

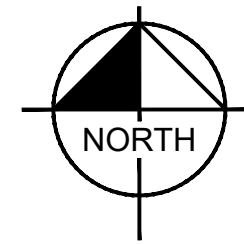
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GRAPHIC SCALE IN FEET



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PROJECT NO.
196140002

SHEET

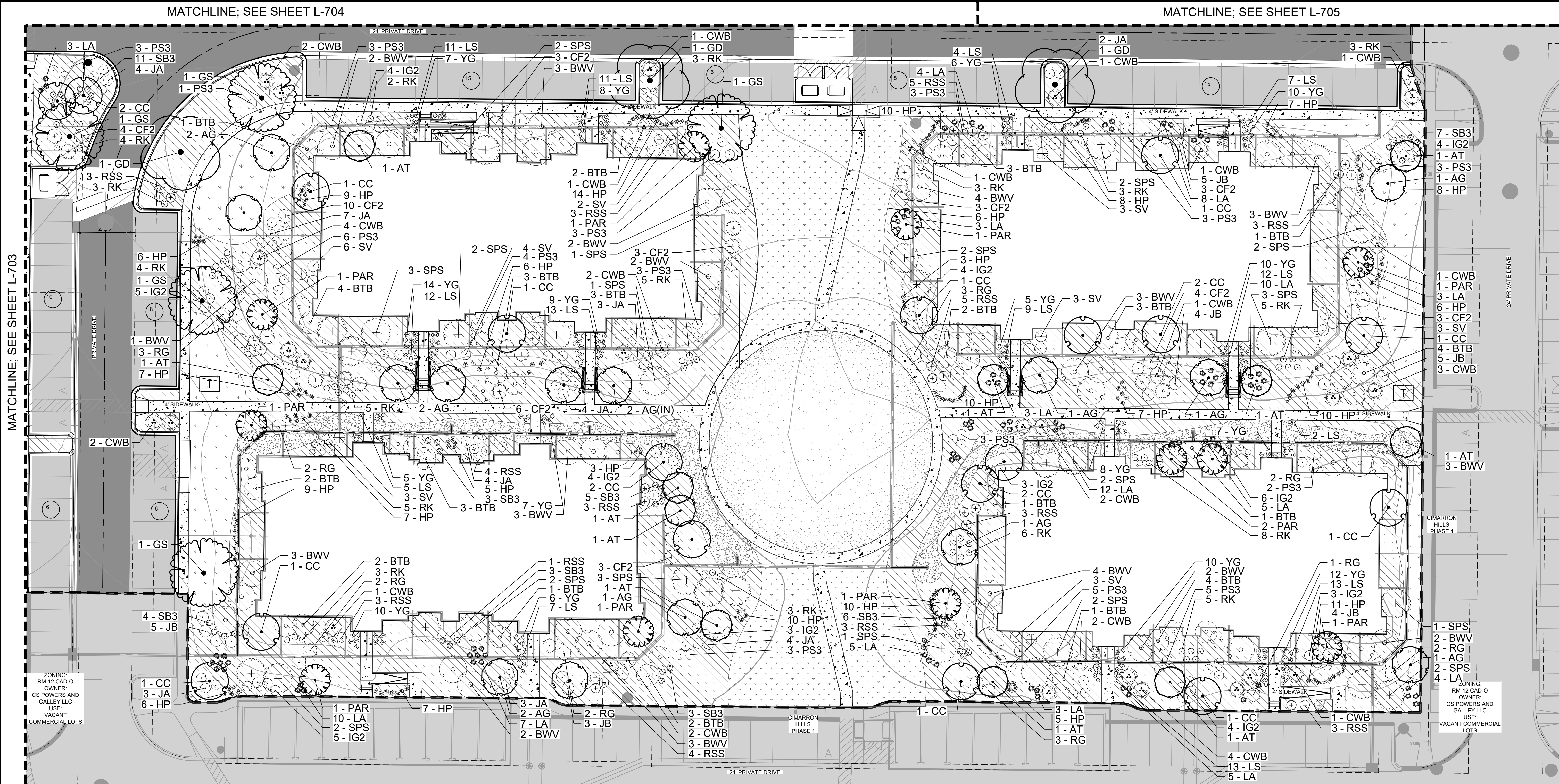
L-701

Kimley»»Horn
2026 KIMLEY—HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

NO:	REGION	DATE	STATE	ATTN:
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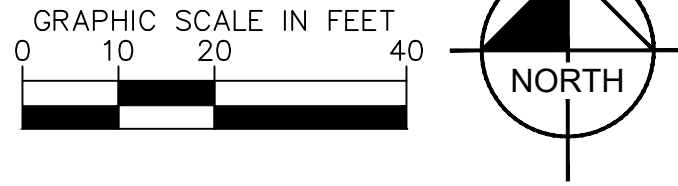


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL	WIDTH	HEIGHT
DECIDUOUS TREES							
AG	21		ACER GRANDIDENTATUM / HIGHLAND PARK / HIGHLAND PARK MAPLE	B & B	1.5" CAL MIN	18'-22'	25'-35'
AT	14		ACER GRINOLA 'FLAME' / FLAME AMUR MAPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'
CC	21		CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL MIN	15'-20'	15'-25'
GD	18		GYMNOCADUS DOICA 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)	B & B	1.5" CAL MIN	40'-50'	50'-60'
GS	11		GLEDTISIA TRIACANTHOS 'IMPCOLE' / IMPERIAL SEEDLESS HONEY LOCUST	B & B	1.5" CAL MIN	30'-40'	30'-40'
HP	8		MALUS PRAIRIFIRE / PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'
QM	9		QUERCUS MACROCARPA / BURR OAK	B & B	1.5" CAL MIN	50'-60'	50'-80'
EVERGREEN TREES							
JSM	11		JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER	B & B	6" HGT.	6'-8'	12'-15'
PAR	15		PNUS ARISTATA / BRISTLECONE PINE	B & B	6" HGT.	10'-20'	20'-40'
PE	10		PNUS EDULIS / PINON PINE	B & B	6" HGT.	10'-20'	20'-30'
PN	17		PNUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'
PP	19		PNUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	30'-40'	60'+
PPB	14		PICEA PUNGENS 'BABY BLUEYES' / BABY BLUE EYES SPRUCE	B & B	6" HGT.	10'-15'	20'-30'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/WTB USE	SPACING	WIDTH	HEIGHT
DECIDUOUS SHRUBS							
BTB	56		KOLKUTZIA AMABILIS / BEAUTY BUSH	5 GAL.	SEE PLAN	6'-12'	6'-12'
BWV	53		VIBURNUM X BURKWOODI / BURKWOOD VIBURNUM	5 GAL.	SEE PLAN	10'-12'	10'-12'
CF2	53		CHAMAEBATARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL.	SEE PLAN	3'-6"	3'-6"
IG2	58		ILEX GLABRA / INKBERY HOLLY	5 GAL.	SEE PLAN	3'-4"	3'-4"
LA	101		LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / DEEP BLUE LAVENDER	5 GAL.	SEE PLAN	20'-30"	20'-30"
RG	20		RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	SEE PLAN	6'-8"	2'-3"
RK	67		ROSA SHRUB 'KNOCK OUT' / KNOCK OUT ROSE	5 GAL.	SEE PLAN	2'-3"	2'-3"
RSS	58		PEROVSKIA ATRIPLUCIFOLIA / RUSSIAN SAGE	5 GAL.	SEE PLAN	3'-4"	3'-4"
SB3	62		SPIRAEA JAPONICA 'BUMALDA' / BUMALDA JAPANESE SPIREA	5 GAL.	SEE PLAN	2'-3"	18'-24"
SPS	39		CARAGANA ANBORESCENS / SIBERIAN PEASHRUB	5 GAL.	SEE PLAN	10'-15'	8'-12'
SV	31		SYRINGA VULGARIS 'WEDGWOOD BLUE' / WEDGWOOD BLUE LILAC	5 GAL.	SEE PLAN	6'-8"	6'-8"
EVERGREEN SHRUBS							
CWB	37		CYTISUS X PRAECOX 'CARLA' / CARLA WARMISTER BROOM	5 GAL.	SEE PLAN	6'-8"	6'-8"
JA	43		JUNIPERUS SABINA 'ARCADEA' / ARCADEA JUNIPER	5 GAL.	SEE PLAN	4'-6"	18'-24"
JB	36		JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL.	SEE PLAN	6'-8"	12'-18"
PS3	78		PNUS MUGO 'SLOMOUNDO' / SLOMOUNDO MUGO PINE	5 GAL.	SEE PLAN	5'-7"	3'-5"
YG	147		YUCCA GLAUCA 'NARROW' / LEAF YUCCA	1 GAL.	SEE PLAN	14" FULL	
PERENNIALS							
HP	253		HEMEROCALLIS X 'PAROHN ME' / PAROHN ME DAYLILY	1 GAL.	SEE PLAN	12" FULL	
LS	131		LEUCANTHEMUM X 'SUPERBUM' / ALASKA / SHASTA DAISY	1 GAL.	SEE PLAN	18"-24"	20'-30"

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFL
GROUND COVERS							
BREEZE	4,808 SF		PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL	BREEZE	4"	YES	PIONEER SAND & GRAVEL
CSBL A	66,782 SF		ROCK MULCH / 1 1/2" 3/4" RIVER ROCK	ROCK MULCH	4" DEPTH	YES	PIONEER SAND
CSBL B	5,875 SF		3/4" RIVER ROCK COBBLESTONE	ROCK MULCH	6-12" DEPTH	YES	PIONEER SAND & GRAVEL
SEED1	74,171 SF		EPIC ALL-PURPOSE LOW GROW MIX / EL PASO COUNTY, SCM MANUAL TABLE 5-2	SEED	PER MFL, SPECS	NO	PAWNEE BUTTES SEED
SEED2	43,024 SF		PNUS ROCKY MOUNTAIN WILDFLOWER MIX	SEED	PER MFL, SPECS	NO	PAWNEE BUTTES SEED
SOD	6,424 SF		POKA PRATENSIS / KENTUCKY BLUEGRASS	SOD			PAWNEE BUTTES SEED



SOLACE APARTMENTS, FILING NO. 2, LOT 1
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN 1

