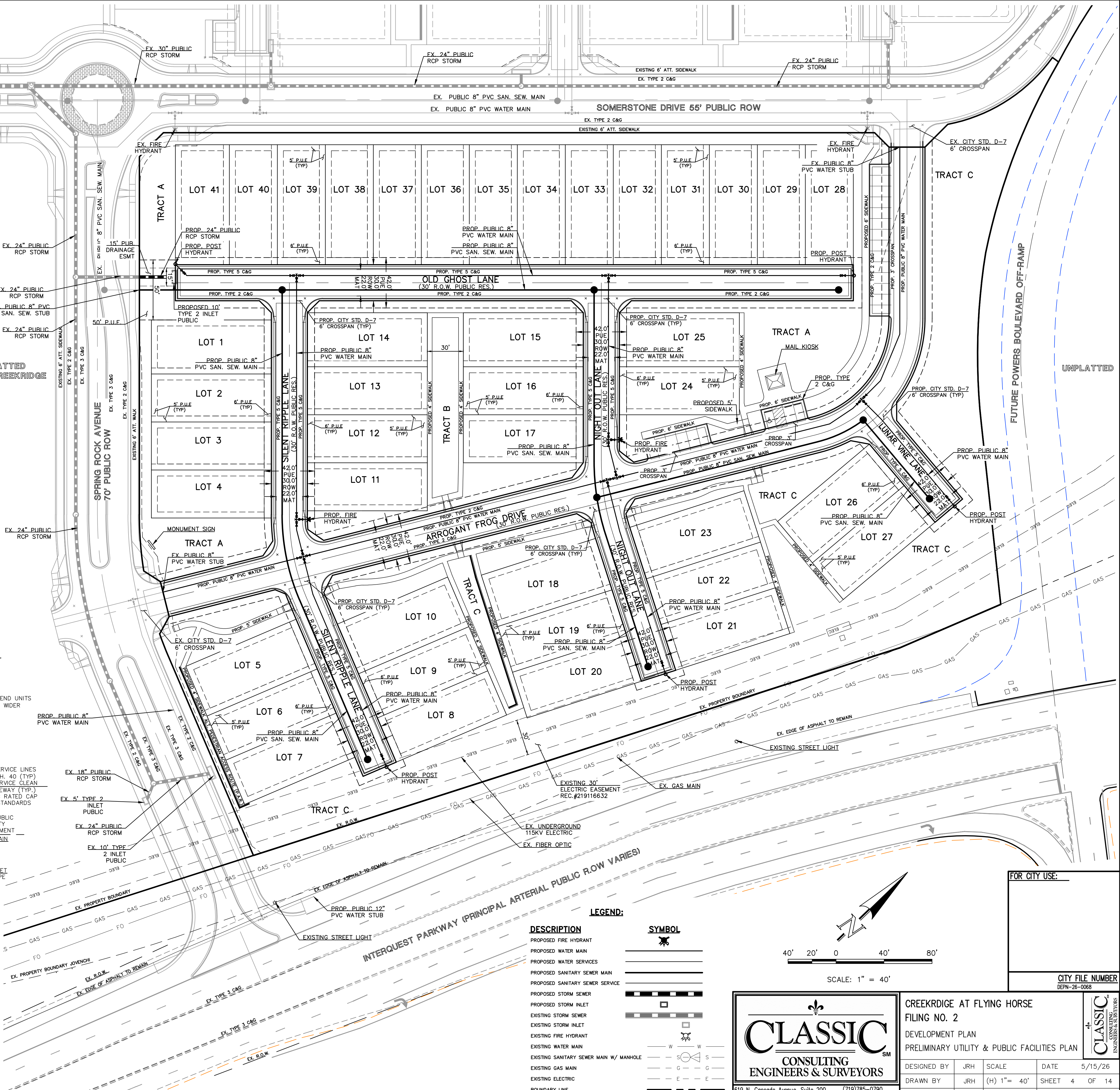
PROPOSED TYPICAL UTILITY DETAIL

* "NO PARKING / FIRE LANE" SIGNAGE PER CSFD STANDARDS

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 PED. RAMPS AND CROSSPANS ARE PER CITY STANDARD DETAILS.

UNPLATTED
FUTURE CREEKRIDGE



LEGEND:

DESCRIPTION

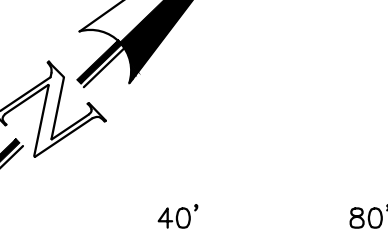
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER SERVICES
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING STORM SEWER
- EXISTING STORM INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING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

SYMBOL

- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER SERVICES
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
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- EXISTING GAS MAIN
- EXISTING ELECTRIC
- BOUNDARY LINE

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



SCALE: 1" = 40'

FOR CITY USE:

CITY FILE NUMBER
DEPN-26-0068

CREEKRIDGE AT FLYING HORSE
FILE NO. 2

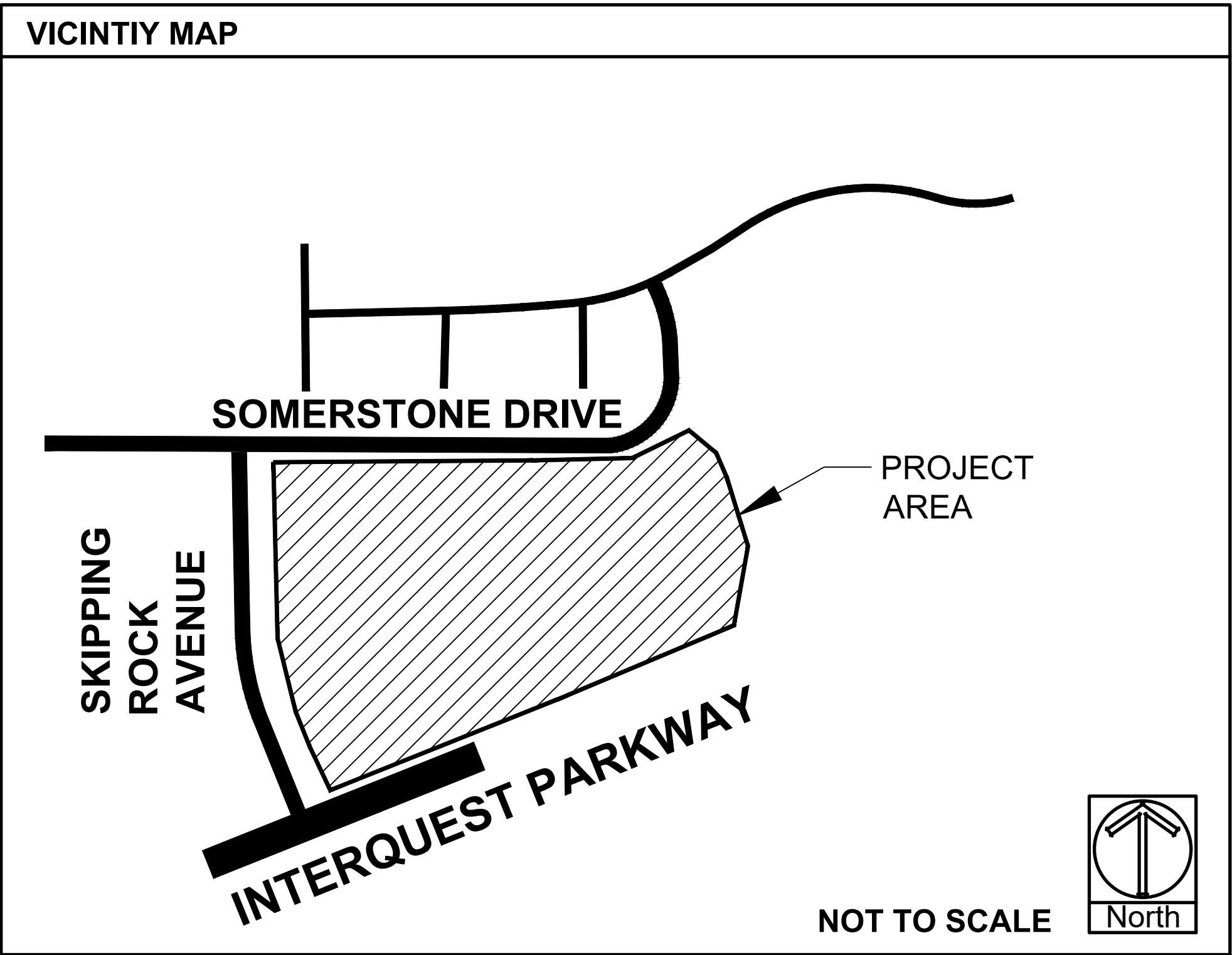
DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY	JRH	SCALE	DATE	5/15/26
DRAWN BY	JRH	(H) 1"= 40'	SHEET	4 OF 14
CHECKED BY		(V) 1"= N/A	JOB NO.	1171.79

