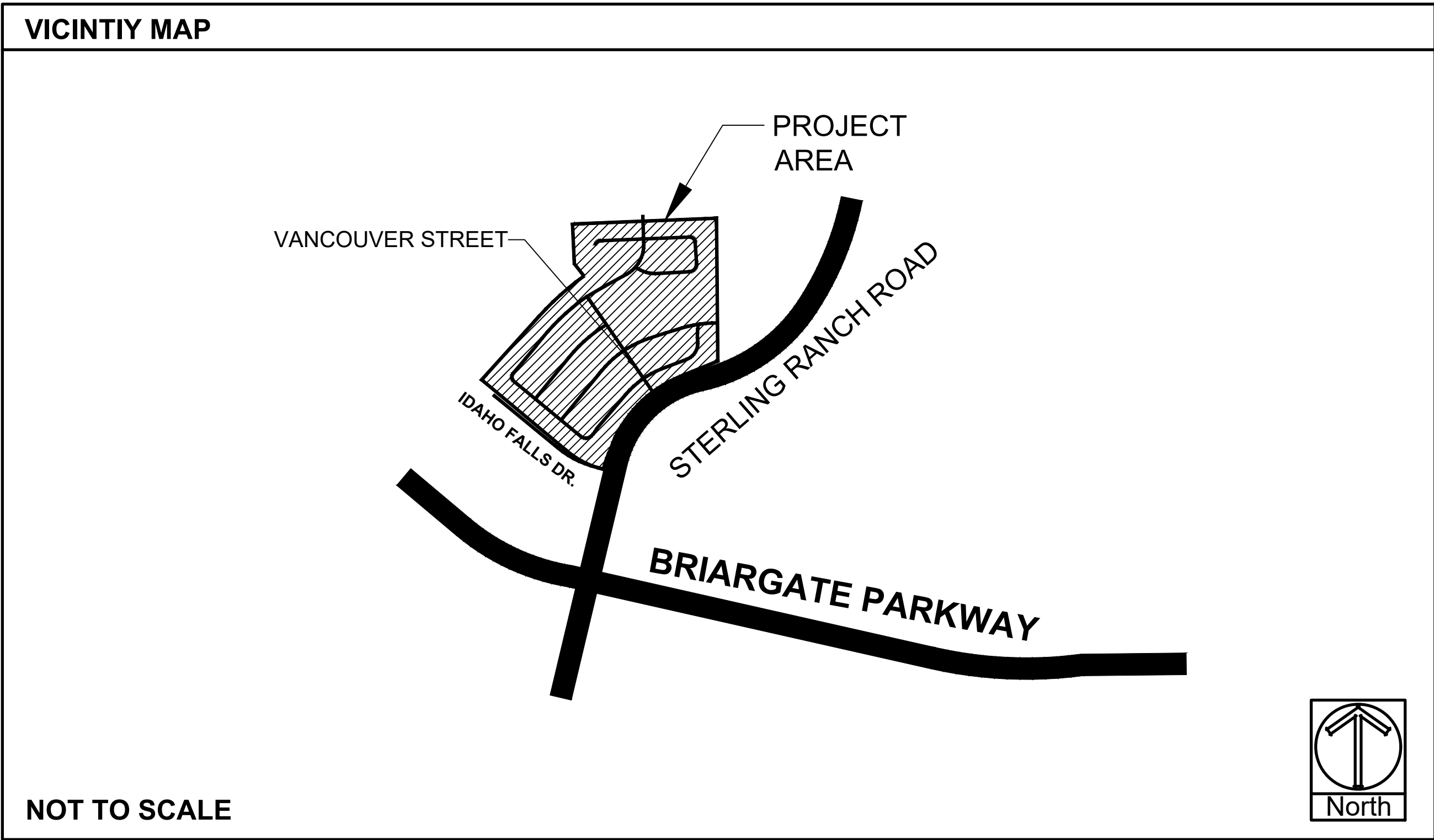


Sterling Ranch East Filing NO. 4
SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

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.

LANDSCAPE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Sterling Ranch Road	Minor Arterial	20'/20'	1,274'	1/25	51 / 40
Idaho Falls Drive	Non Arterial	10'/10'	1227'	1/30	41 / 34
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro		
110 / 110	0 / 0	LS	75% / 75%		
70 / 70	0 / 0	LS	75% / 75%		



PLANTING LEGEND			
Notes Key: X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant Z=Zone, K=Altitude, Water Use Inch / year. D=Dry (13-20"), A=Adaptable (18-28") S=Steady (23-38"), W=Wet (38"+) SIG=Signature plant (City of Colorado Springs)			
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME SIZE NOTES
DECIDUOUS TREES			
ABM	10	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze 2" Z=4, 6.5K,S,SIG
ANM	20	Acer platanoides	Maple, Norway 2" Z=4, 6.5K,S,SIG
CCH	6	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless) 2" R,DE,F,Z=4,8.5K,A,D,SIG
COH	8	Celtis occidentalis	Hackberry 2" R,DE,Z=3,7K,A,D,SIG
GSH	9	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline 2" R,DE,F,Z=4, 6.5K,A,S,SIG
MSS	23	Malus 'Spring Snow'	Crabapple,Spring Snow 2" F,Z=4, 8.5K,S,SIG
TAL	14	Tilia americana	Linden, American 2" Z=4, 8K,S,SIG
EVERGREEN TREES			
PIP	8	Picea pungens	Spruce, Colorado Blue 8' R,DE,Z=3, 10K,S,SIG
PON	44	Pinus ponderosa	Pine, Ponderosa 8' R,DE,Z=3, 9.5K,D,SIG
DECIDUOUS SHRUBS			
BRG	94	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow 5 Gal R,DE,Z=4, 7K,A,SIG
COP	89	Contoneaster acutifolia	Contoneaster, peking 5 Gal R,DE,Z=4, 10K,S,SIG
POA	136	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood 5 Gal R,DE,F,Z=2, 10K,S,SIG
RGL	73	Rhus aromatica 'Gro-low'	Sumac, Gro-Low 5 Gal DE,Z=3, 8.5K,A,D,SIG
SCL	16	Syringa x chinensis	Lilac, Chinese 5 Gal R,DE,Z=3, 9K,A,SIG
EVERGREEN SHRUBS			
JBJ	56	Juniperus Sabina	Juniper, Buffalo 5 Gal R,DE,Z=3,8.5K,A,SIG
PGS	41	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue 5 Gal Z=2, 10K,S,SIG
ORNAMENTAL GRASSES			
CAA	100	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass 1 Gal R,DE,Z=3, 6.5K,A,SIG
PSR	99	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun' 1 Gal R,DE,Z=5, 7K,D,SIG
PERENNIALS			
GAM	56	Gaillardia aristata 'Monarch Mix'	Blanket Flower 'Monarch Mix' 1 Gal R,DE,F,Z=3, 8.5K,A,SIG
HSD	10	Hemerocallis 'Stella'd oro'	Daylily, Stella d'oro 1 Gal R,DE,Z=3, 10K,D,SIG

GROUNDCOVER LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	5,761 LF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	71,803 SF
	1-1/2" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	9,031 SF
	2-4" GRAY ROSE ROCK 3" IN DEPTH WITH WEED FABRIC	25,169 SF
	DECORATIVE BOULDER (COTTONWOOD)	47 TOTAL
	KENTUCKY BLUEGRASS SOD	31,355 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES).	197,147 SF
	NON-IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES).	259,168 SF

SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1929 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313



Sterling Ranch East Filing 4
Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

JOB NUMBER
2794-0426

DATE
6/22/2026

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SHEET #
L-TS

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Sterling Ranch East Filing NO. 4
SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1922 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-537-0315

DATE	REVISION DESCRIPTION



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Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

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**SEE SHEET L-TS FOR PLANTING
AND GROUNDCOVER LEGEND**

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 IMPLIED, 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 90 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, ARBOREVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER. TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO BE DRIP IRRIGATED WHEN LOCATED IN ROCK OR WOOD MULCH AREAS. TURF OR IRRIGATED SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.

UTILITY NOTE

CALL 1-800-422-1987 FOR UTILITY LOCATIONS. TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 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.

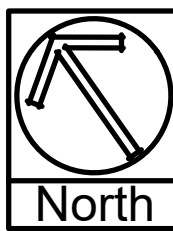
PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

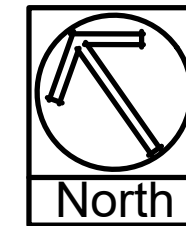
SITE CONDITIONS NOTE

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.