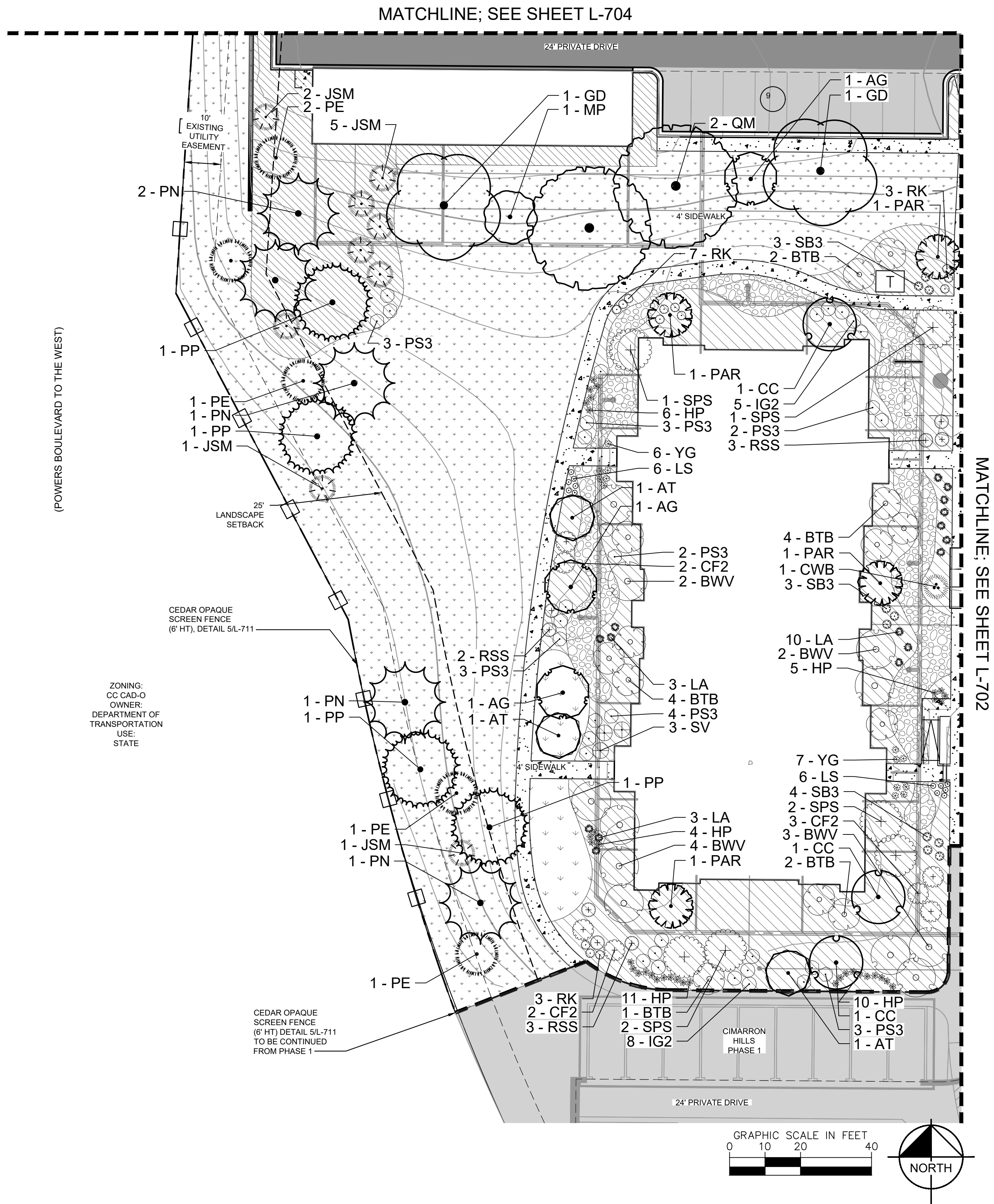
PROJECT NO.
196140002
SHEET
L-702

DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: JCP
DATE: 08/19/2026

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

NO. _____
REVISION _____
BY _____
DATE _____
APPR _____

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / GAL	WIDTH	HEIGHT	CODE REQ.
DECIDUOUS TREES								
	AG	21	ACER GRANDIDENTATUM 'HIGHLAND PARK' / HIGHLAND PARK MAPLE	B & B	1.5" CAL MIN	18'-22'	25'-35'	
	AT	14	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'	XERIC
	CC	21	CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL MIN	15'-20'	15'-25'	
	GD	18	GYNOCALADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)	B & B	1.5" CAL MIN	40'-50'	50'-60'	XERIC
	GS	11	GLEDISIA TRIACANTHOS 'IMPCOLE' / IMPERIAL SEEDLESS HONEY LOCUST	B & B	1.5" CAL MIN	30'-40'	30'-40'	XERIC
	MP	8	MALUS 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'	
	QM	9	QUERCUS MACROCARPA / BURR OAK	B & B	1.5" CAL MIN	50'-80'	50'-80'	
EVERGREEN TREES								
	JSM	11	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER	B & B	6' HGT.	6'-8'	12'-15'	XERIC
	PAR	15	PINUS ARISTATA / BRISTLECONE PINE	B & B	6' HGT.	10'-20'	20'-40'	XERIC
	PE	10	PINUS EDULIS / PINON PINE	B & B	6' HGT.	10'-20'	20'-30'	XERIC
	PN	17	PINUS NIGRA / AUSTRALIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'	
	PP	19	PINUS PONDEROSA / PONDEROSA PINE	B & B	6' HGT.	30'-40'	60' +	
	PPB	14	PICEA PUNGENS 'BABY BLUEEYES' / BABY BLUE EYES SPRUCE	B & B	6' HGT.	10'-15'	20'-30'	NONX
SYMBOL CODE QTY BOTANICAL / COMMON NAME SIZE/WTN USE SPACING WIDTH HEIGHT CODE REQ.								
DECIDUOUS SHRUBS								
	BTB	56	KOLKWITZIA AMABILIS / BEAUTY BUSH	5 GAL	SEE PLAN	6'-12'	6'-12'	
	BWV	53	VIBURNUM X BURKWOODII / BURKWOOD VIBURNUM	5 GAL	SEE PLAN	10'-12'	10'-12'	
	CF2	53	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL	SEE PLAN	3'-6'	3'-6'	
	IG2	56	ILEX GLABRA / INKBERY HOLLY	5 GAL	SEE PLAN	3'-4'	3'-4'	
	LA	101	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / DEEP BLUE LAVENDER	5 GAL	SEE PLAN	20'-30"	20'-30"	
	RG	20	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	6'-8'	2'-3'	
	RK	87	ROSA SHRUB 'KNOCK OUT' / KNOCK OUT ROSE	5 GAL	SEE PLAN	2'-3'	2'-3'	
	RSS	58	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL	SEE PLAN	3'-4'	3'-4'	
	SB3	62	SPIRAEA JAPONICA 'BUMALDA' / BUMALDA JAPANESE SPIREA	5 GAL	SEE PLAN	2'-3'	18"-24"	
	SPS	39	CARAGANA ARBORESCENS / SIBERIAN PEASHRUB	5 GAL	SEE PLAN	10'-15'	8'-12'	
	SV	31	SYRINGA VULGARIS 'WEDGWOOD BLUE' / WEDGWOOD BLUE LILAC	5 GAL	SEE PLAN	6'-8'	6'-8'	
EVERGREEN SHRUBS								
	CWB	37	CYTISUS X PRAECOX 'CARLA' / CARLA WARMISTER BROOM	5 GAL	SEE PLAN	6'-8'	6'-8'	
	JA	43	JUNIPERUS SABINA 'ARCADIA' / ARCADIA JUNIPER	5 GAL	SEE PLAN	4'-6'	18"-24"	
	JB	36	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL	SEE PLAN	6'-8'	12"-18"	
	PS3	78	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	5 GAL	SEE PLAN	5'-7'	3'-5'	
	YG	147	YUCCA GLAUCA / NARROW-LEAF YUCCA	1 GAL	SEE PLAN	14" FULL		
PERENNIALS								
	HP	253	HEMEROCALLIS X 'PARDON ME' / PARDON ME DAYLILY	1 GAL	SEE PLAN	12" FULL		
	LS	131	LEUCANTHEMUM X SUPERBUM 'ALASKA' / SHASTA DAISY	1 GAL	SEE PLAN	18"-24"	20'-30"	
SYMBOL CODE QTY BOTANICAL / COMMON NAME TYPE INSTALL RATE WEED FABRIC MTL								
GROUND COVERS								
	BREEZE	4,898 SF	PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL	BREEZE	4"	YES	PIONEER SAND & GRAVEL	
	COBLA	66,782 SF	ROCK MULCH 1 1/2"-3" RIVER ROCK	ROCK MULCH	4" DEPTH	YES	PIONEER SAND	
	COBLB	5,875 SF	3/4" RIVER ROCK COBBLESTONE	ROCK MULCH	6-12" DEPTH	YES	PIONEER SAND & GRAVEL	
	SEED1	74,171 SF	EPC ALL-PURPOSE LOW GROW MIX / EL PASO COUNTY, SCM MANUAL TABLE 5-2	SEED			PAWNEE BUTTES SEED	
	SEED2	43,024 SF	PBSI ROCKY MOUNTAIN WILDFLOWER MIX	SEED	PER MFR. SPECS	NO	PAWNEE BUTTES SEED	
	SOD	6,404 SF	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD			PAWNEE BUTTES SEED	

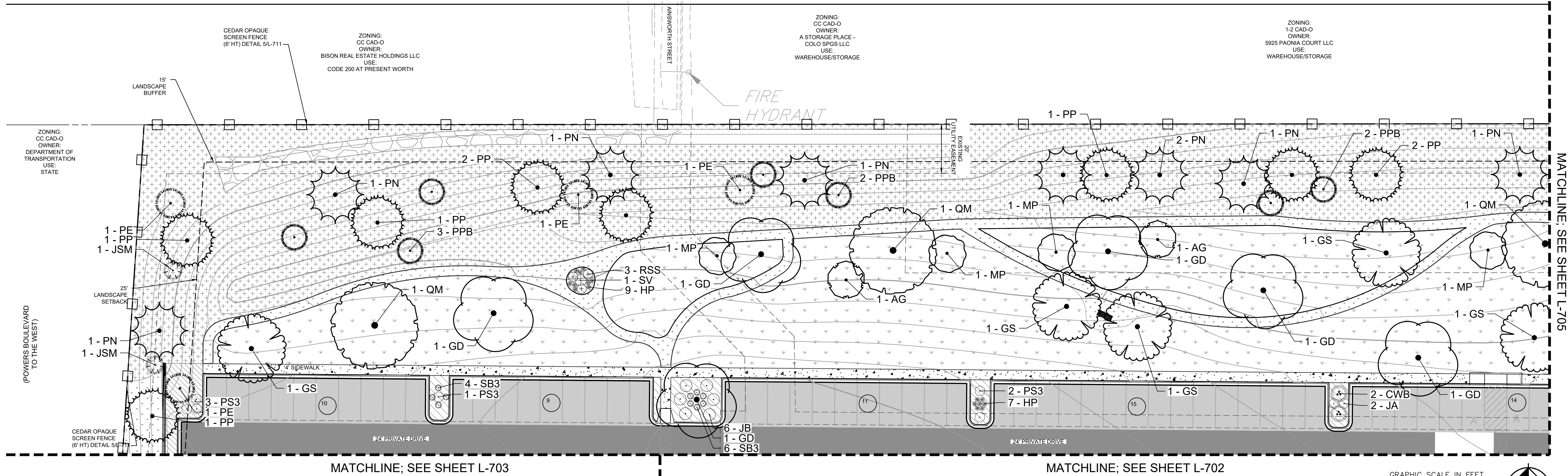
Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: JCP
DATE: 08/19/2026