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'	712'	1/30' 24 / 19
Skipping Rock Drive	Non Arterial Street	10' / 10'	545'	1/30' 18.2 / 14
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro	
0 / 0	0 / 0	LS	75% / 75%	
50 / 50	0 / 0	LS	75% / 75%	
50 / 50	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
21	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.	
355,667 SF		53,350 / 127,469	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.	
0 / 0	0 / 0	IL	75%/75%	
Green space required (Yes/No)	Active green space 10% / SF Required / Provided		Non-active green Space 5% / SF req / Provided	
Yes	35,567 SF (-8,892 SF Reduction)		17,783 SF / 95,670 SF	
*NEW REQUIREMENT WITH 25% REDUCTION				
	26,675 SF / 31,694 SF meets active green space by 119%			
*A COMMUNITY PARK IS LOCATED WITHIN 660' OF 93% OF THE HOMES (38 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 rights-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								
ACT	11	Acer tataricum	Maple tatarian	1-1/2"	Z=3,	15'-20' / 15'-20'	SLOW-MOD	LOW-MED ROW / MEDIANS *
ANM	13	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	16	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	10	Tilia americana 'Redmond'	Linden, Redmond	1-1/2"	Z=4,	30'-50' / 15'-20'	MODERATE	MED ROW *
EVERGREEN TREES								
PIB	2	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	16	Pinus ponderosa	Pine, Ponderosa	6'	Z=3	50'-60' / 20'-30'	MODERATE	LOW WALL / SCREEN *
DECIDUOUS SHRUBS								
ARB	14	Aronia melancarpa	Chokeberry, Black	5 Gal	Z=2,	6' / 4'-6'	SLOW / MODERATE	LOW SCREEN *
ASB	13	Amelanchier alnifolia 'Saskatoon'	Serviceberry, Saskatoon	5 Gal	Z=3,	15'-20' / 8'-15'	SLOW	MED SCREEN *
BCR	15	Berberis thunbergii 'Crimson pygmy'	Barberry, Crimson pygmy	5 Gal	Z=4	1'-2' / 2'-3'	SLOW	MED *
BRG	26	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	Z=4,	4'-5' / 3'-4'	SLOW	MED *
CMM	15	Cercocarpus montanus	Mahogany, Mountain	5 Gal	Z=4,	6'-10' / 4'-6'	SLOW	LOW WALL / TRASH / SCREEN *
COP	26	Contoneaster acutifolia	Contoneaster, peking	5 Gal	Z=4	6'-8' / 6'-8'	MODERATE	LOW WALL / SCREEN / TRASH *
PBS	28	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	Z=3,	15'-18" / 4'-5"	SLOW	XERIC *
PDN	5	Physocarpus opulifolius 'Diablo'	Ninebark, Diablo	5 Gal	Z=2	6'-8" / 6'-8"	MODERATE	LOW - MED SCREEN *
POA	42	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	Z=2	2'-3" / 2'-3"	MODERATE	LOW-MED
RGL	33	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	Z=3	2'-3" / 6'-8"	MODERATE	XERIC *
SPF	47	Spiraea x bumalda 'Froebel'	Spirea, Froebel	5 Gal	Z=4	3'-4" / 3'-4"	MODERATE	MED *
SPG	11	Spiraea x bumalda 'Goldmound'	Spirea, Goldmound	5 Gal	Z=4	2'-3" / 1'-2"	MODERATE	MED *
SPV	6	Spiraea x 'Vanhouttei'	Spirea, Vanhoutte	5 Gal	Z=4	3'-4" / 4'-5"	MODERATE	MED *
EVERGREEN SHRUBS								
JBC	2	Juniperus horizontalis	Juniper, Blue Chip	5 Gal	Z=3	8"-10" / 5'-6"	MODERATE	LOW *
JBJ	79	Juniperus Sabina	Juniper, Buffalo	5 Gal	Z=3,	12"-18" / 6'-8"	MODERATE	LOW *
JUA	6	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	Z=3	4'-5" / 4'-5"	MODERATE	LOW *
PGS	23	Picea pungens 'Glauca globosa'	Spuce, Globe Blue	5 Gal	Z=2	3'-5" / 5'-6"	SLOW	MED *
ORNAMENTAL GRASSES								
CAA	155	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 Gal	Z=3	3'-4" / 1'-2"	MODERATE	MED SCREEN *
PSR	48	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	3 Gal	Z=5	3'-5" / 1'-2"	MODERATE	LOW *
PERENNIALS								
H50	58	Hemerocallis 'Stella'd oro'	Daylily, Stella d'oro	1 Gal	Z=3			

*100% 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)	2,309 LF
	1-1/2" ALPINE CREEK 3" IN DEPTH WITH WEED FABRIC	35,427 SF
	GRAY ROSE ROCK MIX 2-4" AND 5-12" 3" IN DEPTH WITH WEED FABRIC	8,811 SF
	2-4" GRAY ROSE ROCK 3" IN DEPTH WITH WEED FABRIC	411 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC	140 SF
	DECORATIVE BOULDER	40 TOTAL
	KENTUCKY BLUEGRASS SOD (23.8% OF LANDSCAPE AREA)	31,694 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES).	50,907 SF
	TRASH RECEPTACLE, PER DETAIL "B" ON SHEET L-7 (TYPE AND MODEL TBD / PER DEVELOPER)	4 TOTAL
	DOGI-POT PET STATION (TYPE AND MODEL TBD / PER DEVELOPER)	4 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



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 6 of 14
© 2023 BY SUNFLOWER LANDSCAPES*ALL RIGHTS RESERVED	

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 FIT FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM 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, (TURF 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 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.