NOT TO SCALE



**SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO**

[illegible]

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Colorado Springs, CO 80908

DATE 6/22/2026

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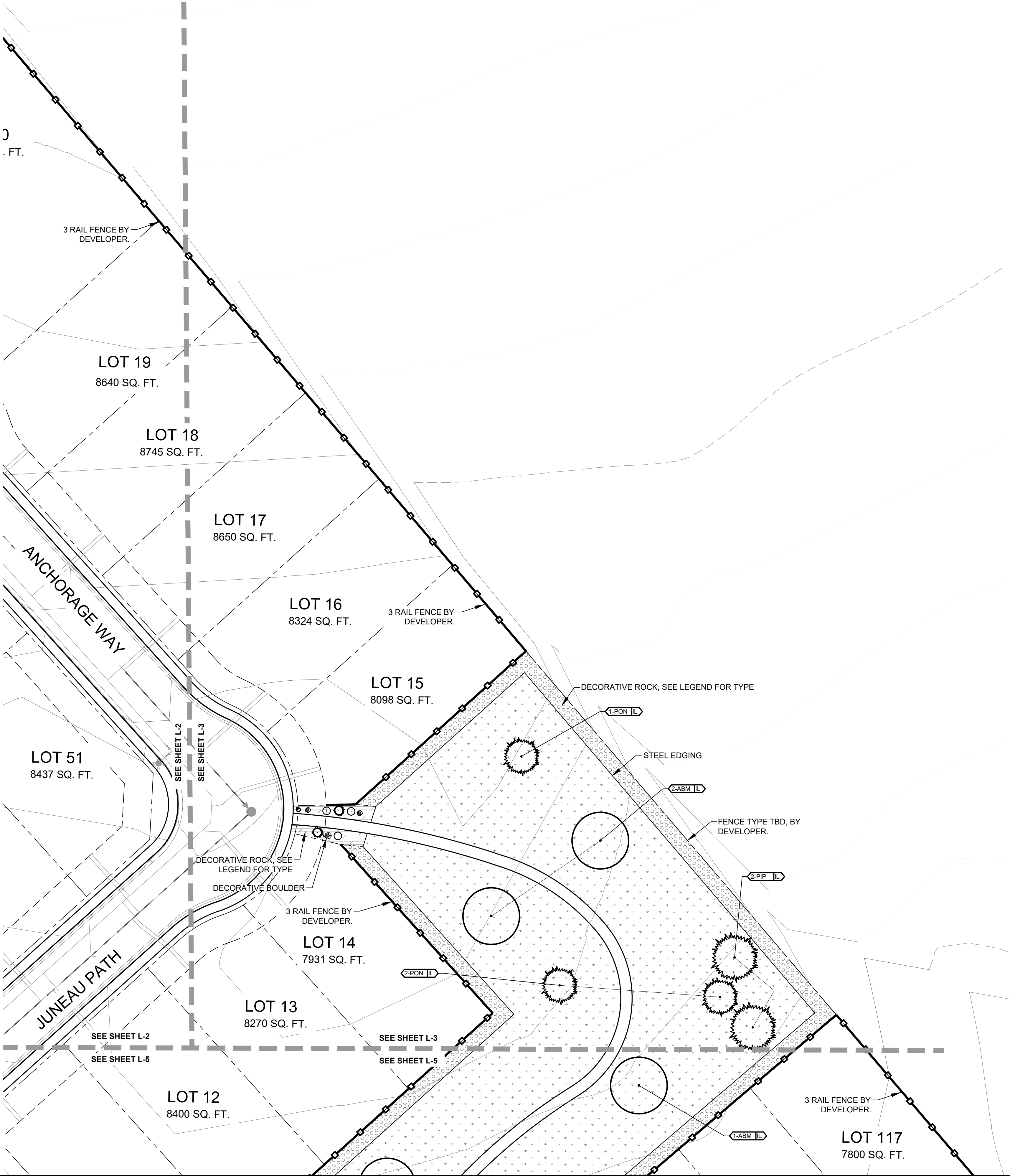
PRELIMINARY LANDSCAPE PLAN

SHEET #

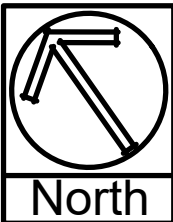
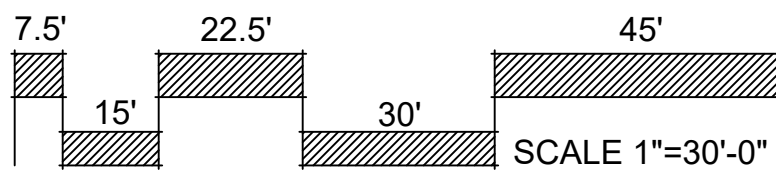
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Sterling Ranch East Filing NO. 4
SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