SOLACE APARTMENTS, FILING NO. 2, LOT 1
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN 2

PROJECT NO.
196140002
SHEET
L-703

811 Know what's below.
Call before you dig.

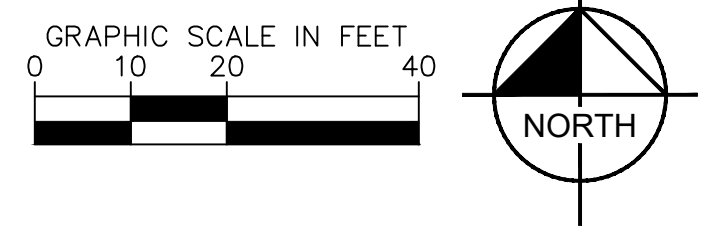


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL	WIDTH	HEIGHT
DECIDUOUS TREES							
	AG	21	ACER GRANDIDENTATUM / HIGHLAND PARK / HIGHLAND PARK MAPLE	B & B	1" CAL MN	18'-22"	25'-35'
	AT	14	ACER GRIMALI FLAME / FLAME AMUR MAPLE	B & B	1" CAL MN	15'-20"	15'-30"
	CC	21	CRATAEGUS CRIS- GALLI / NERMS / THORNLESS COCKSPUR HAWTHORN	B & B	1" CAL MN	15'-20"	15'-25"
	GD	18	GYMNOCALAUUS DIOICA / ESPRESSO / KENTUCKY COFFEE TREE (SEEDLESS)	B & B	1" CAL MN	40'-50'	50'-60'
	GS	11	GLEDITSIA TRACANTHOSUS / IMPCOLE / IMPERIAL SEEDLESS HONEY LOCUST	B & B	1" CAL MN	30'-40'	30'-40'
	MP	8	MALUS PRINARIFR / PRINARIFR CRABAPPLE	B & B	1" CAL MN	15'-30"	15'-30"
	QM	9	QUERCUS MACROCARPA / BURR OAK	B & B	1" CAL MN	50'-80"	50'-80"
EVERGREEN TREES							
	JSM	11	JUNIPERUS SCOPULORUM / MOONGLOW / MOONGLOW JUNIPER	B & B	6" HGT.	6'-8"	12'-15'
	PAR	15	PINUS ARISTATA / BRISTLECONE PINE	B & B	6" HGT.	10'-20"	20'-40'
	PE	10	PINUS EDULIS / PINON PINE	B & B	6" HGT.	10'-20"	20'-30"
	PN	17	PINUS NGR / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40"	40'-60"
	PP	19	PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	30'-40"	60' +
	PPB	14	PICEA PLUNGENS / BABY BLUEEYES / BABY BLUE EYES SPRUCE	B & B	6" HGT.	10'-15"	20'-30"

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/WTR USE	SPACING	WIDTH	HEIGHT
DECIDUOUS SHRUBS							
	BTB	56	KOLKOWITZA AMABILIS / BEAUTY BUSH	5 GAL	SEE PLAN	6'-12"	6'-12"
	BWV	53	VIBURNUM X BURKWOODII / BURKWOOD VIBURNUM	5 GAL	SEE PLAN	10'-12"	10'-12"
	CS	53	CHAMAEBATIARA MELLEIFOLIA FERNBUSH / FERNBUSH	5 GAL	SEE PLAN	3'-6"	3'-4"
	XG2	58	ILEX GLABRA / INKSBERRY HOLLY	5 GAL	SEE PLAN	4'-4"	3'-4"
	LA	101	LAVENDULA ANGUSTIFOLIA / 'HIDCOTE' / DEEP BLUE LAVENDER	5 GAL	SEE PLAN	20"-30"	20"-30"
	RG	20	RHUS AROMATICA 'GRO-L'LOW / GRO-L'LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	6'-6"	2'-3"
	RO	87	ROSA SHRUB 'KNOCK OUT' / KNOCK OUT ROSE	5 GAL	SEE PLAN	2'-3"	2'-3"
	RSS	58	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL	SEE PLAN	3'-4"	18"-24"
	SE3	62	SPIRAEA JAPONICA 'YUMALDA' / YUMALDA JAPANESE SPIREA	5 GAL	SEE PLAN	2'-3"	3'-4"
	SPS	39	CARAGANA ARBORESCENS / SIBERIAN PEASHRUB	5 GAL	SEE PLAN	10'-15'	8'-12'
	SV	31	SYRINGA VULGARIS 'WEDGWOOD BLUE' / WEDGWOOD BLUE LILAC	5 GAL	SEE PLAN	6'-8"	6'-8"
EVERGREEN SHRUBS							
	CWB	37	CYTISUS X FRAXCOX 'CARLA' / CARLA WARMISTER BROOM	5 GAL	SEE PLAN	6'-8"	6'-8"
	JA	43	JUNIPERUS SABINA 'ARCADIA' / ARCADIA JUNIPER	5 GAL	SEE PLAN	4'-6"	18"-24"
	JB	36	JUNIPERUS SABINA 'BROMWOOD' / BROMWOOD JUNIPER	5 GAL	SEE PLAN	6'-8"	12"-18"
	PS3	78	PNIS MUGO 'SLOWGROWND' / SLOWGROWND MUGGO PINE	5 GAL	SEE PLAN	5'-7"	3'-5"
	UY	147	YUCCA GLAUCIA / 'LEAF YUCCA' - LEAF YUCCA	1 GAL	SEE PLAN	14"	FULL
PERENNIALS							
	HP	253	HEMEROCALLIS X 'PARDON ME' / 'PARDON ME' DAYLILY	1 GAL	SEE PLAN	12"	FULL
	LS	131	LEUCANTHEMUM X SUPERBUM 'ALASKA' / SHASTA DAISY	1 GAL	SEE PLAN	18"-24"	20"-30"

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MR.
GROUND COVERS							
	BREEZE	4.858 SF	PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL	BREEZE	4"	YES	PIONEER
	COBEL A	66.792 SF	ROCK MULCH / 1 1/2"-3" RIVER ROCK	ROCK MULCH	4" DEPTH	YES	PIONEER
	COBEL B	5.875 SF	3-4" RIVER ROCK COBBLESTONE	ROCK MULCH	6-12" DEPTH	YES	PIONEER
	SEED1	74.171 SF	EPC ALL-PURPOSE LOW GROW MIX / EL PASO COUNTY - SCM MANUAL TABLE 5-2	SEED			PAWPAW
	SEED2	43.024 SF	PBSI ROCKY MOUNTAIN WILDFLOWER MIX	SEED		PER MFR. SPECS	PAWPAW
	SOD	6.404 SF	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD			PAWPAW





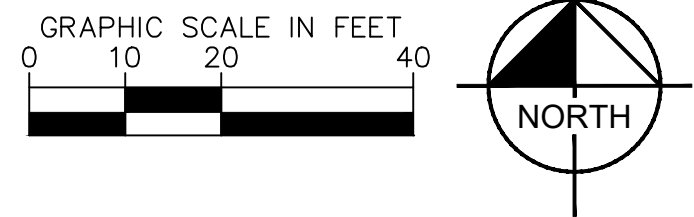
MATCHLINE; SEE SHEET L-702

PLANT SCHEDULE

ROWID	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL	WIDTH	HEIGHT
DECIDUOUS TREES							
	AG	21	ACER GRANDIDENTATUM / HIGHLAND PARK / HIGHLAND PARK MAPLE	B & B	1" CAL MN	18'-22'	23'-35'
	AT	14	ACER GRINALE FLAME / FLAME AMUR MAPLE	B & B	1" CAL MN	15'-20'	15'-24'
	CC	21	CRATAEGUS CRUS-GALLI / NERIES / THORNSLESS COCKSPUR HAWTHORN	B & B	1" CAL MN	15'-20'	15'-25'
	GD	18	GYMNOCLADUS DIOICA / 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)	B & B	1" CAL MN	40'-50'	50'-60'
	GS	11	GLEDTSIA TRIACANTHOS / 'IMPCOLE' / IMPERIAL SEEDLESS HONEY LOCUST	B & B	1" CAL MN	30'-40'	30'-40'
	MP	8	MALUS PRAIRIFIRE / PRAIRIFIRE CRABAPPLE	B & B	1" CAL MN	15'-20'	15'-20'
	OM	9	QUERCUS MACROCARPA / BURR OAK	B & B	1" CAL MN	50'-60'	50'-60'
EVERGREEN TREES							
	JSM	11	JUNIPERUS SCOPULORUM / MOONGLOW / MOONGLOW JUNIPER	B & B	6" HGT.	6'-8"	12'-15'
	PAR	15	PINUS ARISTATA / BRISTLECONE PINE	B & B	6" HGT.	10'-20'	20'-40'
	PE	10	PINUS EDULIS / PINON PINE	B & B	6" HGT.	10'-20'	20'-30'
	PN	17	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'
	PP	10	PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	30'-40'	60' +
	PPB	14	PICEA PUNGENS / BABY BLUEEYES / BABY BLUE EYES SPRUCE	B & B	6" HGT.	10'-15'	20'-30'

SYMBOL	CODE	QTY	POTENTIAL / COMMON NAME	SIZE/INCHES	SPACING	WIDTH	HEIGHT
DECIDUOUS SHRUBS							
	BTB	56	KOLWITZIA AMABILIS / BEAUTY BUSH	5 GAL	SEE PLAN	6'-12"	6'-12"
	BWV	53	VIBURNUM X BURKWOOD / BURKWOOD VIBURNUM	5 GAL	SEE PLAN	10'-12"	10'-12"
	CFZ	53	CHAMAEBATARIA MELLEIFOLIA / FERNBUSH / FERNBUSH	5 GAL	SEE PLAN	3'-6"	3'-6"
	IG2	58	ILEX GLABRA / HEDGEY HOLLY	5 GAL	SEE PLAN	3'-4"	3'-4"
	LA	101	LAVANDULA ANGUSTIFOLIA "HIDCOTE" / DEEP BLUE LAVENDER	5 GAL	SEE PLAN	20'-30"	20'-30"
	RG	20	RHUS ARNICAATA "GRO-LOW" / GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	6'-8"	2'-3"
	RG	87	ROSA SHRUB "KNOCK OUT" / KNOCK OUT ROSE	5 GAL	SEE PLAN	2'-3"	2'-3"
	RSB	58	PEROVSKIA ATRIPlicifolia / RUSSIAN SAGE	5 GAL	SEE PLAN	3'-4"	3'-4"
	SE2	62	SPIREEA JAPONICA "BUMALDA" / BUMALDA JAPANESE SPIREA	5 GAL	SEE PLAN	2'-3"	18'-24"
	SPS	39	CARAGANA ARBORESCENS / SIBERIAN PLASHBUSH	5 GAL	SEE PLAN	10'-15"	8'-12"
	SV	31	SYRINGA VILGARIS "WEDGEWOOD BLUE" / WEDGEWOOD BLUE LILAC	5 GAL	SEE PLAN	6'-8"	6'-8"
EVERGREEN SHRUBS							
	CWB	37	CYPRUS X PRACEOX 'CARLA' / CARLA WINTERBROOM	5 GAL	SEE PLAN	6'-8"	6'-8"
	JA	43	JUNIPERUS SABINA 'ARCADA' / ARCADA JUNIPER	5 GAL	SEE PLAN	4'-6"	18'-24"
	JB	36	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL	SEE PLAN	6'-8"	12'-18"
	PS3	78	PIRUS MUGO "SLOWMOUND" / SLOWMOUND MUGO PINE	5 GAL	SEE PLAN	5'-7"	3'-6"
	YG	147	YUCCA GLAUCA / NARROW - LEAF YUCCA	1 GAL	SEE PLAN	14' FUL	
PERENNIALS							
	HP	253	HEMLOCKALLIS X 'PARDON ME' / PARDON ME DAYLILY	1 GAL	SEE PLAN	12' FUL	
	LS	131	LEUCANTHEMUM X 'PARADISE' / ALASKA / SHASTA DAISY	1 GAL	SEE PLAN	18'-24"	20'-30"