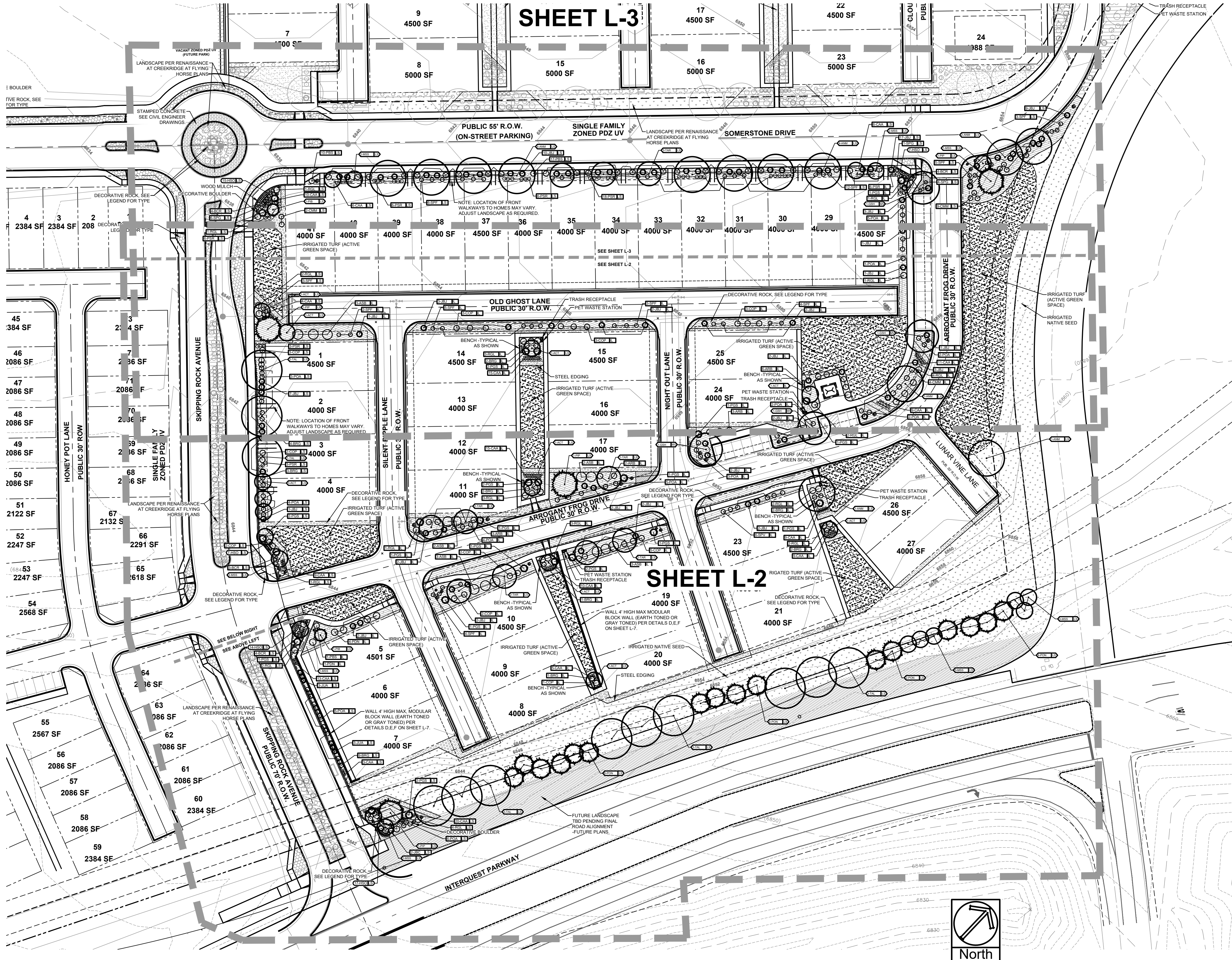
KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

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.

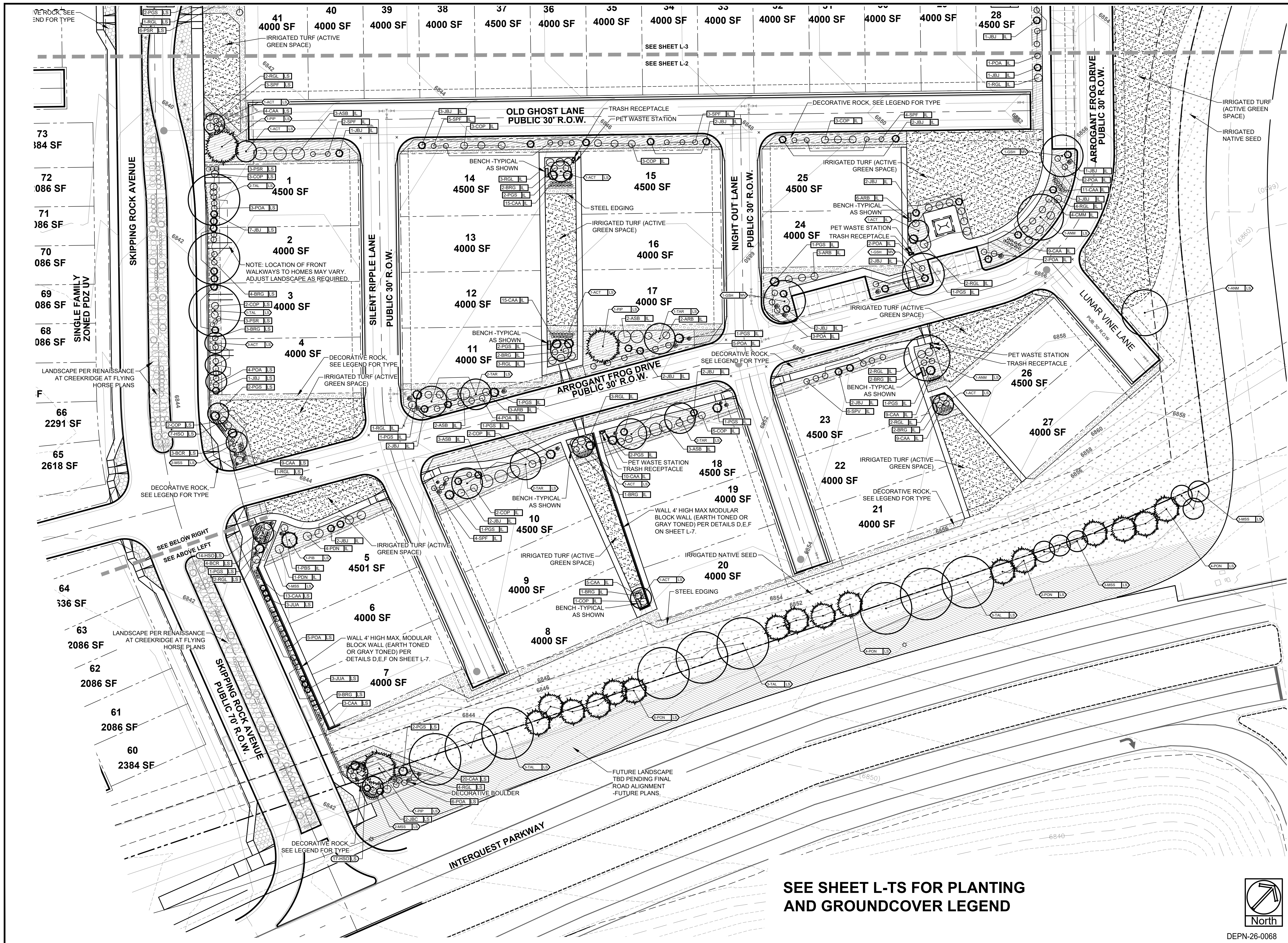


DATE	REVISION DESCRIPTION
6/26/2026	#1 City comments revisions

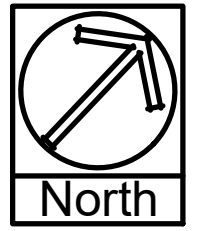


PORTRAIT AT CREEKRIDGE - FLYING HORSE
FILING 2
SOMERSTONE STREET

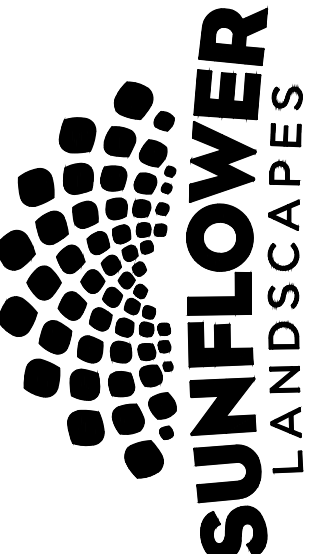
JOB NUMBER	2786-0326
DATE	5/19/2026
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN - OVERALL
SHEET #	L-1 7 of 14