**SEE SHEET L-TS FOR PLANTING
AND GROUNDCOVER LEGEND**

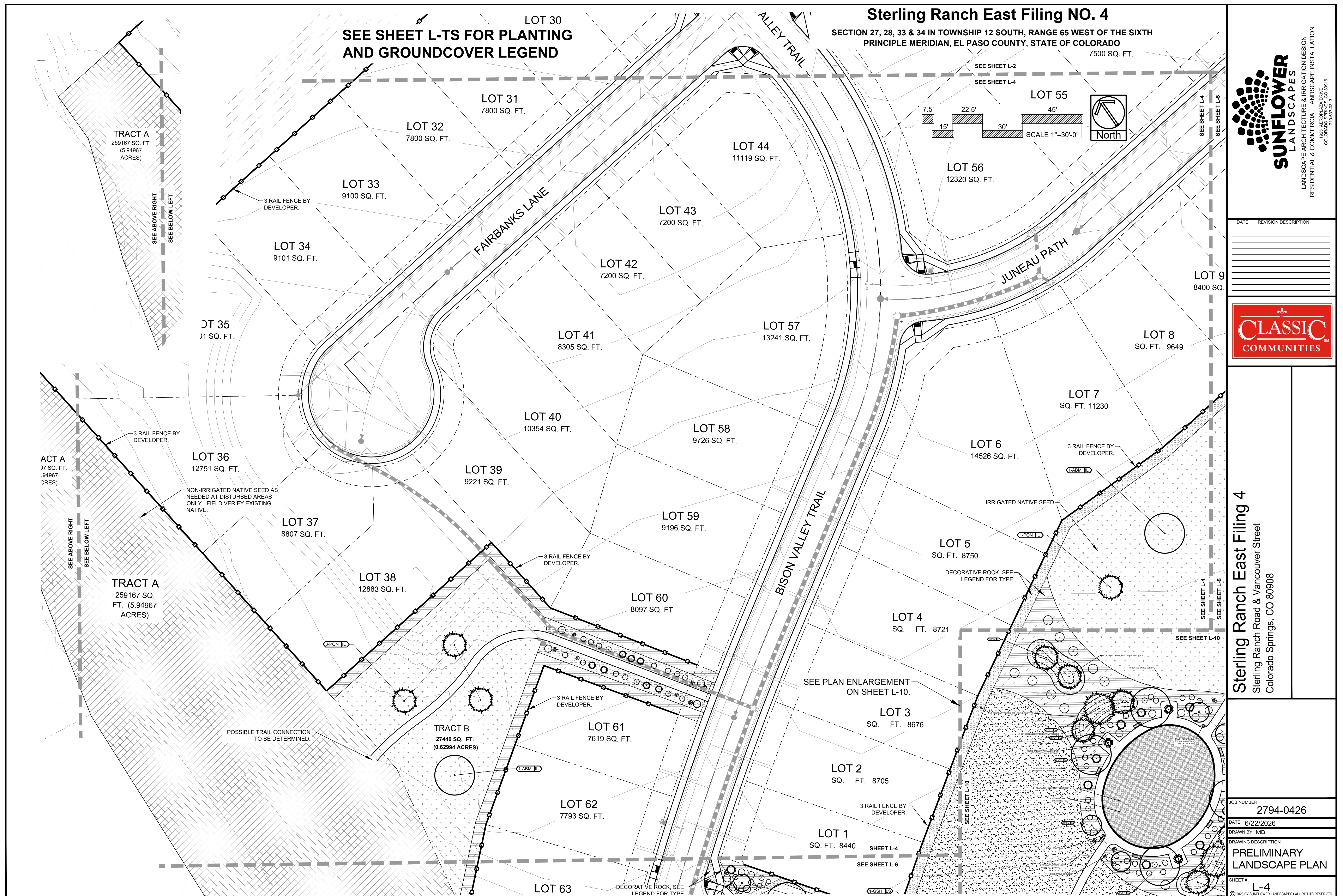


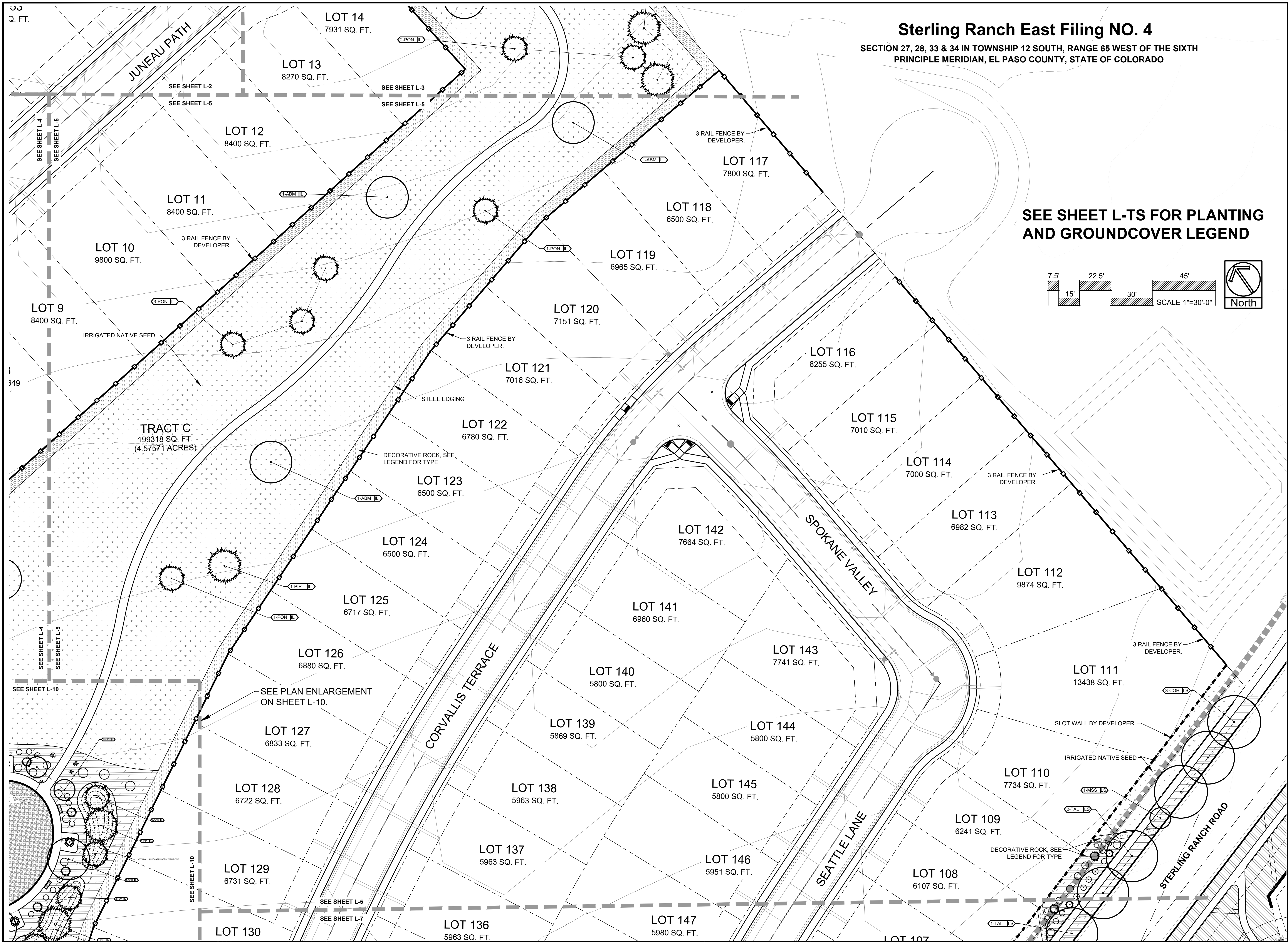
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Sterling Ranch Road & Vancouver Street
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SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

SEE SHEET L-TS FOR PLANTING
AND GROUNDCOVER LEGEND

TRACT A
259167 SQ.
FT. (5.94967
ACRES)

LOT 63
8909 SQ. FT.

LOT 64
8677 SQ. FT.

LOT 65
8644 SQ. FT.

LOT 66
8644 SQ. FT.

LOT 67
8677 SQ. FT.

LOT 68
8677 SQ. FT.

LOT 69
8644 SQ. FT.

LOT 70
SQ. FT.

LOT 71
8470 SQ. FT.

DECORATIVE ROCK, SEE
LEGEND FOR TYPE

DECORATIVE BOULDER

IRRIGATED NATIVE SEED

LOT 207
SQ. FT.
8243

LOT 208
5918 SQ. FT.

LOT 209
5918 SQ. FT.

LOT 210
5918 SQ. FT.

LOT 211
5918 SQ. FT.

LOT 212
5918 SQ. FT.

LOT 213
5918 SQ. FT.

LOT 214
5908 SQ. FT.

LOT 215
5800 SQ. FT.

LOT 238
8406 SQ. FT.

LOT 237
5910 SQ. FT.

LOT 236
5910 SQ. FT.

LOT 235
7092 SQ. FT.

LOT 234
5910 SQ. FT.

LOT 233
5910 SQ. FT.

LOT 232
7092 SQ. FT.

LOT 231
7083 SQ. FT.

LOT 230
5800 SQ. FT.

SQ. FT. 8705

LOT 1
SQ. FT. 8440

SHEET L-4
SEE SHEET L-6

VANCOUVER STREET

LOT 208
5918 SQ. FT.

LOT 209
5918 SQ. FT.

LOT 210
5918 SQ. FT.

LOT 211
5918 SQ. FT.

LOT 212
5918 SQ. FT.

LOT 213
5918 SQ. FT.

LOT 214
5908 SQ. FT.

LOT 215
5800 SQ. FT.

LOT 206
7305 SQ. FT.

LOT 205
5931 SQ. FT.

LOT 204
5931 SQ. FT.

LOT 203
5931 SQ. FT.

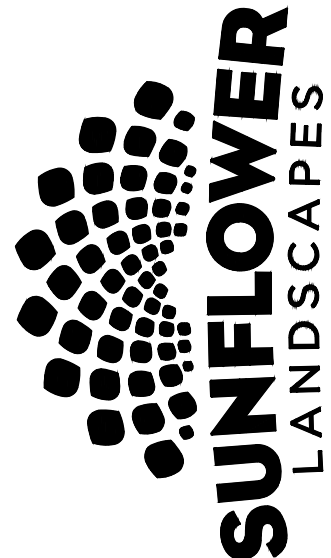
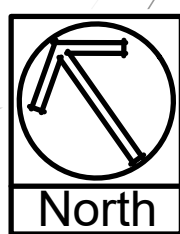
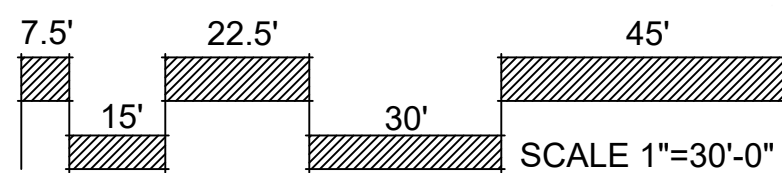
LOT 202
5931 SQ. FT.

LOT 201
5931 SQ. FT.

LOT 200
5954 SQ. FT.

LOT 199
6148 SQ. FT.

LOT 198



LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1622 AEROPOLAZA DRIVE
COLORADO 80916
719-637-0313

DATE	REVISION DESCRIPTION



Sterling Ranch East Filing 4

Sterling Ranch Road & Vancouver Street
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JOB NUMBER
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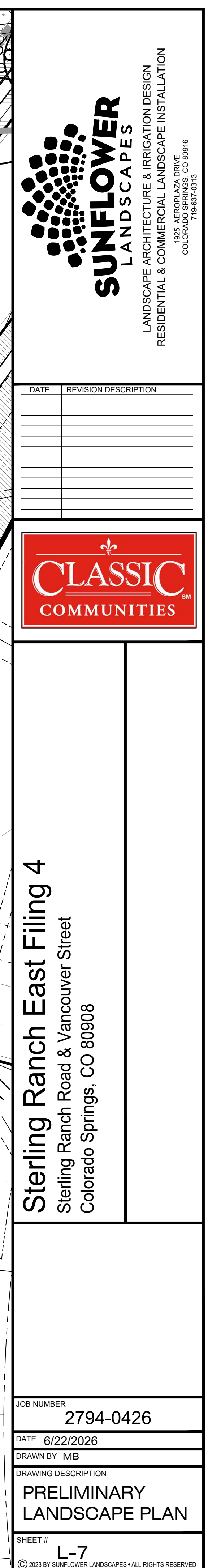
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PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



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RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.531.5573