	CODE	QTY	BOTANICAL/COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	BREEZE	4,958 SF	PIONEER GRANTE BREEZE / PIONEER SAND & GRAVEL	BREEZE	4"	YES	PIONEER SAND & GRAVEL
	COBL A	66,792 SF	COBL MULCH / 1/2" - 3/4" RIVER ROCK	RIVER ROCK	4" DEPTH	YES	PIONEER SAND
	COBL B	5,875 SF	COBL MULCH / 3/4" RIVER ROCK DOBBLESTONE	RIVER ROCK	6-12" DEPTH	YES	PIONEER SAND & GRAVEL
	SEED1	71,171 SF	EPIC ALL-PURPOSE LOW GROW MIX / EL PASO COUNTY, 3M SPANIAL VARIETAL 5-2	SEED			PAWNEE BUTTES SEED
	SEED2	43,024 SF	PBSI ROCK MOUNTAIN WILDFLOWER MIX	SEED	PER MFR. SPECIS	NO	PAWNEE BUTTES SEED
	SOD	6,404 SF	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD			PAWNEE BUTTES SEED



LANDSCAPE GENERAL NOTES AND SPECIFICATIONS

THESE SPECIFICATIONS APPLY TO LANDSCAPE WORK SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED

A. GENERAL REQUIREMENTS

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND INCIDENTALS REQUIRED TO COMPLETE THE LANDSCAPE WORK SHOWN ON THE DRAWINGS.
2. LANDSCAPE DRAWINGS SHALL BE READ IN CONJUNCTION WITH CIVIL, ARCHITECTURAL, IRRIGATION, AND UTILITY PLANS.
3. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING WITH WORK.
4. DO NOT SCALE DRAWINGS. DIMENSIONS AND QUANTITIES SHOWN ON THE PLANS ARE APPROXIMATE.
5. CONTRACTOR SHALL COORDINATE LANDSCAPE WORK WITH IRRIGATION INSTALLATION AND OTHER SITE CONSTRUCTION ACTIVITIES.

B. PROTECTION OF EXISTING CONDITIONS

1. PROTECT EXISTING BUILDINGS, UTILITIES, PAVEMENTS, SITE IMPROVEMENTS, AND VEGETATION DESIGNATED TO REMAIN.
2. NO EQUIPMENT, STOCKPILING, OR EXCAVATION SHALL OCCUR WITHIN THE DRIPLINE OF TREES DESIGNATED TO REMAIN UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
3. DAMAGE TO EXISTING IMPROVEMENTS OR VEGETATION CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.

C. UTILITIES

1. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. CONTRACTOR SHALL CONTACT COLORADO 811 A MINIMUM OF 48 HOURS BEFORE EXCAVATION.
3. CONTRACTOR SHALL REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

D. PLANT MATERIAL STANDARDS

1. ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 - AMERICAN STANDARD FOR NURSERY STOCK.
2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE OF INSECTS, DISEASE, GIRDLING ROOTS, MECHANICAL INJURY, OR STRUCTURAL DEFECTS.
3. PLANTS SHALL MEET OR EXCEED SIZES INDICATED IN THE PLANT SCHEDULE.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL NOT MEETING THESE STANDARDS.

E. PLANT SUBSTITUTIONS

1. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
2. PROPOSED SUBSTITUTIONS SHALL MATCH SPECIFIED PLANTS IN SIZE, FORM, AND LANDSCAPE INTENT.
3. SUBMIT SUBSTITUTION REQUESTS WITH BOTANICAL NAME, PLANT SIZE, AND NURSERY AVAILABILITY.

F. SOIL PREPARATION

1. PLANTING AREAS SHALL BE FREE OF CONSTRUCTION DEBRIS, ROCKS LARGER THAN 2 INCHES, AND UNSUITABLE MATERIAL.
2. EXISTING ON-SITE SOILS SHALL BE USED FOR PLANTING UNLESS DETERMINED UNSUITABLE BY THE LANDSCAPE ARCHITECT.
3. SOIL AMENDMENTS SHALL ONLY BE INCORPORATED IF RECOMMENDED BY SOIL TESTING OR DIRECTED BY THE LANDSCAPE ARCHITECT ON THE PLANS.
4. PLANTING AREAS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.

G. PLANT INSTALLATION

1. ALL PLANTING SHALL FOLLOW ANSI Z60.1 STANDARDS AND ACCEPTED HORTICULTURAL PRACTICES.
 2. PLANT PITS SHALL BE EXCAVATED TWO TO THREE TIMES THE WIDTH OF THE ROOT BALL.
 3. PLANTS SHALL BE INSTALLED WITH THE ROOT FLARE VISIBLE AND SLIGHTLY ABOVE FINISHED GRADE.
 4. PLANTS SHALL BE SET PLUMB AND CENTERED IN THE PLANTING PIT.
 5. REMOVE CONTAINERS, ROPES, WIRE BASKETS, AND BURLAP FROM THE UPPER PORTION OF ROOT BALL PRIOR TO BACKFILLING.
 6. BACKFILL PLANTING PITS WITH NATIVE SOIL UNLESS OTHERWISE SPECIFIED.
 7. THOROUGHLY WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
- *SEE PLANTING DETAILS FOR TYPICAL TREE, SHRUB, AND GROUNDCOVER INSTALLATION

H. TREE STAKING

1. TREE STAKING SHALL ONLY BE USED WHERE NECESSARY FOR STABILITY.
2. STAKES AND TIES SHALL NOT DAMAGE TREE TRUNKS OR BRANCHES.
3. STAKING MATERIALS SHALL BE REMOVED AFTER THE FIRST GROWING SEASON UNLESS OTHERWISE DIRECTED

I. MULCH

1. ORGANIC MULCH SHALL BE INSTALLED IN PLANTING BEDS AND TREE RINGS AT A 3-INCH MINIMUM DEPTH UNLESS OTHERWISE NOTED.
2. ACCEPTABLE MULCH TYPES INCLUDE SHREDED CEDAR MULCH, RECYCLED WOOD MULCH, OR APPROVED EQUIVALENT.
3. MULCH SHALL BE KEPT 3 INCHES AWAY FROM PLANT STEMS AND TREE TRUNKS.
4. DYED MULCH IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED.

J. TURF AREAS

1. TURF AREAS SHALL BE INSTALLED USING SOD OR SEED AS SHOWN ON THE DRAWINGS.
 2. SOIL SHALL BE LOOSENEED TO A MINIMUM DEPTH OF 4 INCHES PRIOR TO TURF INSTALLATION.
 3. TURF AREAS SHALL BE WATERED IMMEDIATELY FOLLOWING INSTALLATION AND MAINTAINED THROUGH ESTABLISHMENT.
- *FOR NATIVE SEED AREAS, PLEASE REFER TO THE NATIVE SEED NOTES SECTION.

K. IRRIGATION COORDINATION

1. CONTRACTOR SHALL COORDINATE PLANT LOCATIONS WITH IRRIGATION HEAD LOCATIONS TO ENSURE ADEQUATE COVERAGE
2. PLANT MATERIAL SHALL NOT OBSTRUCT IRRIGATION SPRAY PATTERNS.
3. IRRIGATION SYSTEM SHALL BE OPERATIONAL PRIOR TO FINAL LANDSCAPE ACCEPTANCE.

L. WATERING

1. CONTRACTOR SHALL PROVIDE SUFFICIENT WATERING TO ENSURE ESTABLISHMENT OF ALL PLANT MATERIAL.
2. WATER SHALL BE SUITABLE FOR PLANT GROWTH AND FREE FROM HARMFUL CONTAMINANTS.
3. WATERING PRACTICES SHALL COMPLY WITH APPLICABLE LOCAL WATER RESTRICTIONS AND COLORADO SPRINGS UTILITIES REQUIREMENTS.

M. WEED CONTROL

1. PLANTING BEDS SHALL BE MAINTAINED FREE OF NOXIOUS WEEDS DURING INSTALLATION AND ESTABLISHMENT.
2. HERBICIDES SHALL BE APPLIED ONLY AS ALLOWED BY LOCAL REGULATIONS AND MANUFACTURER RECOMMENDATIONS.

N. CLEANUP

1. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY SITE THROUGHOUT CONSTRUCTION.
2. REMOVE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT FROM THE SITE UPON COMPLETION OF LANDSCAPE WORK.

O. FINAL INSPECTION

1. FINAL INSPECTION SHALL OCCUR UPON COMPLETION OF LANDSCAPE INSTALLATION AND ESTABLISHMENT PERIOD
2. ALL PLANT MATERIAL SHALL BE ALIVE AND IN HEALTHY GROWING CONDITION AT TIME OF INSPECTION.

P. WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTED FOR ONE (1) YEAR FROM FINAL ACCEPTANCE.
2. PLANTS THAT DIE OR DECLINE DURING THE WARRANTY PERIOD SHALL BE REPLACED WITH PLANTS OF THE SAME SPECIES AND SIZE AT NO COST TO THE OWNER.
3. REPLACEMENT PLANTS SHALL CARRY A NEW ONE-YEAR WARRANTY FROM THE DATE OF REPLACEMENT.

Q. MAINTENANCE RESPONSIBILITY

1. FOLLOWING FINAL ACCEPTANCE, LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER UNLESS OTHERWISE NOTED. OWNER IS RESPONSIBLE FOR LONG-TERM LANDSCAPE MAINTENANCE INCLUDING IRRIGATION OPERATION, PRUNING, FERTILIZATION, AND WEED CONTROL FOLLOWING PROJECT ACCEPTANCE.