SEE SHEET L-TS FOR PLANTING
AND GROUNDCOVER LEGEND



DEPN-26-0068



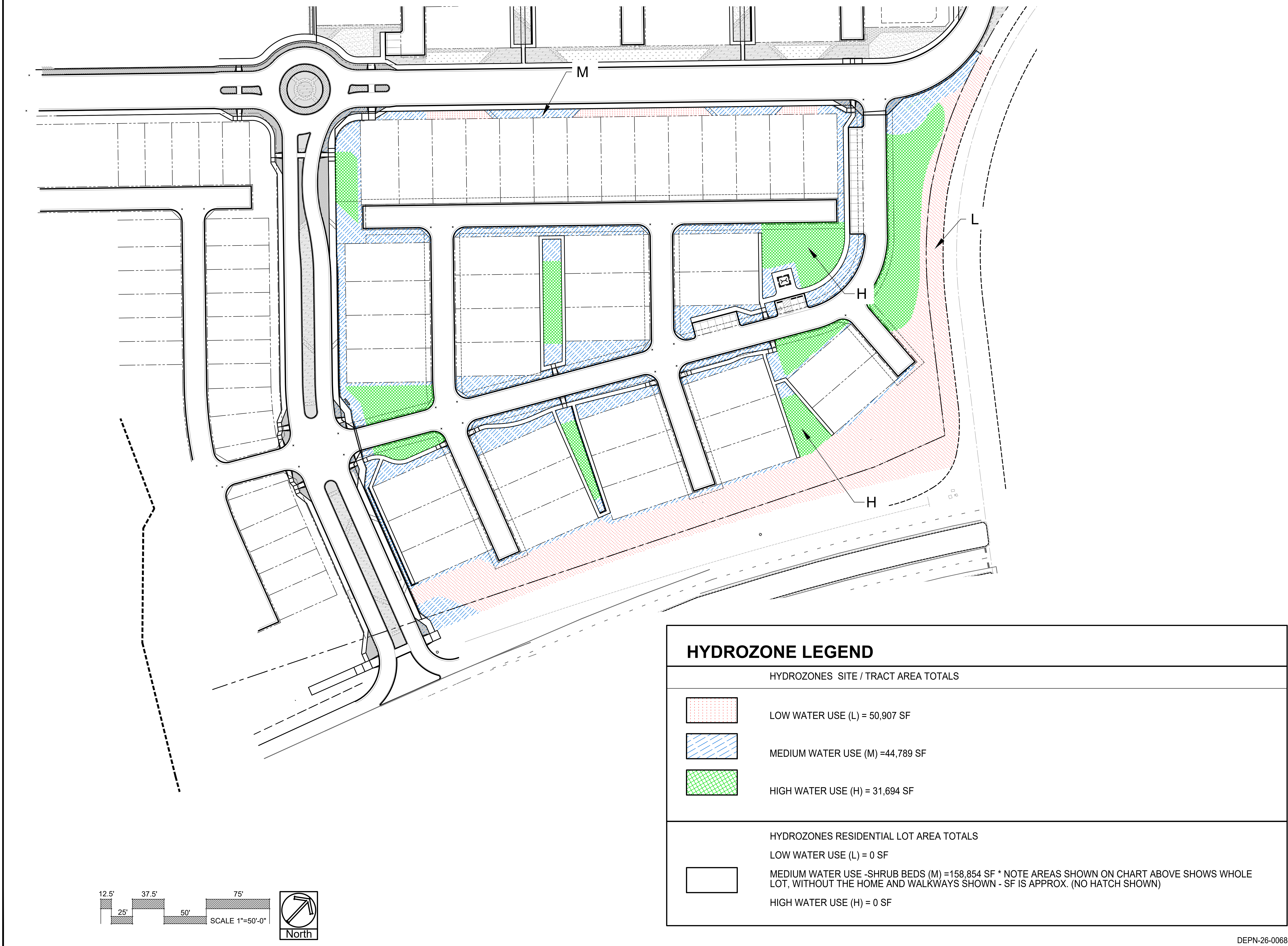
SUNFLOWER
LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1929 AEROPOLAZA DRIVE
COLORADO 80916
719-637-0313

DATE	REVISION DESCRIPTION
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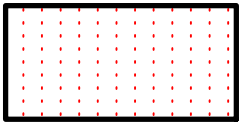
PORTRAIT AT CREEKRIDGE - FLYING HORSE
FILING 2
SOMERSTONE STREET

JOB NUMBER	2786-0326
DATE	5/19/2026
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-2 8 of 14

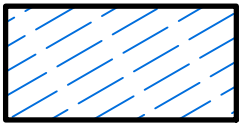


HYDROZONE LEGEND

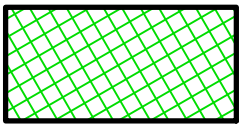
HYDROZONES SITE / TRACT AREA TOTALS



LOW WATER USE (L) = 50,907 SF



MEDIUM WATER USE (M) =44,789 SF



HIGH WATER USE (H) = 31,694 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

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PORTRAIT AT CREEKRIDGE - FLYING HORSE
FILING 2
SOMERSTONE STREET

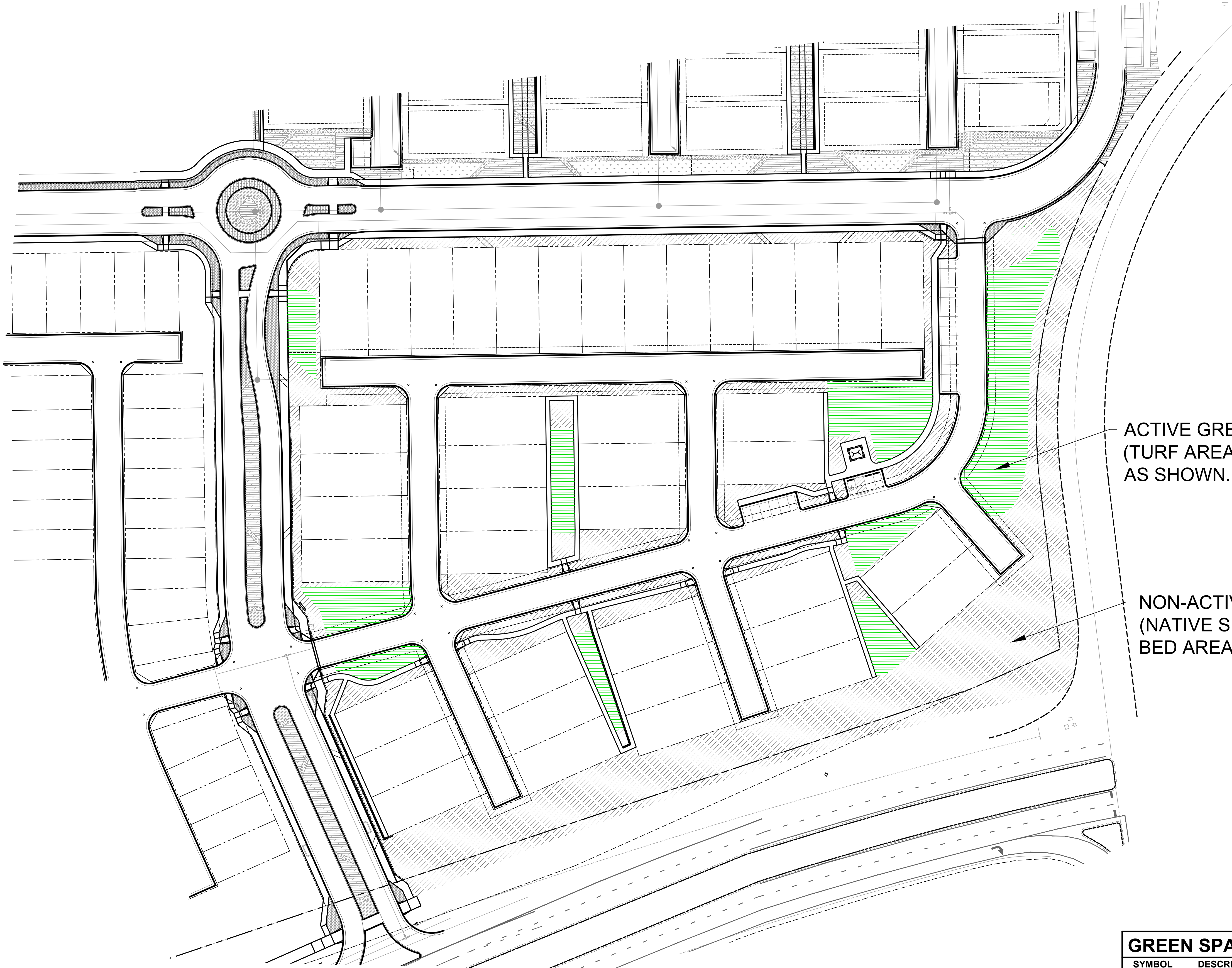
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2786-0326

DATE
5/19/2026

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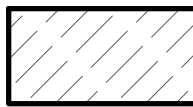
DRAWING DESCRIPTION
LANDSCAPE
HYDROZONE PLAN

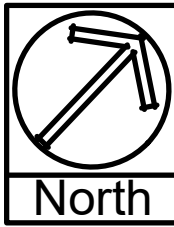
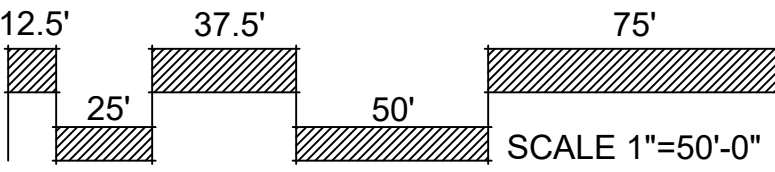
SHEET #
L-4 10 of 14



ACTIVE GREEN SPACE
(TURF AREA) TYPICAL
AS SHOWN.