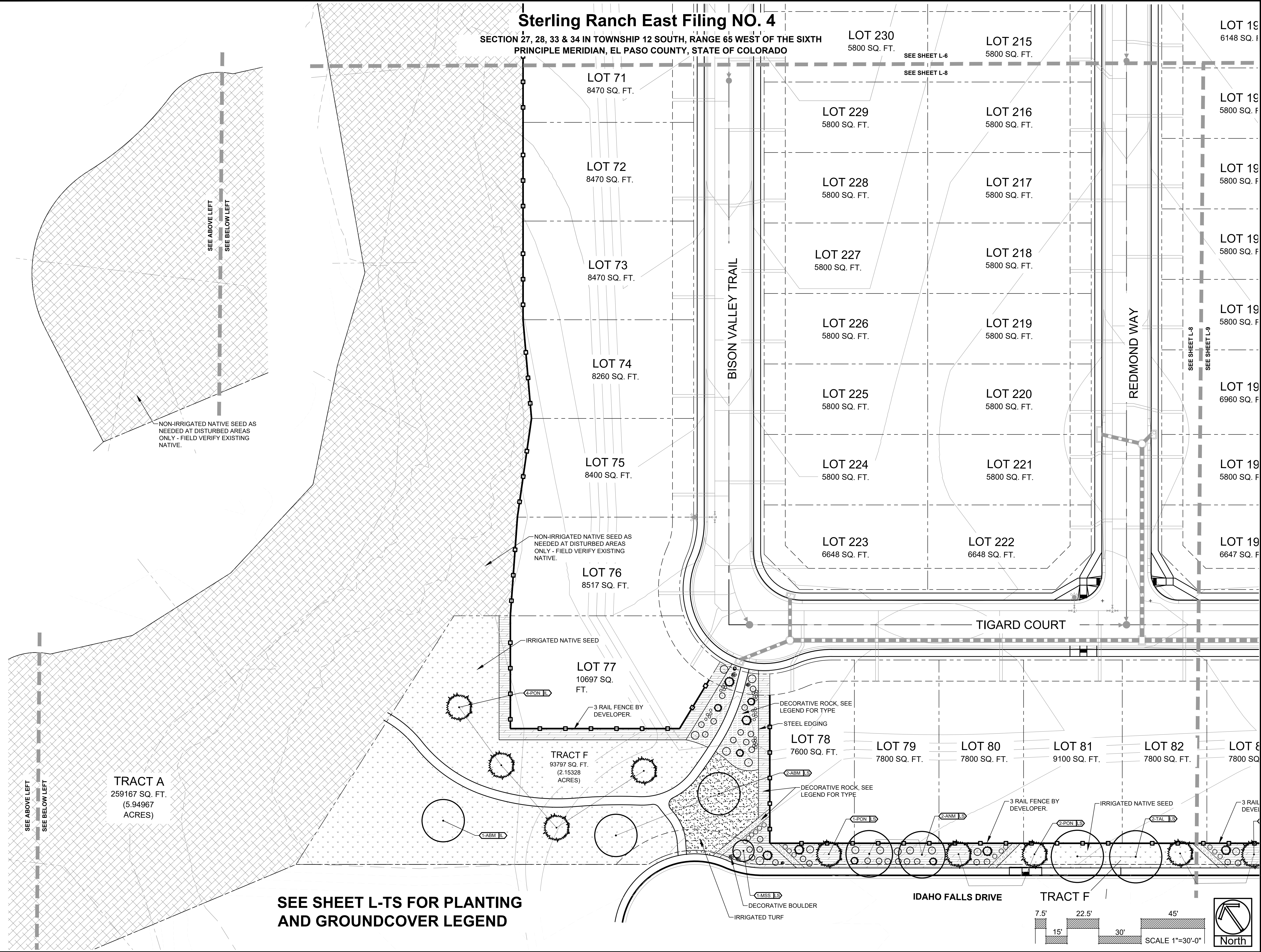
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SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



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

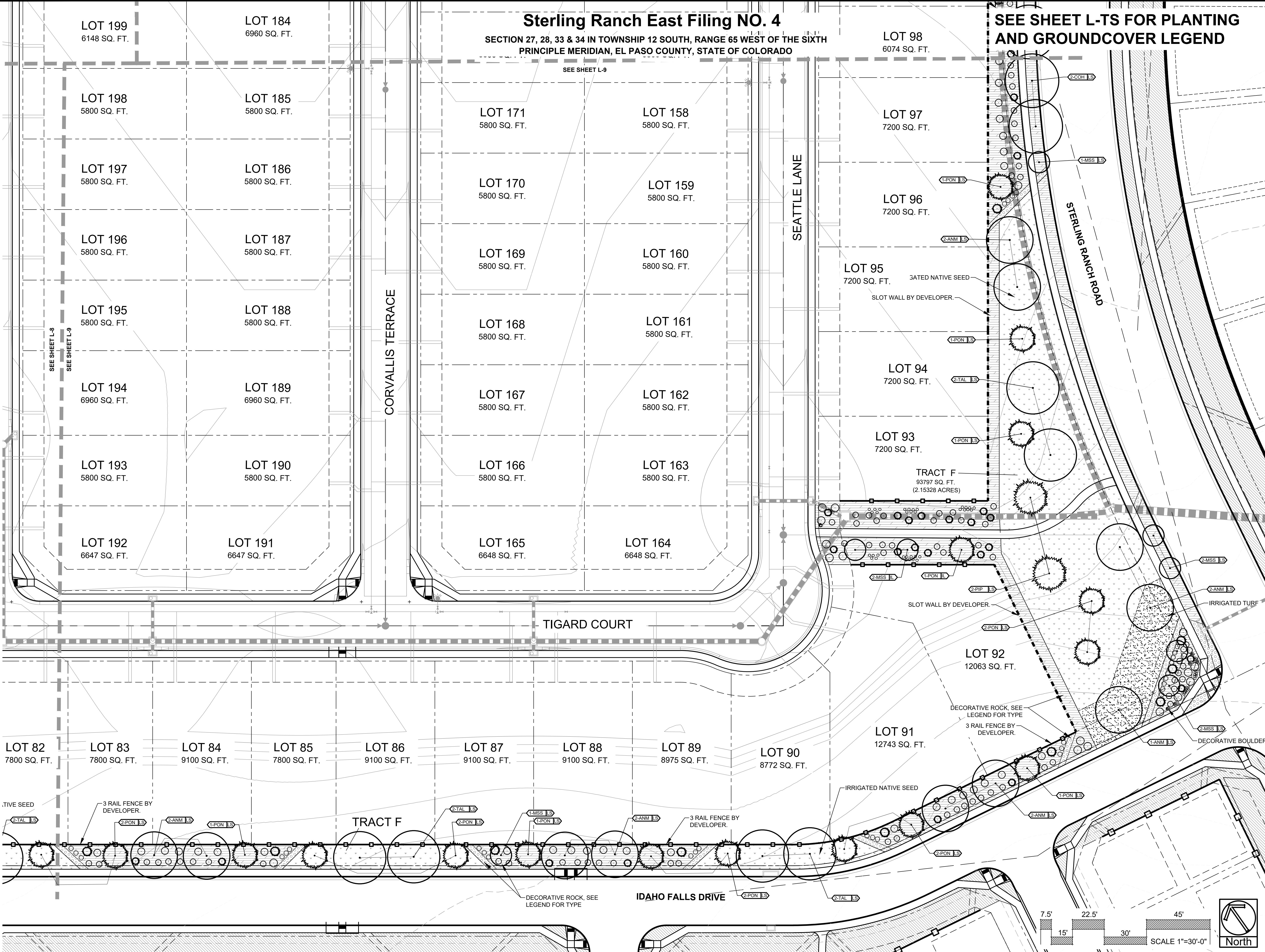
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SEE SHEET L-TS FOR PLANTING AND GROUND COVER LEGEND



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COLORADO 80916
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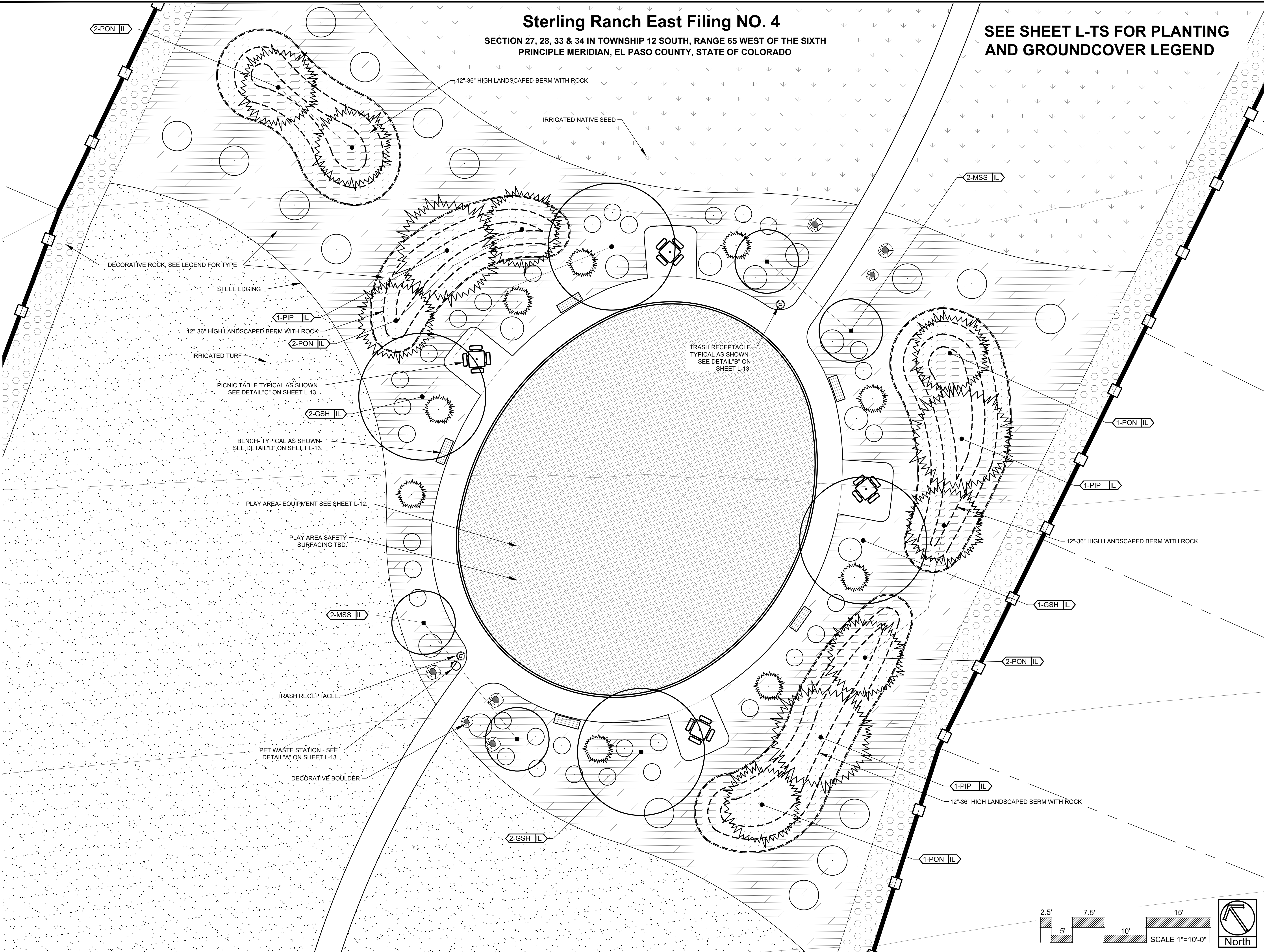
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SHEET #	L-10