LANDSCAPE SETBACKS AND BUFFERS			
STREET NAME OR BOUNDARY:	POWERS BLVD	PAONIA ST	NORTH BUFFER
ZONE DISTRICT BOUNDARY:	YES	YES	YES
STREET CLASSIFICATION:	EXPRESSWAY	NON-ARTEIAL	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	10' / 10'	15' / 100' +
LINEAR FOOTAGE:	425'	113'	1082'
TREE PER FEET REQ.:	1 TREE PER 20 LF	1 TREE PER 30 LF	1 TREE PER 25 LF
NUMBER OF TREES REQ. / PROV.	22 / 22	4 / 4	44 / 44
EVERGREEN TREES REQ. / PROV.	8 / 22	2 / 4	15 / 37
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	1082' / 1082'
PLANT ABBREVIATION DENOTED ON PLAN:	PB	PS	NB
% GROUND PLANE VEG. REQ. / PROV.	75% / 82%	75% / 82%	75% / 82%

INTERNAL LANDSCAPING	
NET SITE AREA:	340,795 SF (7.82 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL LANDSCAPE AREA REQ. / PROV.	51,120 SF / 167,796 SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	103 / 103
SHRUB SUBSTITUTES REQ. / PROV.	0 / 906
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.	50% / 82%

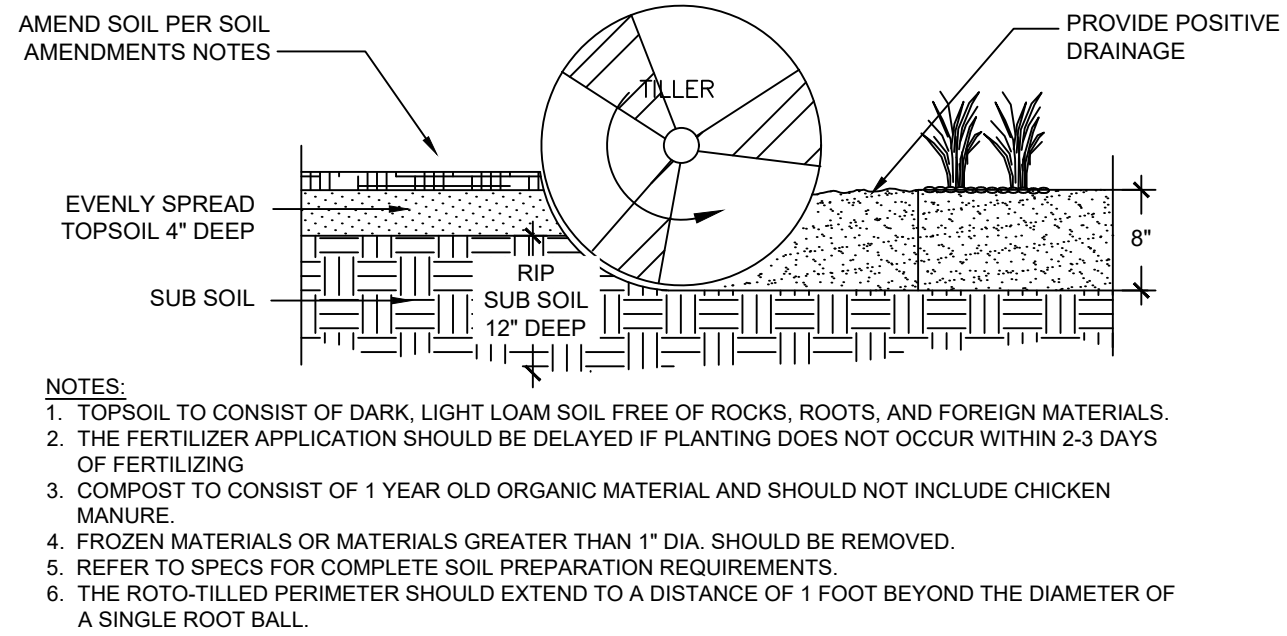
PARKING LOT LANDSCAPING	
NUMBER OF VEHICLE SPACES PROVIDED:	224
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	15 / 15
PARKING LOT FRONTAGES:	NORTH
LENGTH OF FRONTAGE:	253'
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	N/A
LENGTH OF BERM OR FENCE REQ. / PROV.:	169' / 1082'
PLANT ABBREVIATION DENOTED ON PLAN:	PL

* SCREENING REQUIREMENT MET BY EARTHEN BERM BETWEEN THE PARKING LOT AND THE ADJACENT PROPERTY.



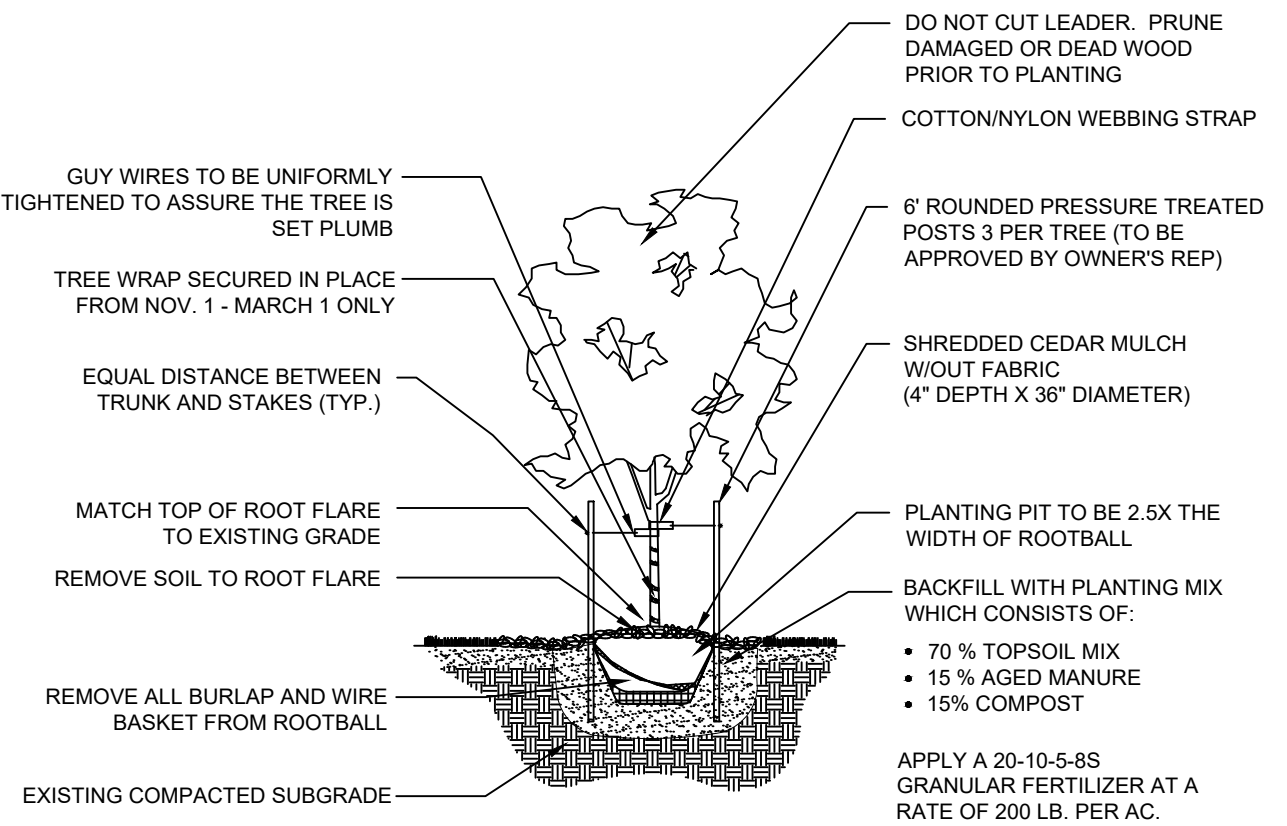
Know what's **below**.
Call before you dig.

L-706	SHEET	PROJECT NO. 196140002	SOLACE APARTMENTS, FILING NO. 2, LOT 1 SITE DEVELOPMENT PLAN LANDSCAPE NOTES	Kimley»»Horn 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180	NO.	REVISION	BY	DATE	APPR