NON-ACTIVE GREEN SPACE
(NATIVE SEED OR SHRUB
BED AREA).

GREEN SPACE DIAGRAM		
SYMBOL	DESCRIPTION	APPROX. QUANTITY
	ACTIVE GREEN SPACE (TURF AREAS)	31,694 SF (24.9%)
	NON-ACTIVE GREEN SPACE (ALL OTHER AREAS WITH NO / HATCH OR COLOR)	95,696 SF (75.1%)



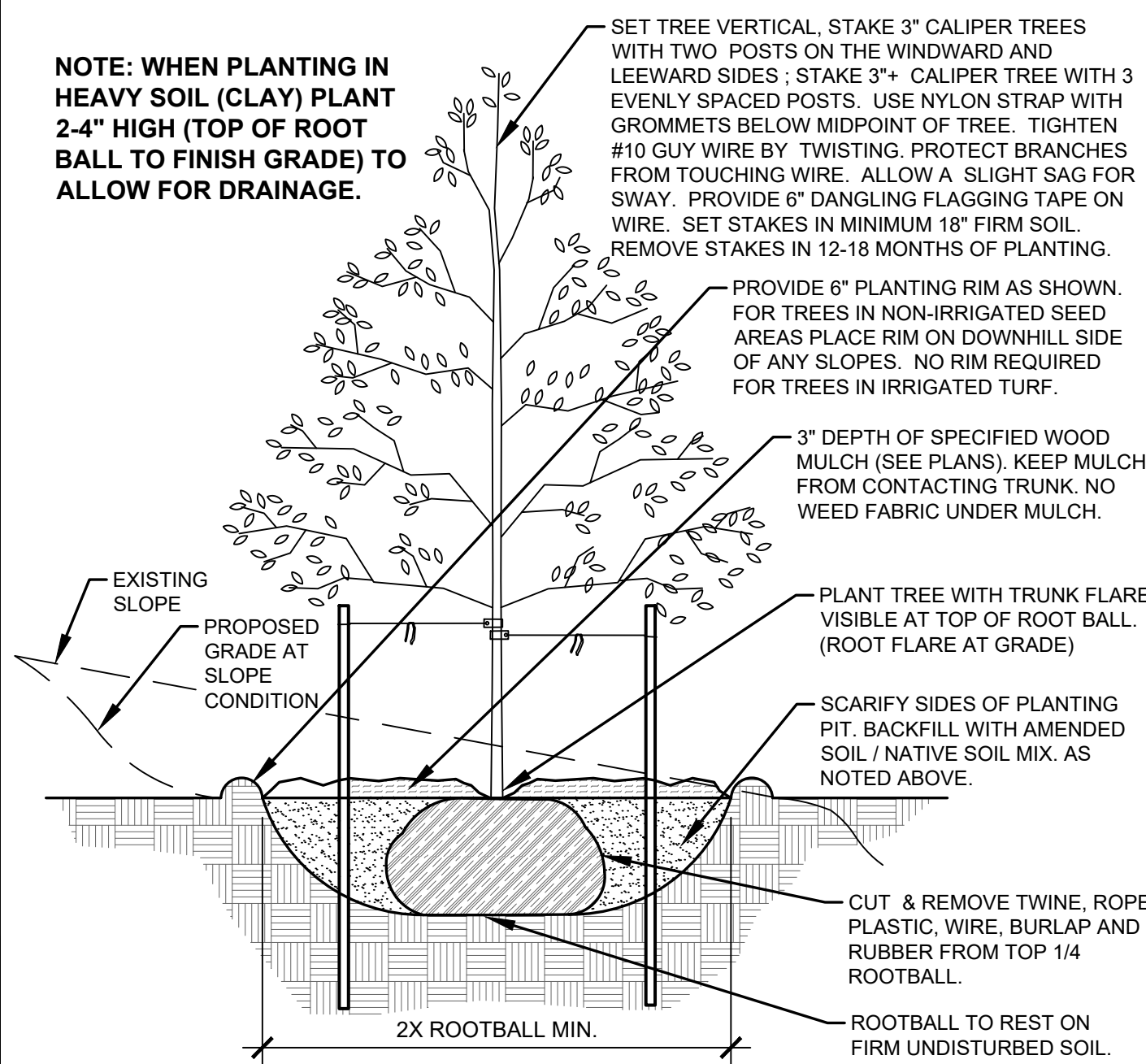
DATE	REVISION DESCRIPTION
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PORTRAIT AT CREEKRIDGE - FLYING HORSE
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SOMERSTONE STREET

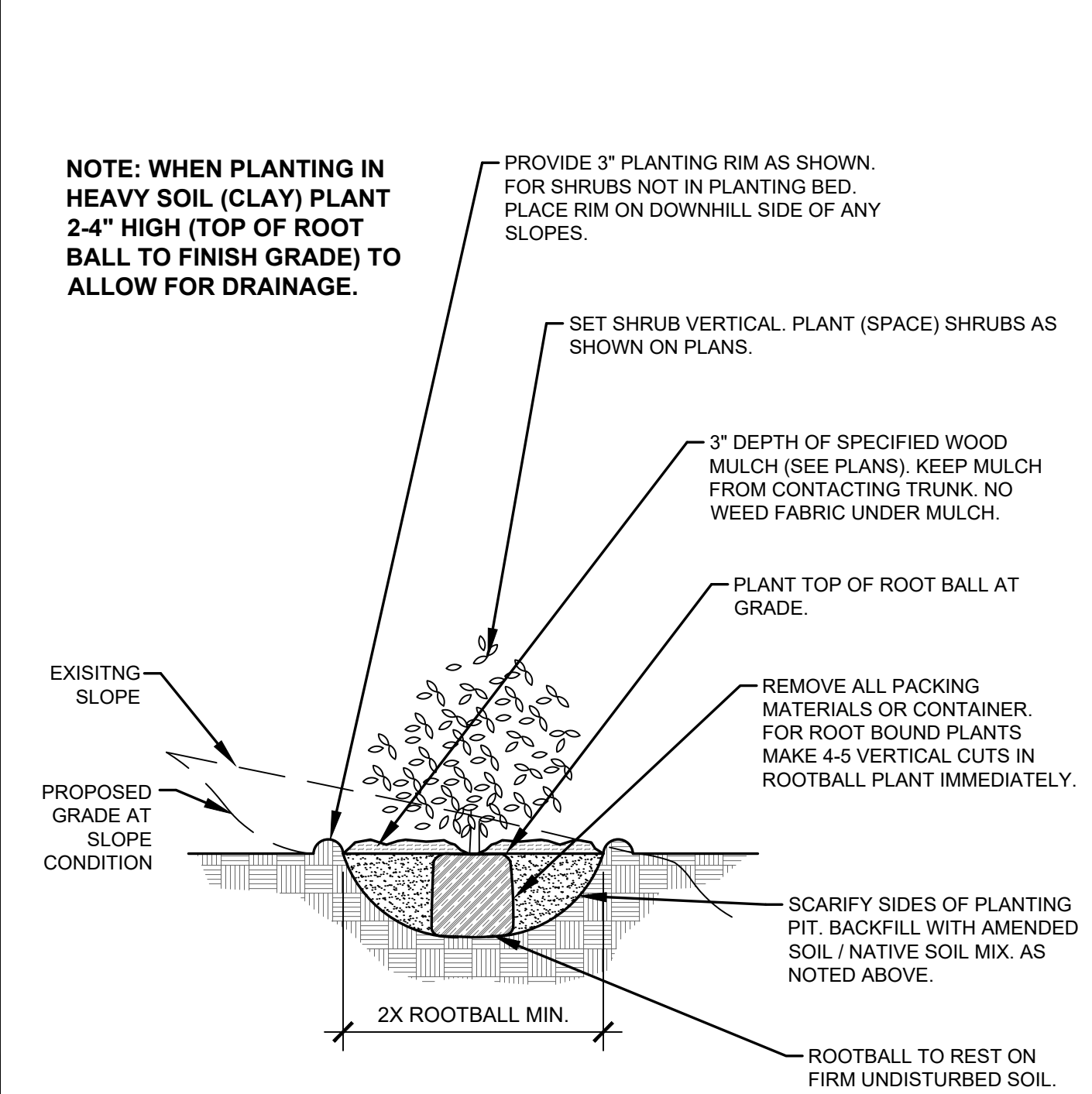
JOB NUMBER	2786-0326
DATE	5/19/2026
DRAWN BY	MB
DRAWING DESCRIPTION	LANDSCAPE ACTIVE GREENSPACE PLAN
SHEET #	L-5 11 of 14

- 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.