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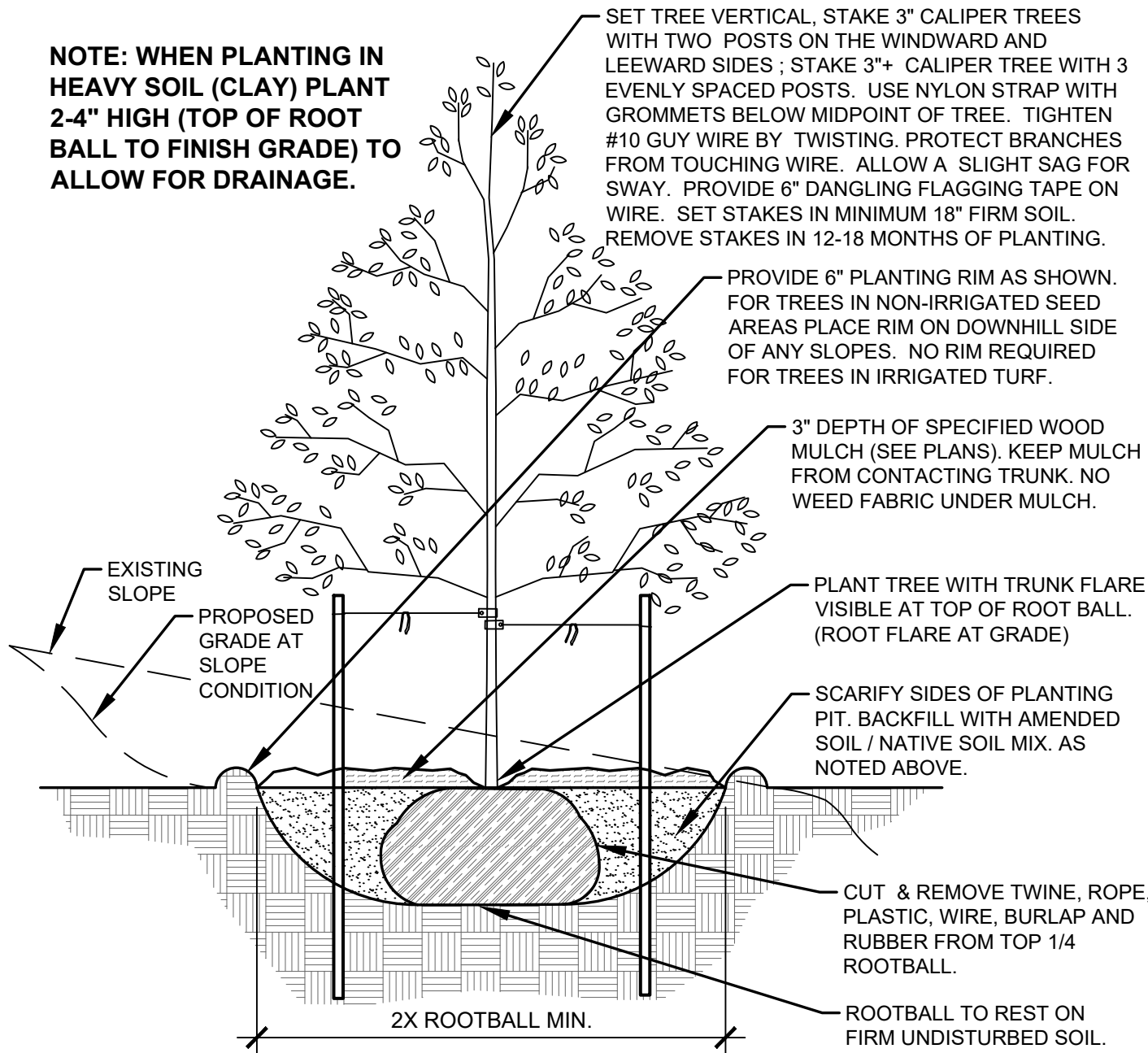
Sterling Ranch East Filing NO. 4

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

NOTES:

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

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

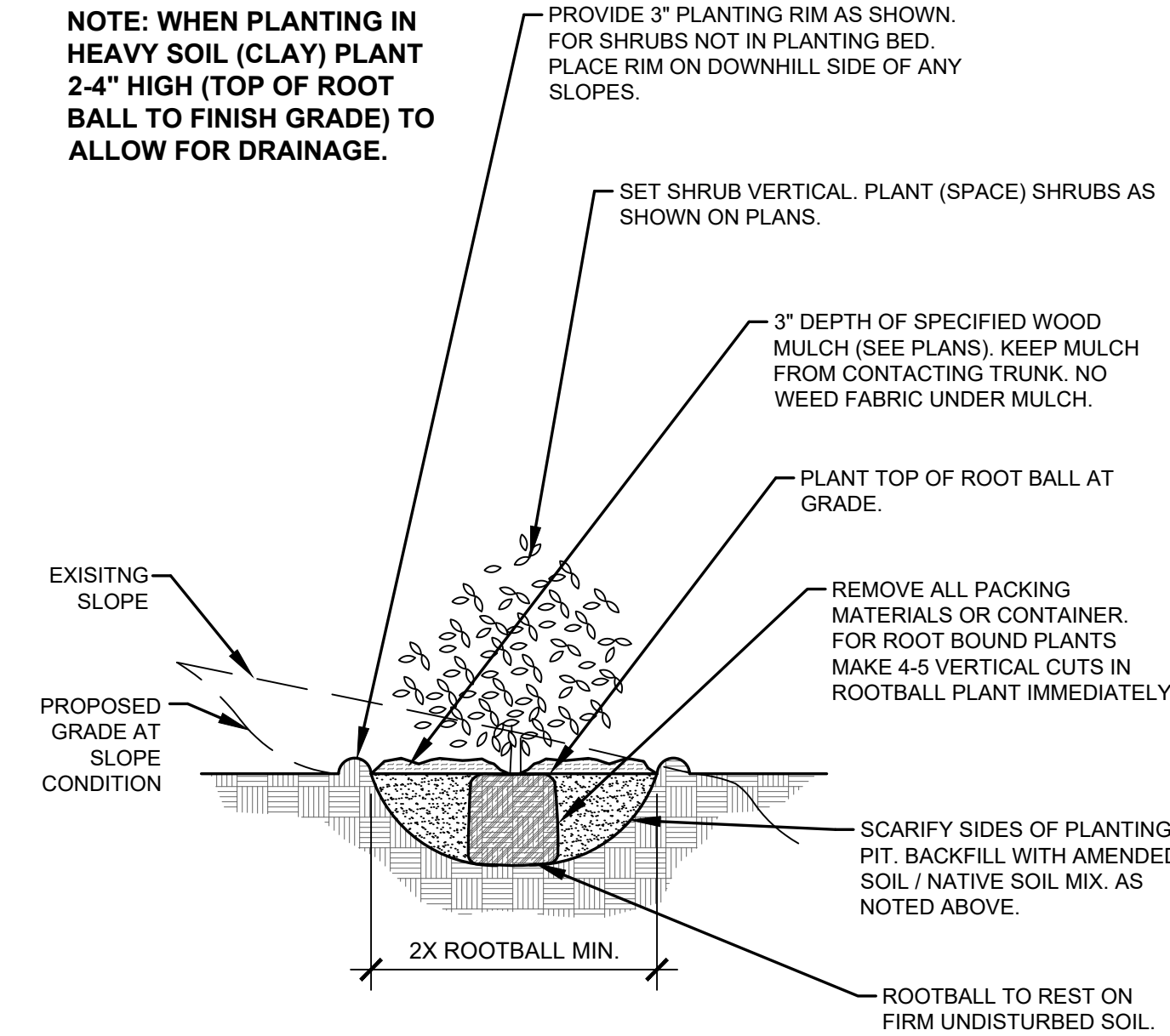


A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

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

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

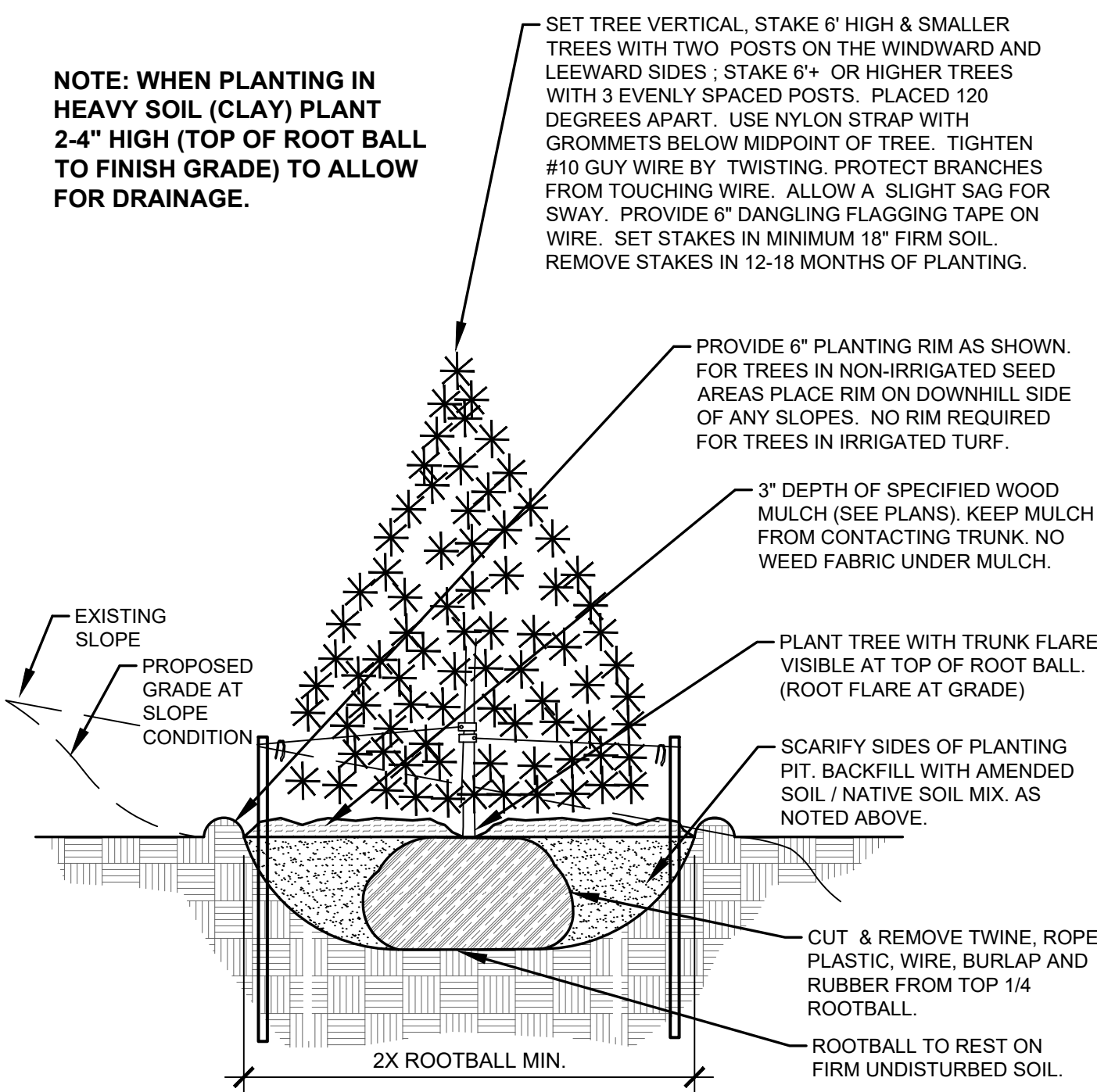


C SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:

- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
- DONT REMOVE OR CUT LEADER.
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
- KEEP TREE MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

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

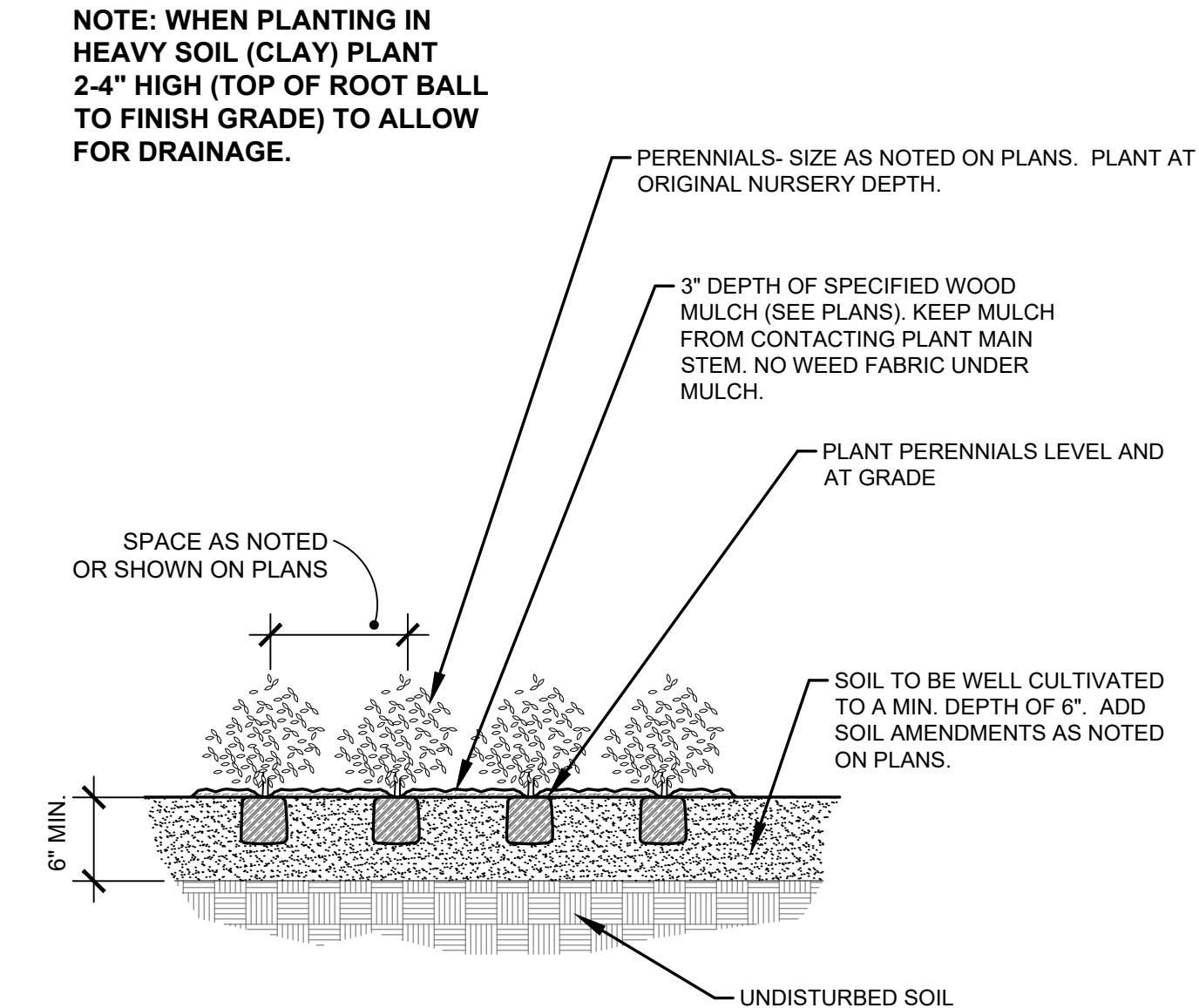


B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

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

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



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

- STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCO), 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 PERMITRIN
- 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 LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

- WHEATGRASS, WESTERN 24%
- GRAMA, BLUE 20%
- BUFFALOGRASS 18%
- GRAMA, SIDEOTS 13%
- GREEN NEEDLEGRASS 8%
- DROPSIDE, SAND 1.5%

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.