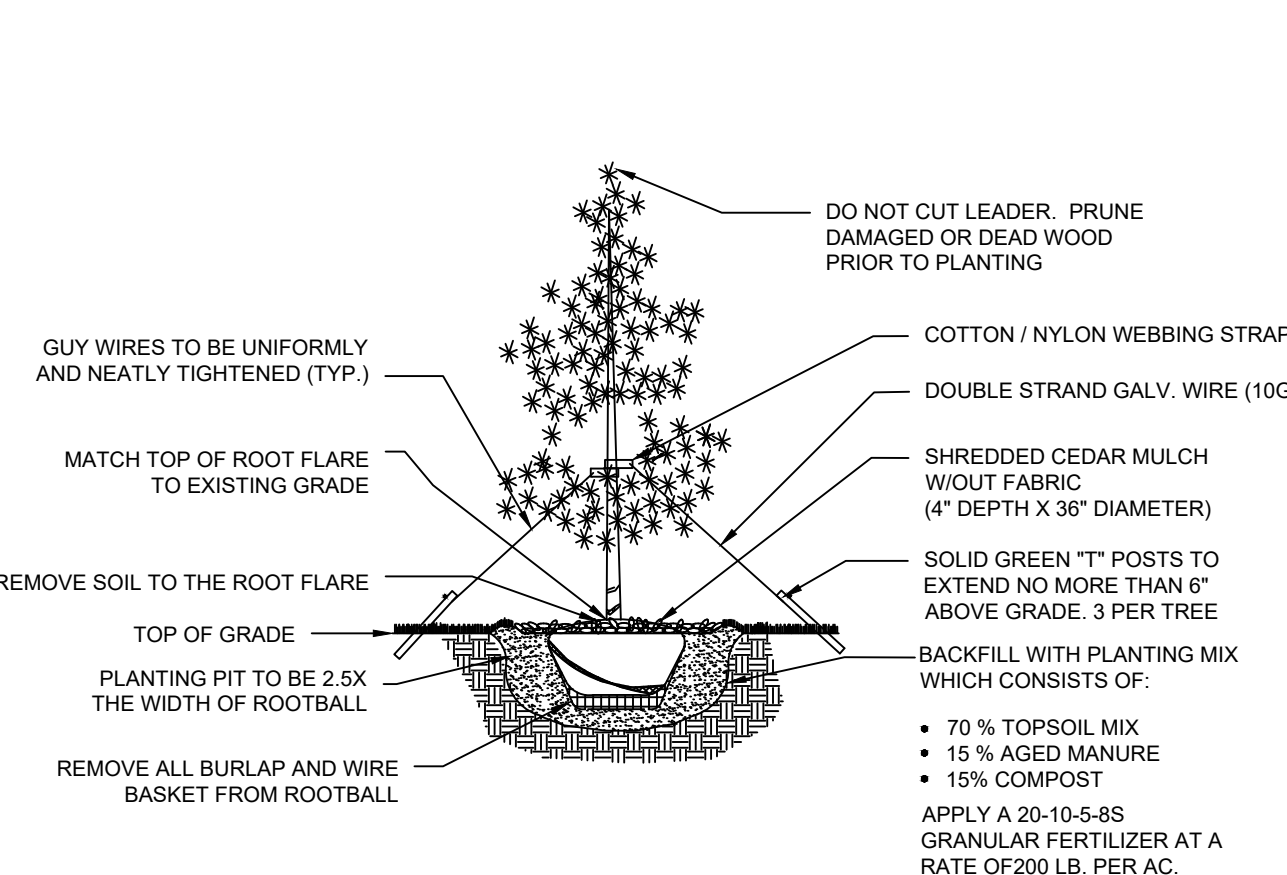
1 SOIL PREP

L-710 NTS 196-140-002-01



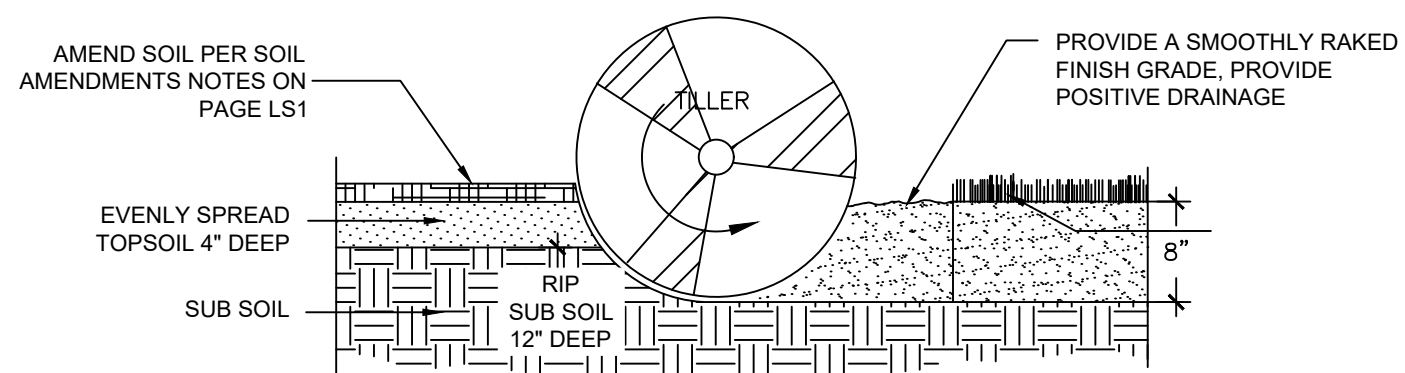
2 DECIDUOUS TREE PLANTING

L-710 NTS 196-140-002-02



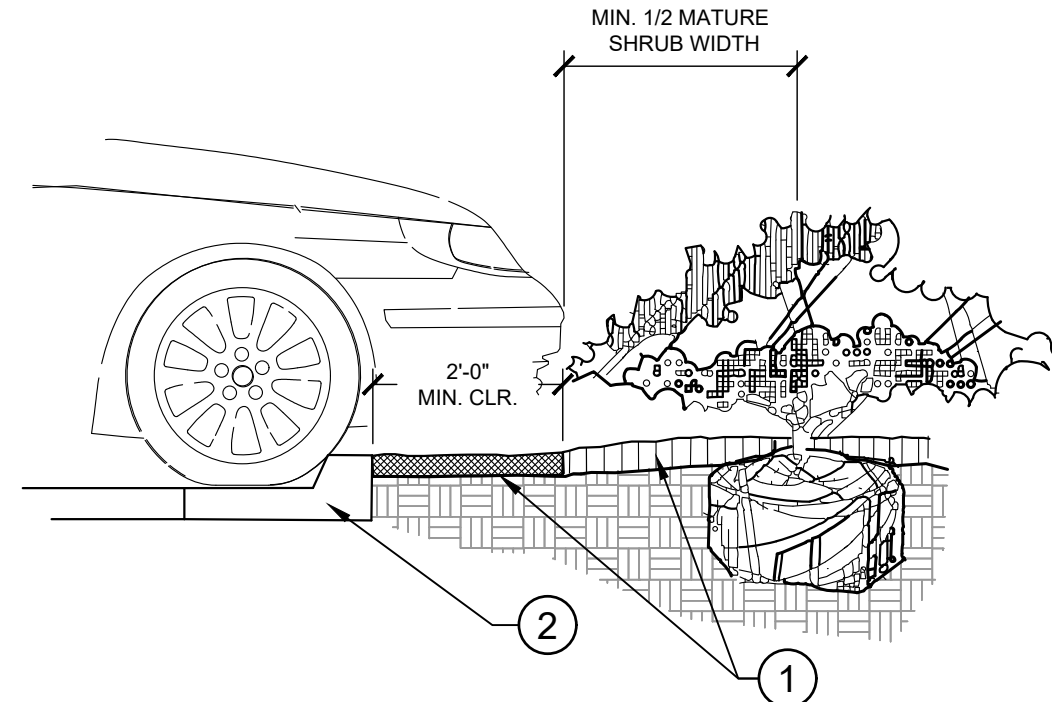
3 EVERGREEN TREE PLANTING

L-710 NTS 196-140-002-03



4 SOIL PREPARATION - SOD AREAS

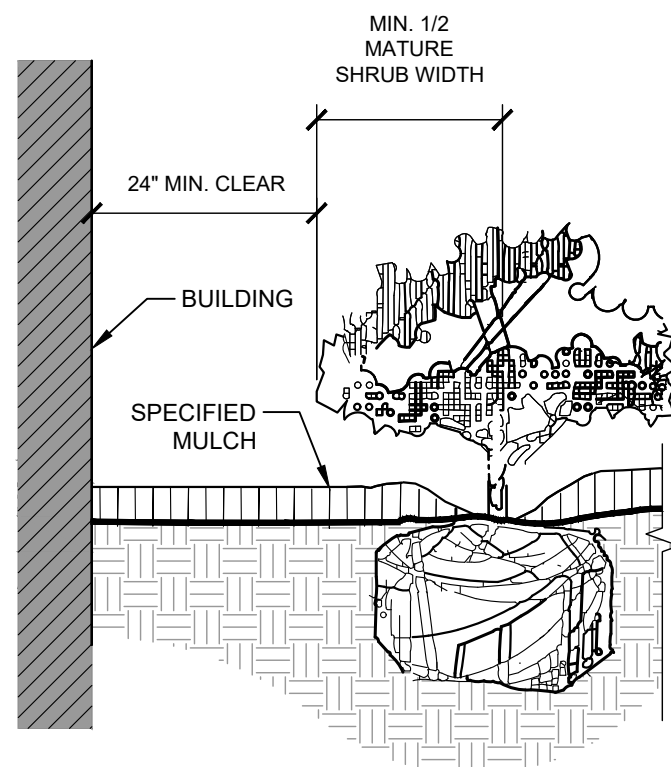
L-710	NTS	196-140-002-04
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- ① INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- ② CURB / PARKING LOT EDGE.

5 PARKING SPACE/CURB PLANTING

L-710 SECTION NTS

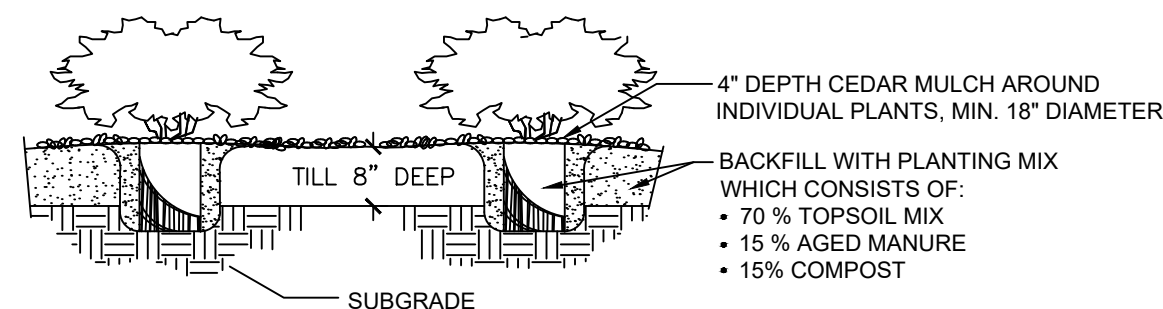


NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

6 PLANTINGS ADJACENT TO BUILDINGS

L-710 NTS 196-140-002-07

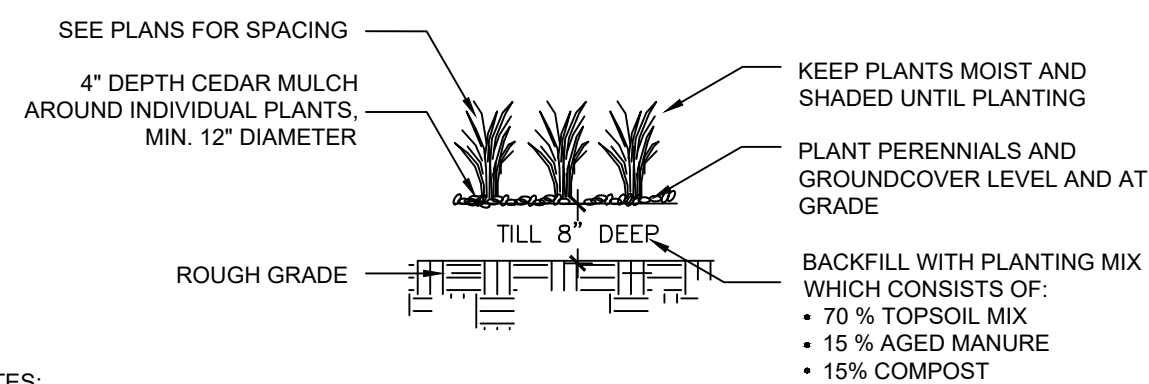


NOTES:

1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

7 SHRUB PLANTING

L-710 NTS 196-140-002-46



8 GRASS AND PERENNIAL PLANTING

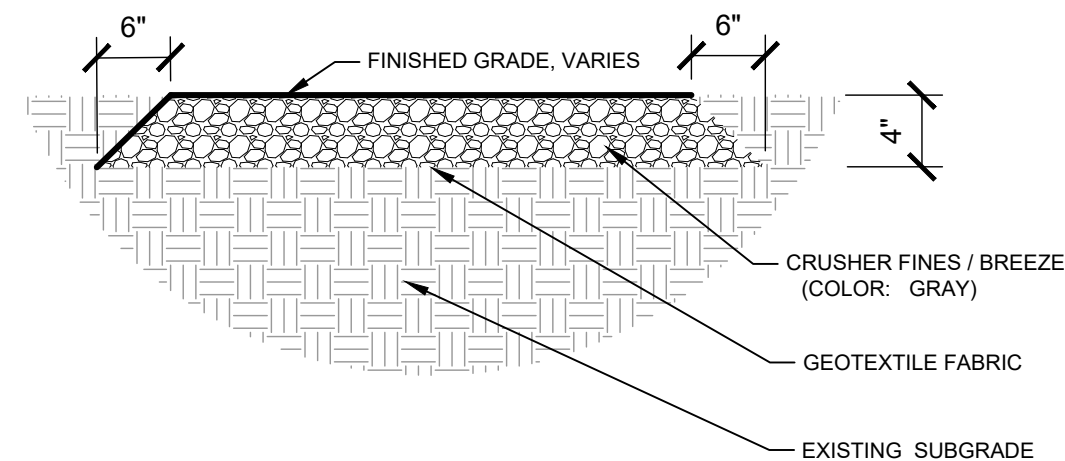
L-710 NTS 196-140-002-47

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ¹	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass ²	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded 80 seeds/sq ft	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled 40 seeds/sq ft	• Non-irrigated drilled 20 seeds/sq ft
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Grama, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Droopseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