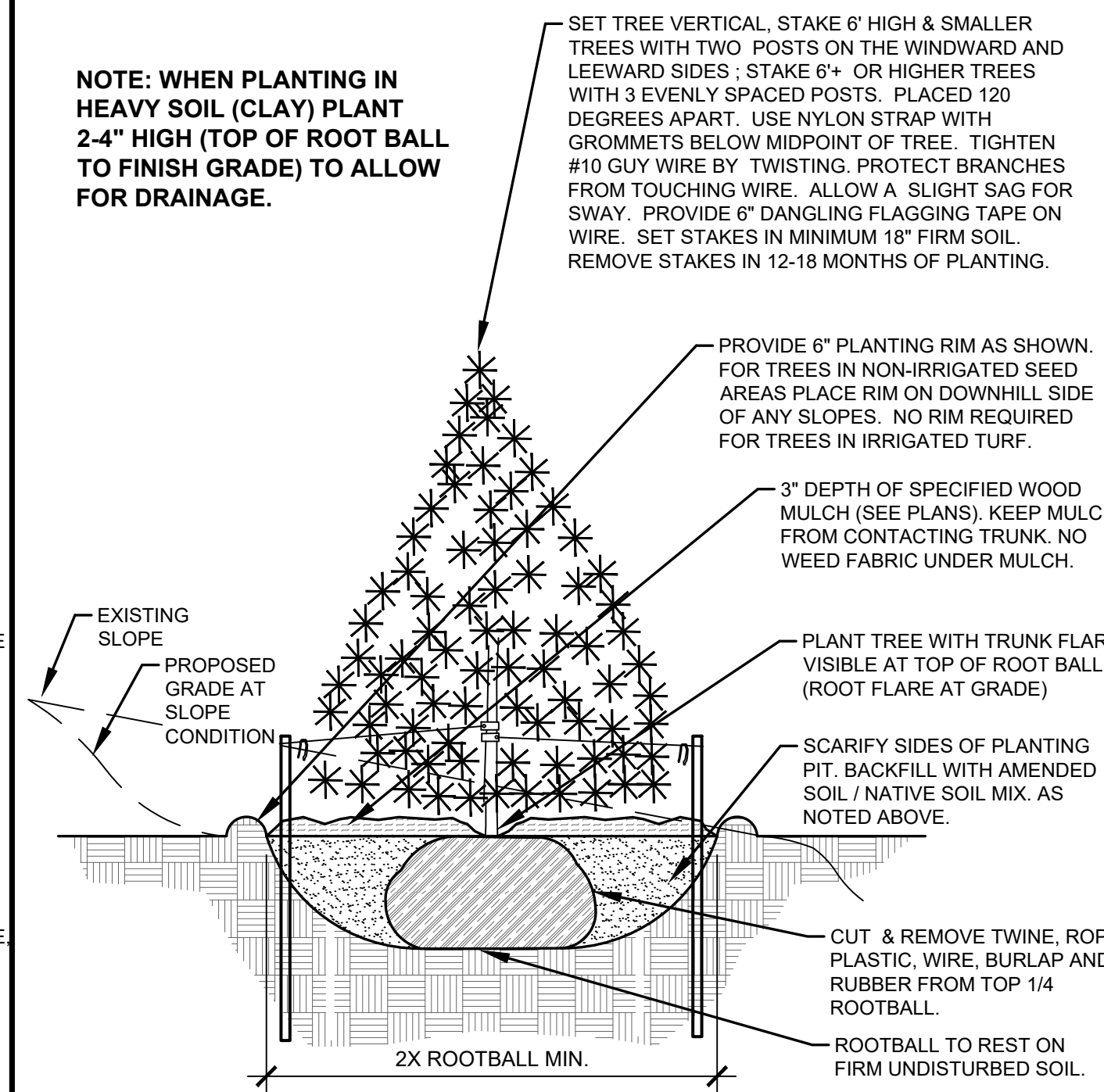
A **DECIDUOUS TREE PLANTING DETAIL**
NOT TO SCALE

- 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.



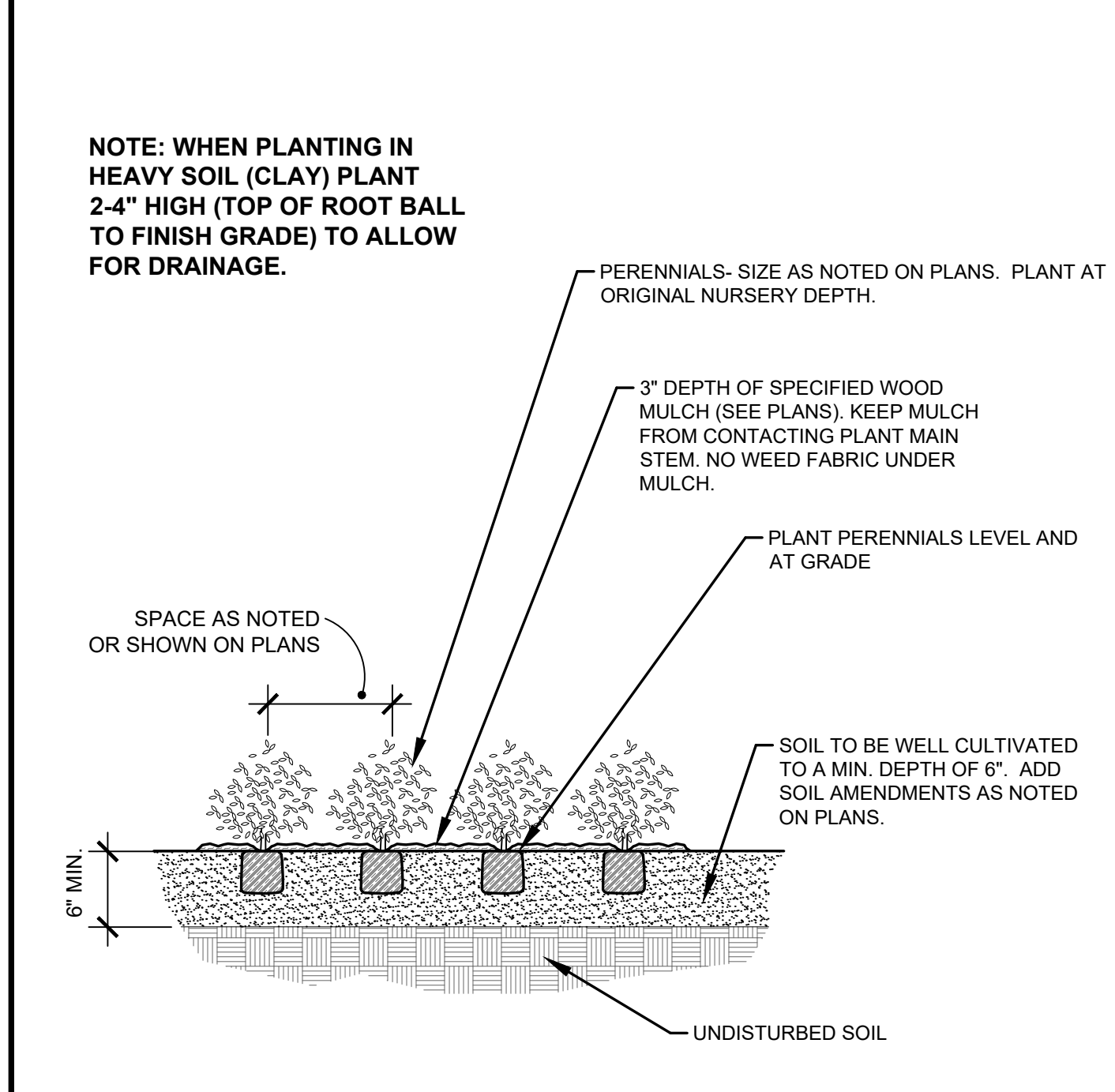
C **SHRUB PLANTING DETAIL**
NOT TO SCALE

- 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.