NON-IRRIGATED NATIVE SEED TO BE "SHOTGUN NATIVE GRASS SEED MIX" 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

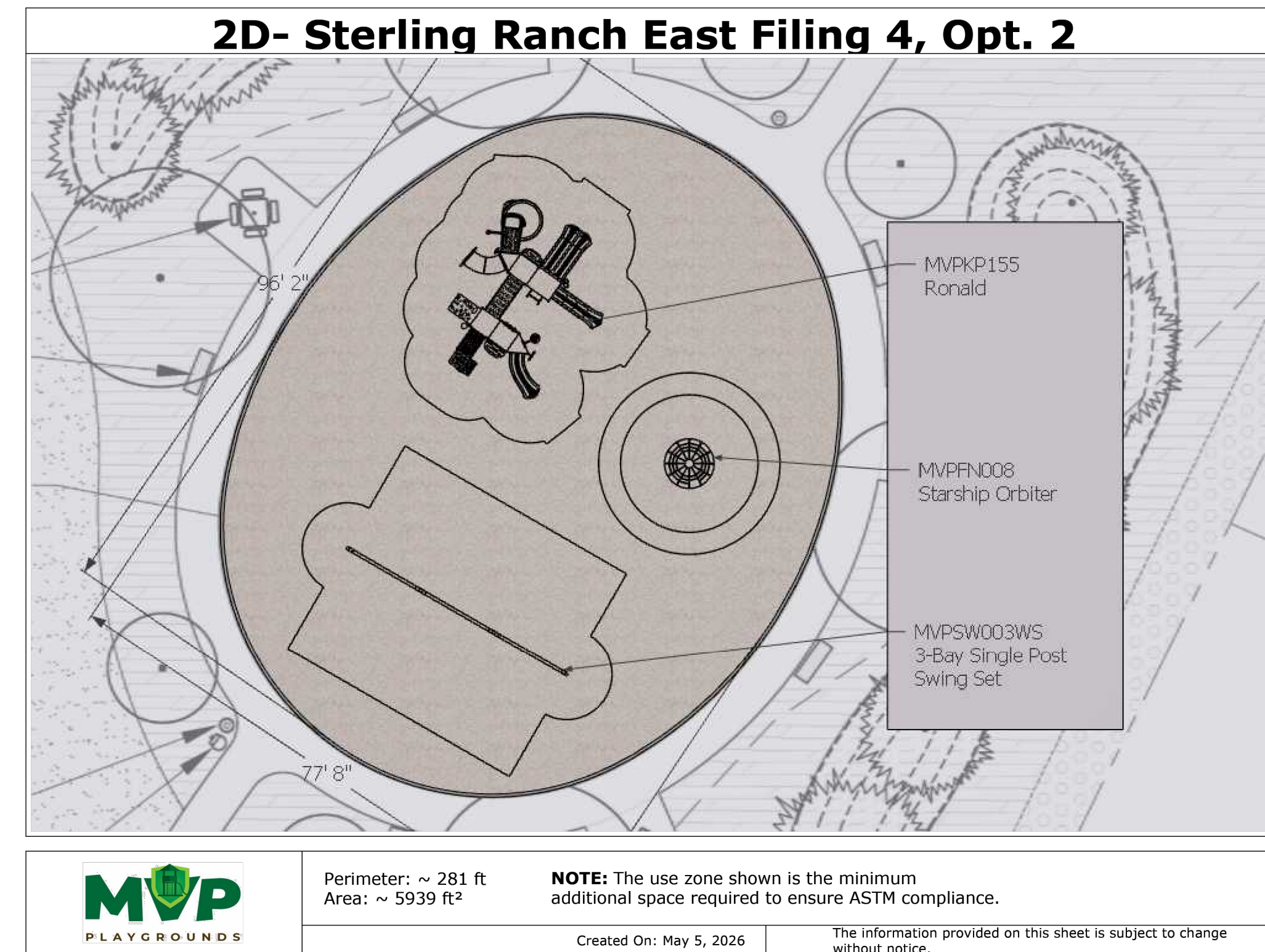
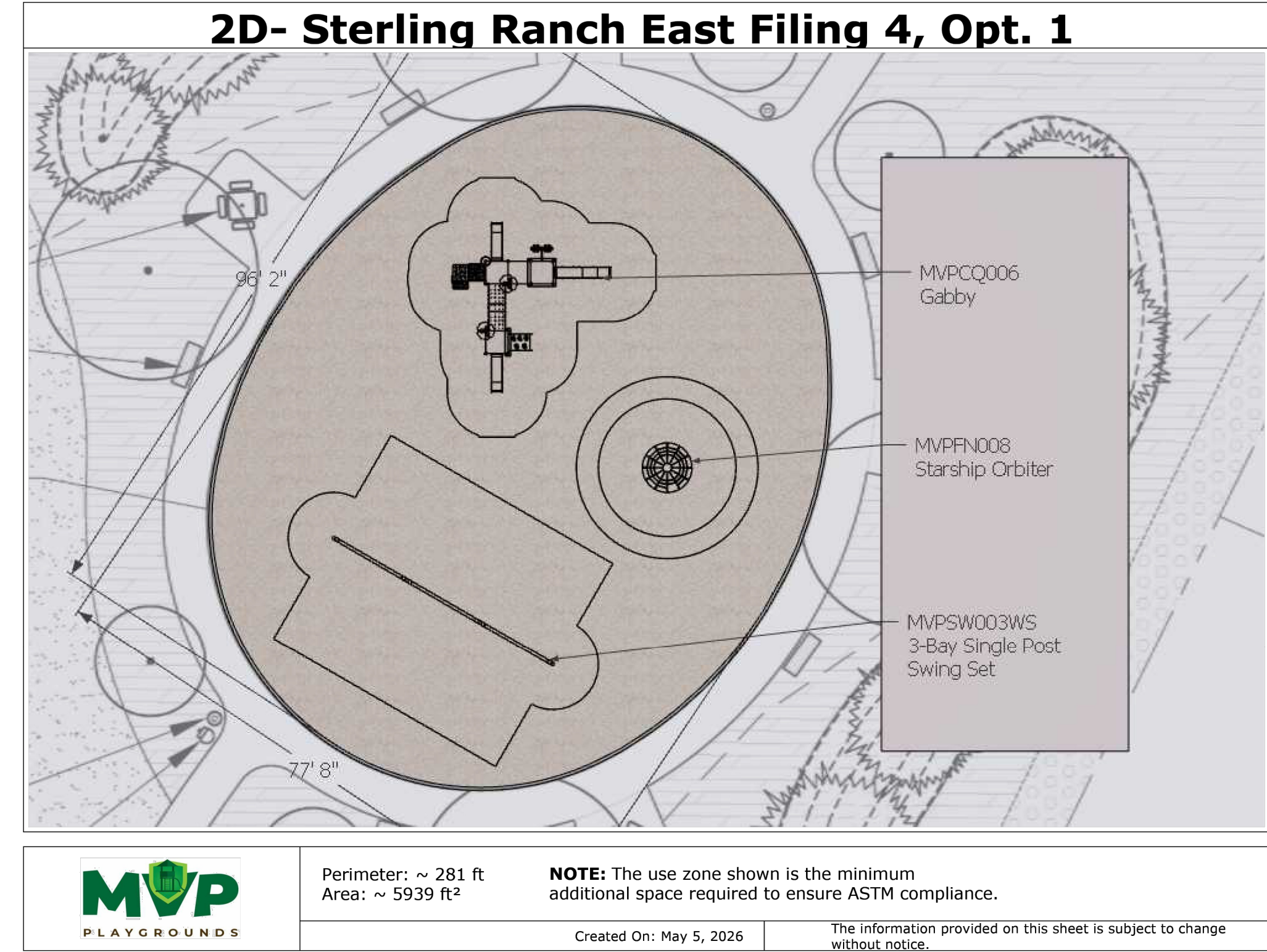
- BIG BLUESTEM NATIVE 20%
- WHEATGRASS, WESTERN NATIVE 20%
- GRAMA, SIDEOTS NATIVE 10%
- GREEN NEEDLEGRASS NATIVE 10%
- LITTLE BLUESTEM NATIVE 10%
- PRAIRIE, SANDREED NATIVE 10%
- SWITCHGRASS NATIVE 10%
- YELLOW INDIANGRASS NATIVE 10%

SOIL IN NON-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.