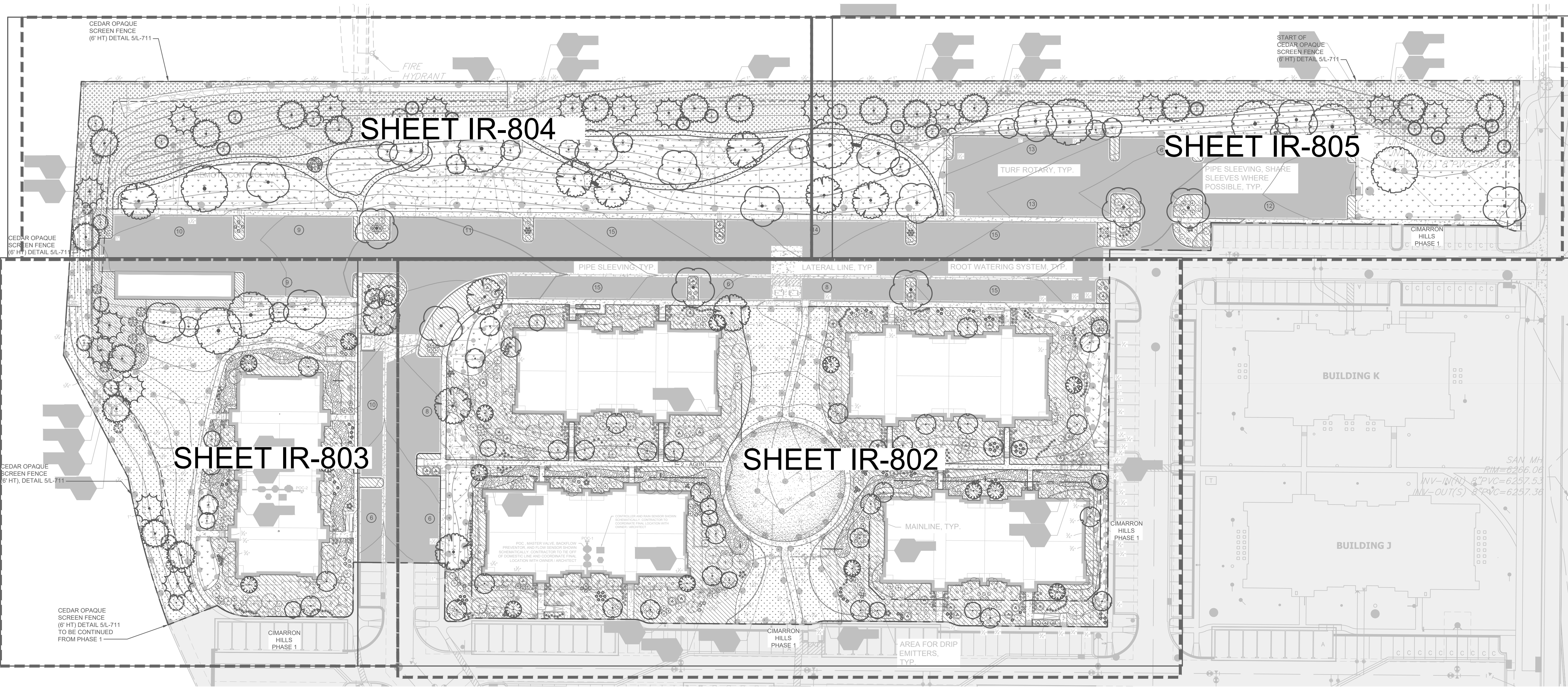


 BREEZE / CRUSHER FINES TRAIL

9 NTS

- NOTE:**
1. COMPACT SUBGRADE TO 80% AND APPLY A PRE-EMERGENT HERBICIDE TO THE SOIL BEFORE PLACING MATERIAL AT REQUIRED DEPTH. RAKE SMOOTH, WET TO ENTIRE DEPTH, ROLL WITH A 150LB ROLLER, AND LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. KEEP TOP OF FINAL MATERIAL 1" BELOW ADJACENT WALKS, CURBS, OR OTHER HARD SURFACES.
 2. APPLY SECOND APPLICATION OF PRE-EMERGENT HERBICIDE AFTER INSTALLATION OF GRANITE.

OVERALL IRRIGATION SHEET



Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: JCP
DATE: 08/19/2026

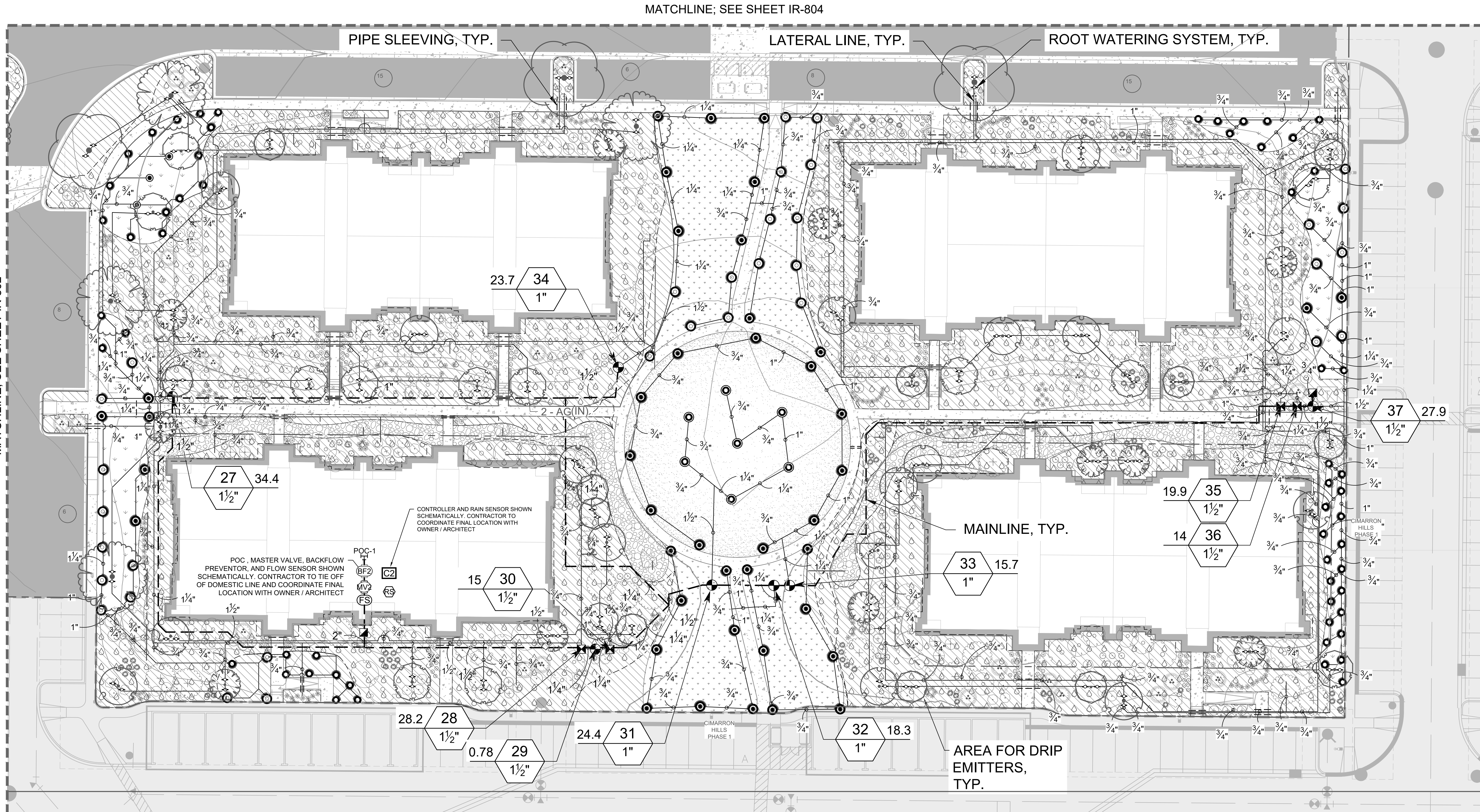
SOLACE APARTMENTS, FILING NO. 2, LOT 1
SITE DEVELOPMENT PLAN
IRRIGATION SHEET INDEX

PROJECT NO.
196140002
SHEET
IR-801



k:\CDS_LA\196140002 - cimarron hills\Phase 2\CADD\PlanSheets\CD-IR.dwg Douglass, Maddle 8/18/2026 4:37 PM

MATCHLINE; SEE SHEET IR-802



MATCHLINE; SEE SHEET IR-804

PIPE SLEEVING, TYP.

LATERAL LINE, TYP.

ROOT WATERING SYSTEM, TYP.

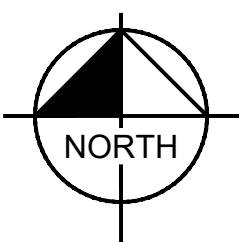
MAINLINE, TYP.

AREA FOR DRIP
EMITTERS,
TYP.

POC, MASTER VALVE, BACKFLOW
PREVENTOR, AND FLOW SENSOR SHOWN
SCHEMATICALLY. CONTRACTOR TO
COORDINATE FINAL LOCATION WITH
OWNER / ARCHITECT

CONTROLLER AND RAIN SENSOR SHOWN
SCHEMATICALLY. CONTRACTOR TO
COORDINATE FINAL LOCATION WITH
OWNER / ARCHITECT

GRAPHIC SCALE IN FEET
0 10 20 40



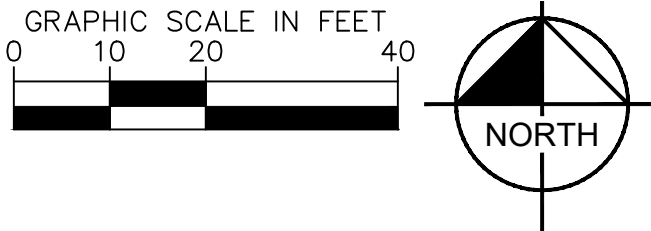
Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: JCP
DATE: 08/19/2026

SOLACE APARTMENTS, FILING NO. 2, LOT 1
SITE DEVELOPMENT PLAN
IRRIGATION

PROJECT NO.
196140002
SHEET
IR-802

NO. REVISION BY DATE APPR



Know what's below.
Call before you dig.