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.



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 OWNER'S 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:
 - ASTROBRAND PERMITHRIN
 - 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, SIDEOATS | 29% |
| --GREEN NEEDLEGRASS | 5% |
| --WHEATGRASS, WESTERN | 20% |
| --DROPSIDE, 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 SIDEOATS | 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.

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6/26/2026	#1 City comments 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-6 12 of 14

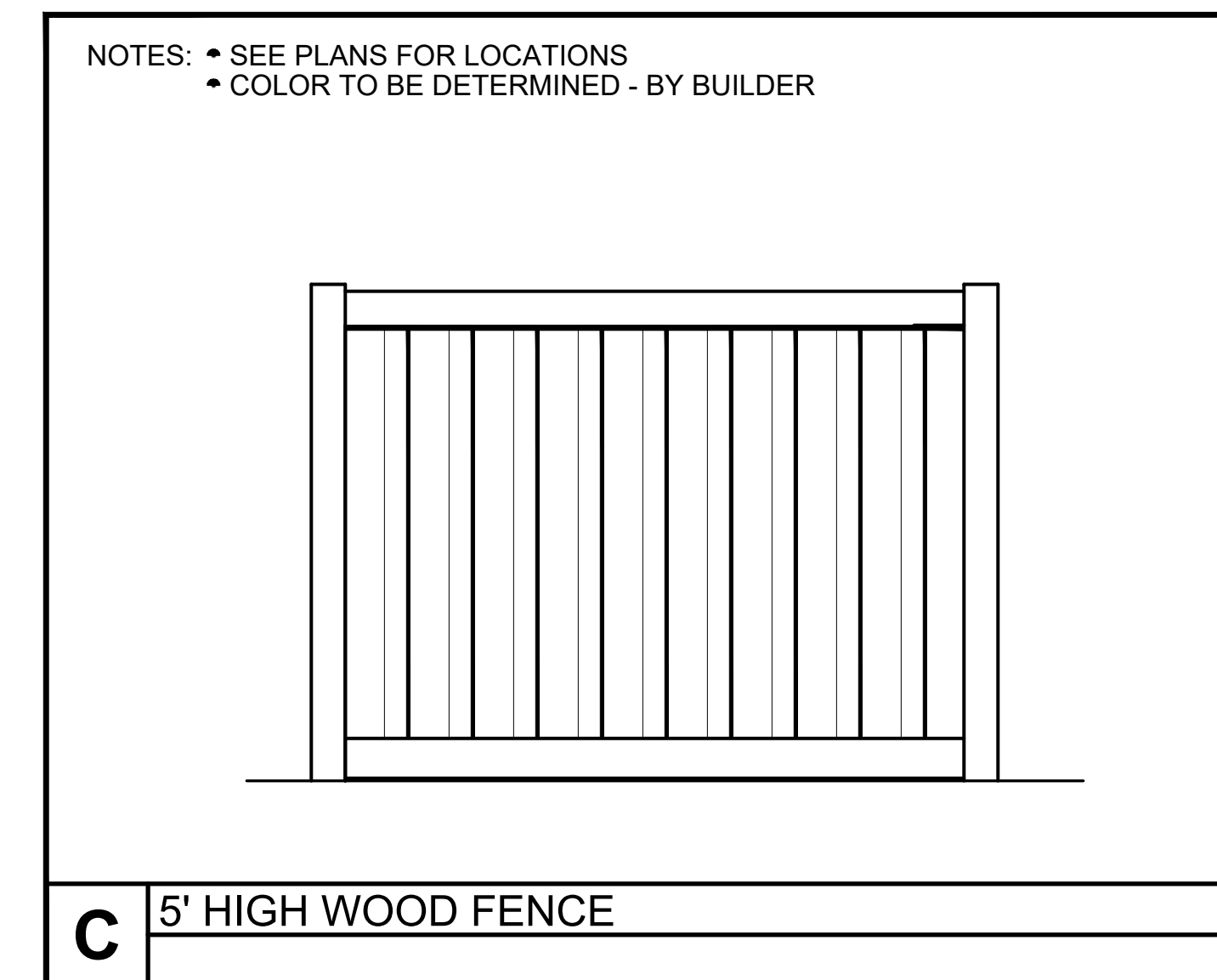
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A long, dark-colored wooden picnic table with four legs, situated outdoors on a gravel surface. The table is surrounded by green bushes and a lawn in the background.

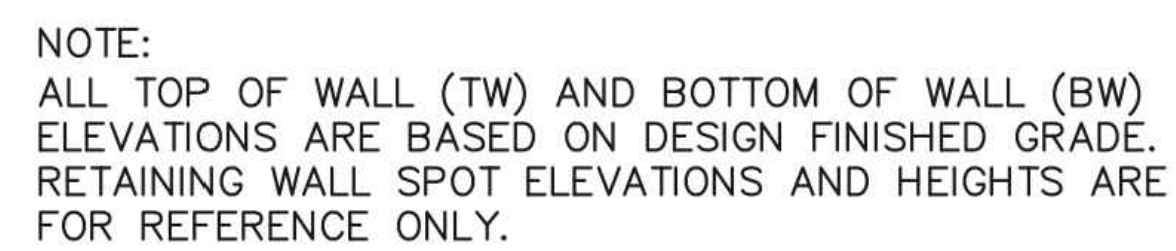
A Bench
NOT TO SCALE



B Trash Receptacle
NOT TO SCALE



C	5' HIGH WOOD FENCE



D RETAINING WALL DETAIL
NOT TO SCALE



E	GUARD RAIL AT WALLS
	SCALE 3/8"=1'-0"



C	3' CONCRETE 3 RAIL FENCE
---	--------------------------

PLANTING LEGEND				
Notes Key: X=Xeric plant, R=Rabbit Resistant, D=Deer Resistant, F=Firewise plant Z=Zone, K=Altitude, Water Use L=Low, M= Moderate H=High, S= Signature plant				
ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES				
ACT	Acer tataricum	Maple tatarian	1-1/2"	Z=3, 8.5K, L,M,S
CCH	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	R,D,F,Z=4, 8.5K, L,M,S
MSS	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F,Z=4, 8.5K, M,S
DECIDUOUS SHRUBS				
ABR	Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red	5 Gal	R,D,Z=5, 7.5K, S
CRD	Cornus stolonifera 'colorodensis'	Dogwood, Red Twig	5 Gal	R,D,Z=2,F, 8K, M,S
PBS	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	F,Z=3, 9.5K, L,M,S
POG	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,D,F,Z=2, 10K,S
VOS	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R,D, 7.5K,S
EVERGREEN SHRUBS				
JBj	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,D,Z=3,8.5K, L,S
PGS	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K, M,S
ORNAMENTAL GRASSES				
CAA	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R,D,Z=3, 6.5K, M,S
PERENNIALS				
HSO	Hemerocallis 'Stella'd oro'	Daylily, Stella d'oro	1 Gal	R,D,Z=3, 10K, M,S

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	1-1/2" ALPINE CREEK 3" IN DEPTH WITH WEED FABRIC
	3/4" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC
	GRAY ROSE ROCK MIX 2-4" AND 5-12" 3" IN DEPTH WITH WEED FABRIC