Sterling Ranch East Filing NO. 4
SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



PLAY EQUIPMENT AVAILABLE FROM MVP
PLAYGROUNDS. CONTACT MARK LANG AT MVP AT
PHONE (303) 944-8767



DATE	REVISION DESCRIPTION



Sterling Ranch East Filing 4
Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

JOB NUMBER	2794-0426
DATE	6/22/2026
DRAWN BY	MB
DRAWING DESCRIPTION	SITE DETAILS & NOTES
SHEET #	L-12
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Sterling Ranch East Filing NO. 4

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



Model # EX-32

SITE FURNITURE AND PLAY EQUIPMENT
AVAILABLE FROM MVP PLAYGROUNDS. CONTACT
MARK LANG AT MVP AT PHONE (303) 944-8767

800.364.7681



www.DOGIPOT.com

ALL ALUMINUM DOGIPOT® PET STATION (ITEM #1003A-L)
SPECIFICATION, INSTALLATION AND OPERATION SHEET



YOUR ALL ALUMINUM DOGIPOT® PET STATION INCLUDES:

- Aluminum **DOGIPOT®** Pet Sign, with mounting hardware (two (2) 2¼" x ¼" tap bolts, washers and locknuts)
- Aluminum **DOGIPOT®** JUNIOR Bag Dispenser (ITEM #1002-2), with mounting hardware (two (2) 2½" x ¼" bolts, washers and locknuts)
- Two (2) keys for Dispenser bottom locking access panel
- Two (2) rolls of OXO-BIODEGRADABLE **DOGIPOT®** Litter Pick Up Bags (ITEM #1402) (200 count per roll), installed in **DOGIPOT®** JUNIOR Bag Dispenser
- 10 Gallon Aluminum Trash Receptacle (ITEM #1206A-L) with attached hinged lid and trash liner bag retainer bands, with mounting hardware (one (1) 2½" x ¼" and (1) 2¾" x ¼" bolts, washers and locknuts)
- One (1) box OXO-BIODEGRADABLE **DOGIPOT®** Liner Trash Bags (ITEM #1404) (50 count)

SEPARATE SHIPPING BOX

- 2" x 2" x 4' - 8' Galvanized Steel Telescopic Mounting Post, with installation hardware (two (2) carriage bolts (2½" x 5/16"), washers and locknuts)

PLEASE CHECK THE ABOVE INVENTORY AND CALL YOUR DISTRIBUTOR IF ANY PARTS ARE MISSING.

INSTALLATION AND OPERATION INSTRUCTIONS

1. Select a good visible spot in your community or park where you want to install the All Aluminum **DOGIPOT®** Pet Station.

2. Prior to installation, remove the 1¾" x 1¾" x 4" portion of the mounting post from the 2" x 2" x 4" portion of the mounting post before cementing. **Insert the larger portion of the mounting post (2" x 2" x 4") approximately 14" into an 18" deep by 8" diameter hole filled with a 40 lb. bag of "ready to use" concrete mix.** To stabilize the post while cementing, place a rod, bolt or other device through the two bottom holes, prior to inserting into the ground and cementing. Level the post in a straight vertical position and let concrete dry for at least 12 hours.

3. After the concrete is dry, insert the smaller portion of the post (1¾" x 1¾" x 4") into the larger cemented portion of the post (2" x 2" x 4") until the the first 4 holes are lined up between the two posts. Use the (2) carriage bolts, washers and locknuts to fix the telescopic post in position, the upper bolt in the top overlapping hole, pointing from right to left and the lower bolt in the bottom overlapping hole, pointing from front to back. The total height above ground with both post parts should now be approximately 6'6".

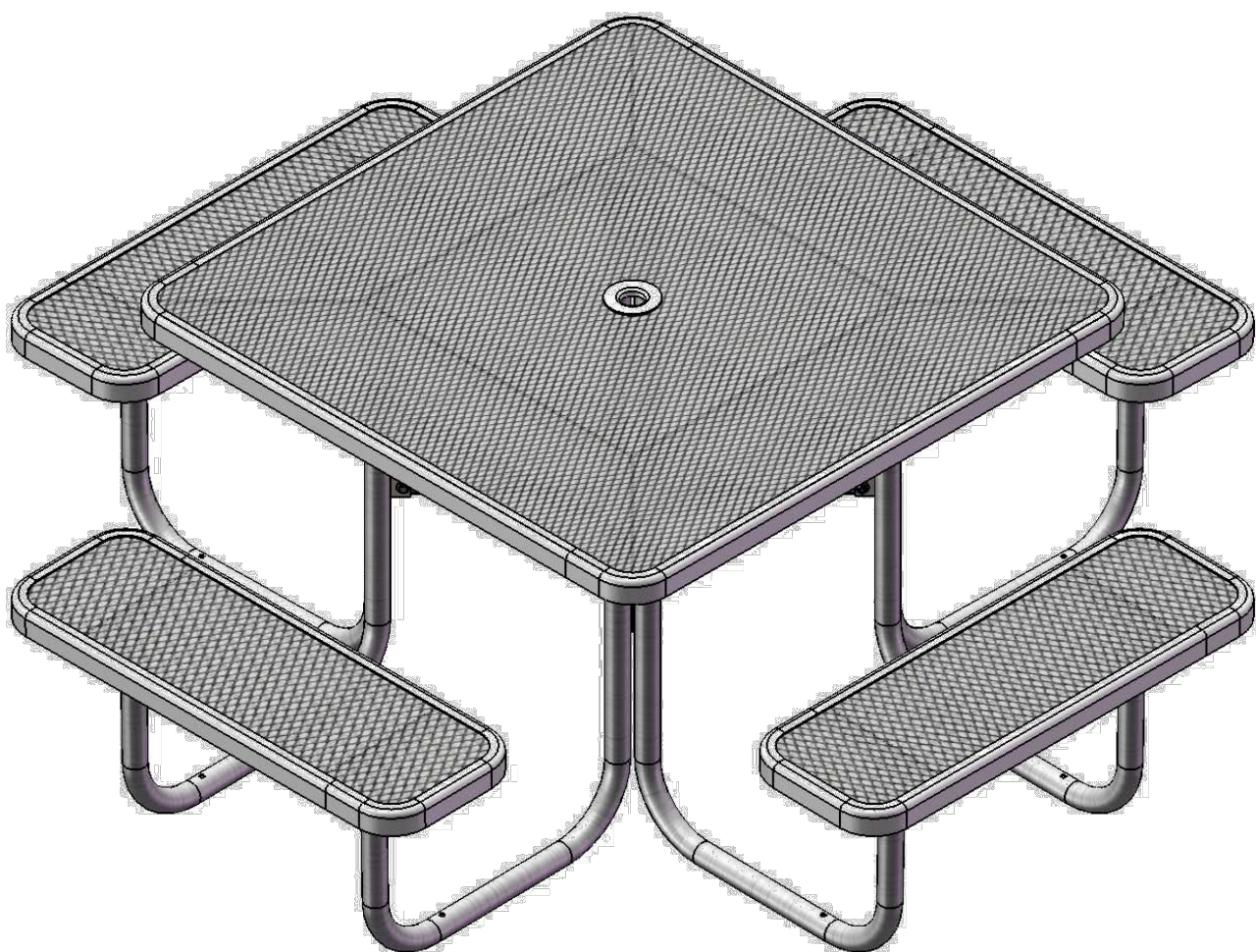
4. Start by installing the **DOGIPOT®** Pet Sign on top of the 1¾" post, with the upper hole matching the most upper hole in the square post using the enclosed 2¼" bolts, washers and locknuts. Continue installing the Aluminum **DOGIPOT®** JUNIOR Bag Dispenser according to the mounting instructions enclosed with the Dispenser, ensuring that the upper edge of the Dispenser is approximately **1" below** the lower edge of the **DOGIPOT®** Pet Sign.

5. Install the Aluminum **DOGIPOT®** Trash Receptacle through the pre-drilled top oval holes in the back wall of the receptacle and through the square post with the remaining bolts, washers and locknuts, using the 2¼" bolt on top and the 2½" bolt below. **The upper edge of the trash receptacle must be approximately 12½" below the lower end of your Aluminum DOGIPOT® JUNIOR Bag Dispenser so that the lid may completely open.** The upper back wall of the trash receptacle is supposed to touch the head of the lower post carriage bolt, which creates some space between the post and the receptacle, allowing the receptacle lid to open from left to right, without touching the post.

6. Insert one of the enclosed OXO-BIODEGRADABLE **DOGIPOT®** Liner Trash Bags into the trash receptacle, folding it over the interior retainer bands. Proper installation and general maintenance will help expand the life of the trash receptacle and dispenser unit. **DOGIPOT®** offers Product Maintenance Paint to help cover any paint chips which may occur in the powder coating during the life of the product.

7. ENJOY WATCHING PET OWNERS PICK UP AFTER THEIR DOGS!

B TRASH RECEPTACLE



Model # 358-V



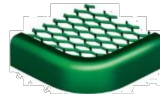
COLOR TO BE DETERMINED

Extra Heavy-Duty Team Bench w/ Back (940)

The UltraCoat 940 bench continues to be our most popular series. This bench can be portable, inground, surface or wall mount.

Specifications

- 6', 8', 10' and 15' lengths
- 12" Seating standard or optional (D) 15" seating
- 2-3/8" O.D. all MIG welded frame
- 1-1/16" O.D. brace (Portable frame only)



(V) Diamond

D BENCH



DATE	REVISION DESCRIPTION



Sterling Ranch East Filing 4
Sterling Ranch Road & Vancouver Street
Colorado Springs, CO 80908

JOB NUMBER
2794-0426

DATE
6/22/2026

DRAWN BY
MB

DRAWING DESCRIPTION

SITE DETAILS
& NOTES

SHEET #

L-13

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A PET WASTE STATION

C PICNIC TABLE