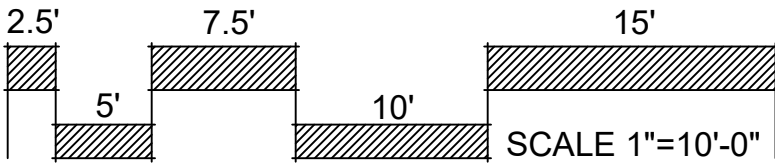
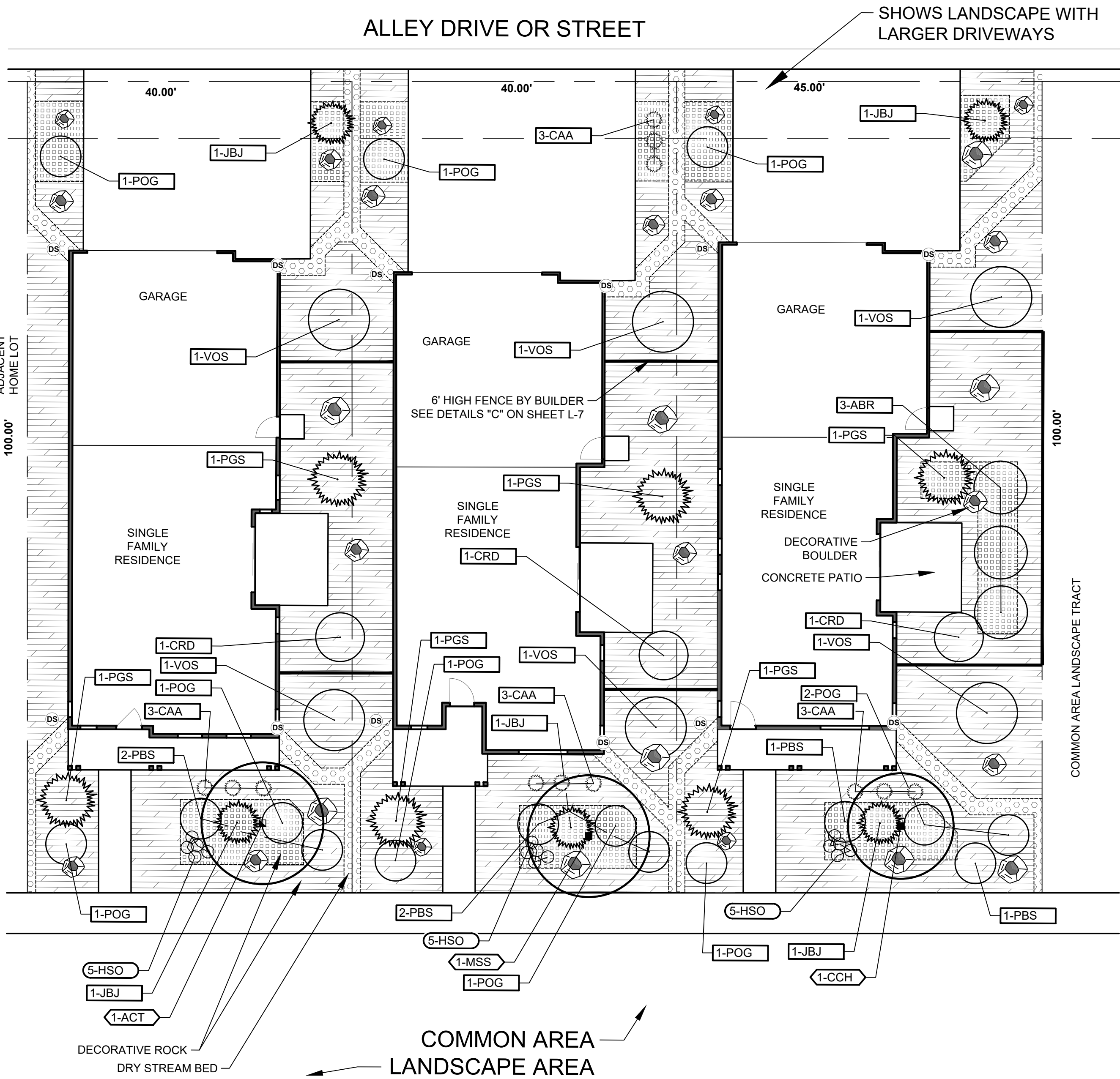
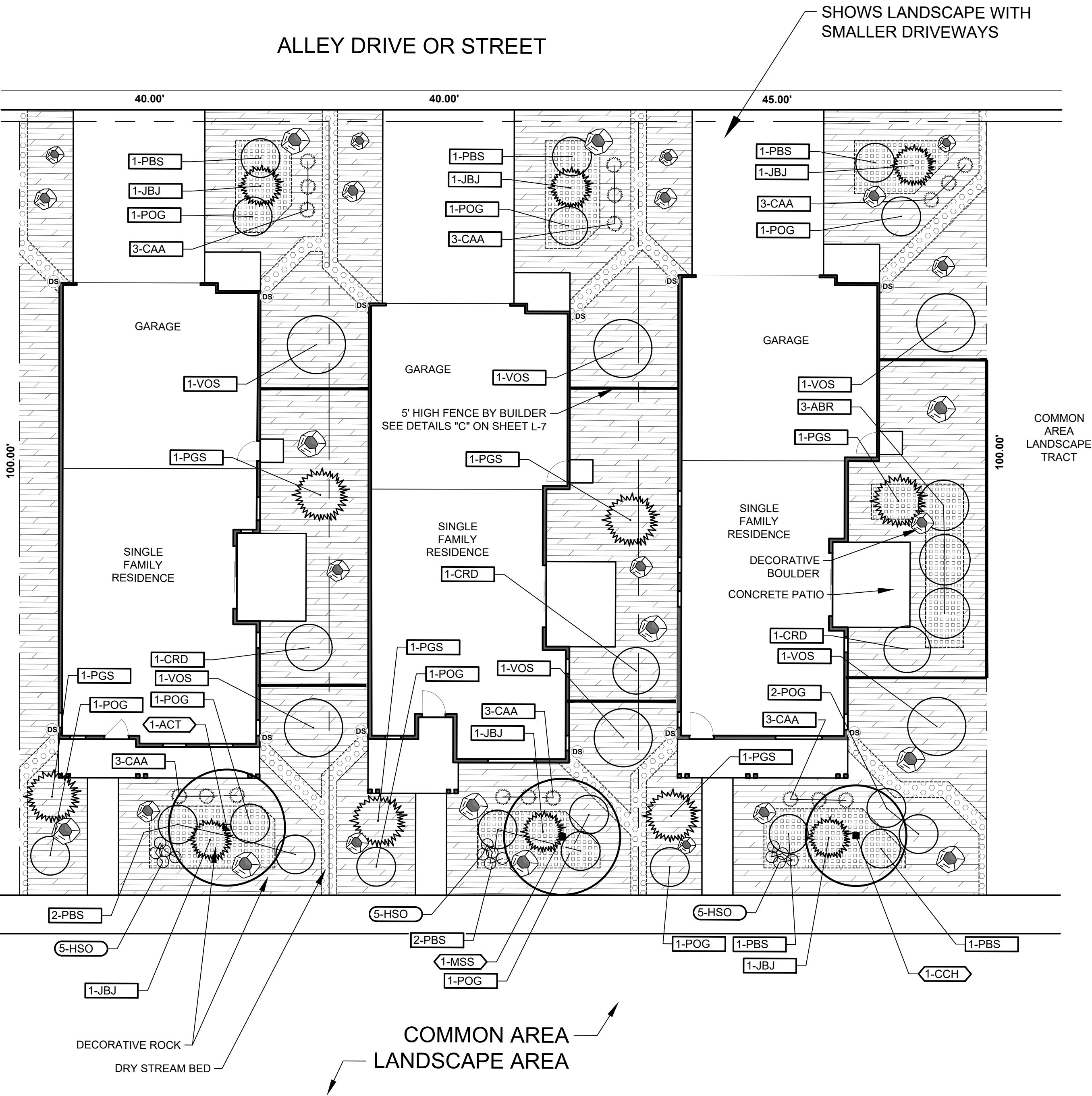
PLANT SYMBOL KEY	
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS

"All Trees located within City ROW are to be chosen from the current Forestry City Approved Street Tree List."

"All required Compact Lot trees shall be installed by the developer/builder. Long term maintenance responsibility and irrigation for trees will be provided by individual home owner" (applicant to provide)

"All required Compact Lot trees shall have an automatic irrigation system (drip/sod irrigation/etc.) which provides watering at time of planting."

Note: That less than 25% of residential lot is high water use turf.



DEPN-26-0068

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