SOLACE APARTMENTS, FILING NO. 2, LOT

Kimley»»Horn

DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: JCP
DATE: 08/19/2026

[illegible]

[illegible]

SOLACE APARTMENTS, FILING NO. 2, LOT 1
SITE DEVELOPMENT PLAN
IRRIGATION

PROJECT NO. 196140002
SHEET IR-805

Kimley»»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
DENVER, CO 80202-3123

DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: JCP
DATE: 08/19/2026

[illegible]

THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.

2. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
3. ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
4. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
5. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
6. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
7. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
10. IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
11. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
13. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
12. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
13. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
14. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
18. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
19. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
20. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
21. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB" LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
22. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
24. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
25. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT. UNLESS OTHERWISE NOTED, PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
26. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
27. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
28. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
29. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
30. LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
31. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.

HYDRO-TESTING TO BE PERFORMED AS LISTED:

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY- EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNERS REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.

32. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS' SPECIFICATIONS.
33. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
36. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

VALVE BOX WITH COVER

VALVE BOX WITH COVER

FINISHED GRADE/ TOP OF MULCH

QUICK-COUPLING VALVE

PVC SCH 80 NIPPLE

6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

BRICK (1 EACH CORNER) SUPPORT

PVC SCH 80 NIPPLE

STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

PVC SCH 40 SWEEP ELL

PVC SCH 40 ELL

PVC SCH 40 SWEEP ELL

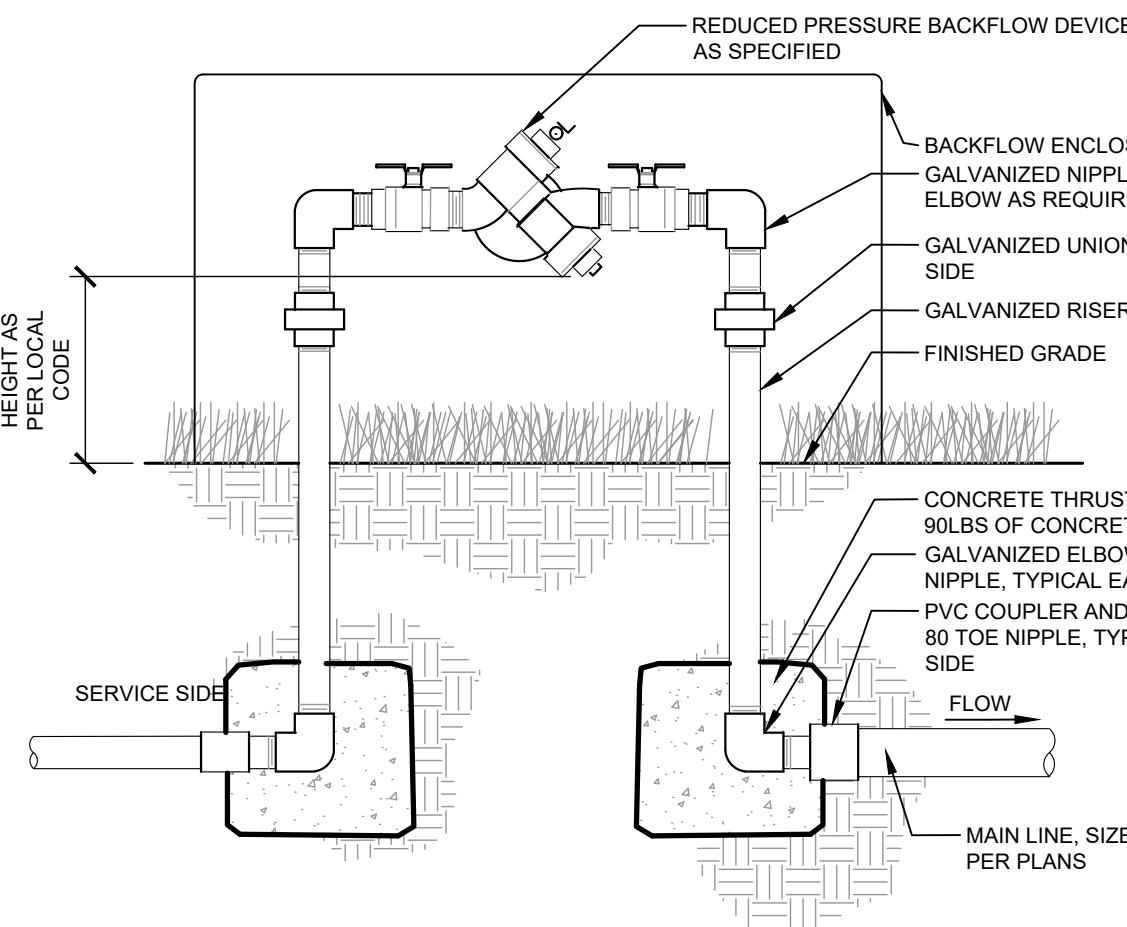
PVC SCH 40 TEE

MAINLINE PIPE

NOTE:

FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

NT:



NUMBER	MODEL	SIZE	TYPE	GPW	WPR	PSI	POC	PREP
1	RAN BRD XC-150-PRB-COM	1 1/2"	AREA FOR DRP EMMITERS	8.16	37.9	54.1	0.29	uh
2	RAN BRD XC-150-PRB-COM	1"	BUBBLER	10.5	48.4	64.0	0.97	uh
3	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	6.86	35.7	54.1	0.41	uh
4	RAN BRD XC-150-PRB-COM	1"	TURF ROTATOR	5.8	37.25	44.8	0.41	uh
5	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	3.7	22.5	30.1	0.41	uh
6	RAN BRD XC-150-PRB-COM	1 1/2"	BUBBLER	37.2	175	230	1.00	uh
7	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	3.7	22.5	30.1	0.41	uh
8	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	50.9	70.5	1.49	uh
9	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	50.9	70.5	1.49	uh
10	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	50.7	72.3	0.49	uh
11	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	50.7	72.3	0.49	uh
12	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	50.1	72.8	0.57	uh
13	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	50.1	72.8	0.57	uh
14	RAN BRD XC-150-PRB-COM	1 1/2"	BUBBLER	17.5	42.9	61.2	0.96	uh
15	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	50.4	102	137	1.00	uh
16	RAN BRD XC-150-PRB-COM	1 1/2"	AREA FOR DRP EMMITERS	3.09	1.6	47.9	0.37	uh
17	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	50.4	71.2	0.41	uh
18	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	50.8	70.5	0.64	uh
19	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	50.8	70.5	0.64	uh
20	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	51.8	77.3	0.69	uh
21	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	51.8	77.3	0.69	uh
22	RAN BRD XC-150-PRB-COM	1 1/2"	BUBBLER	13	34.9	55.5	0.81	uh
23	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	51.8	80.0	0.81	uh
24	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	53.7	82.1	0.63	uh
25	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	32.12	53.7	82.1	0.63	uh
26	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	34.35	54.5	78.0	0.69	uh
27	RAN BRD XC-150-PRB-COM	1 1/2"	AREA FOR DRP EMMITERS	3.09	1.6	47.9	0.37	uh
28	RAN BRD XC-150-PRB-COM	1 1/2"	AREA FOR DRP EMMITERS	0.78	0.39	50.1	0.15	uh
29	RAN BRD XC-150-PRB-COM	1 1/2"	AREA FOR DRP EMMITERS	0.78	0.39	50.1	0.15	uh
30	RAN BRD XC-150-PRB-COM	1 1/2"	AREA FOR DRP EMMITERS	0.78	0.39	50.1	0.15	uh
31	RAN BRD XC-150-PRB-COM	1"	TURF ROTATOR	24.36	52.4	71.4	0.42	uh
32	RAN BRD XC-150-PRB-COM	1"	TURF ROTATOR	24.36	52.4	71.4	0.42	uh
33	RAN BRD XC-150-PRB-COM	1"	TURF ROTATOR	15.65	44.3	72.7	0.34	uh
34	RAN BRD XC-150-PRB-COM	1"	TURF ROTATOR	16.1	45.8	72.7	0.34	uh
35	RAN BRD XC-150-PRB-COM	1 1/2"	AREA FOR DRP EMMITERS	18.88	53.2	76.8	0.33	uh
36	RAN BRD XC-150-PRB-COM	1 1/2"	AREA FOR DRP EMMITERS	18.88	53.2	76.8	0.33	uh
37	RAN BRD XC-150-PRB-COM	1 1/2"	TURF ROTATOR	27.92	52.9	81.9	0.41	uh

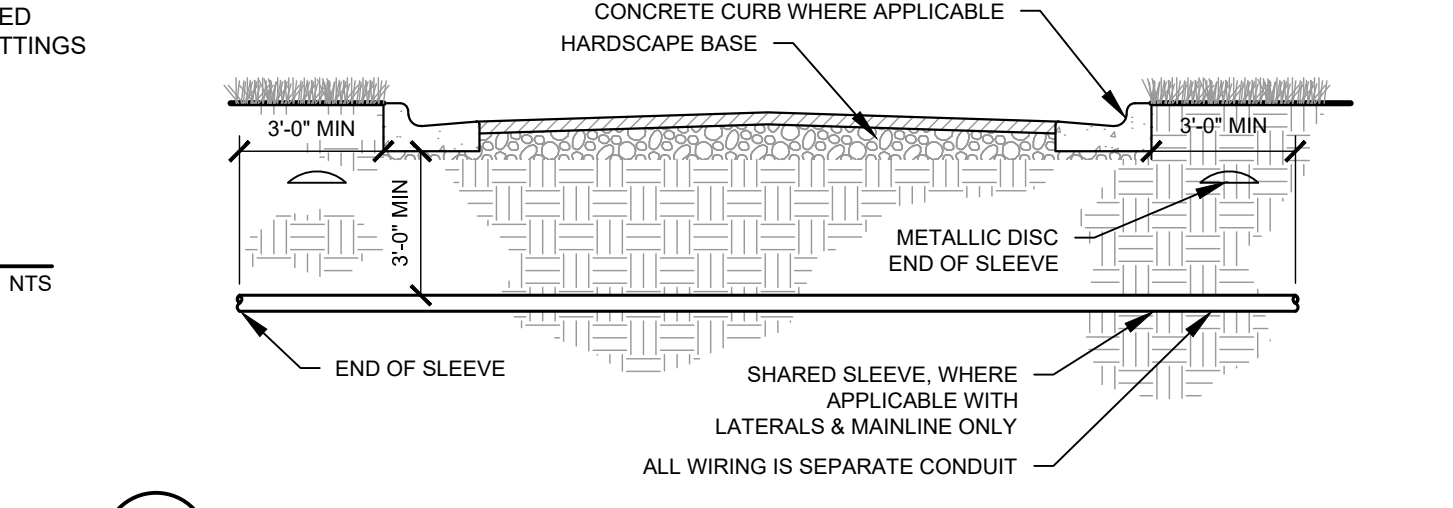
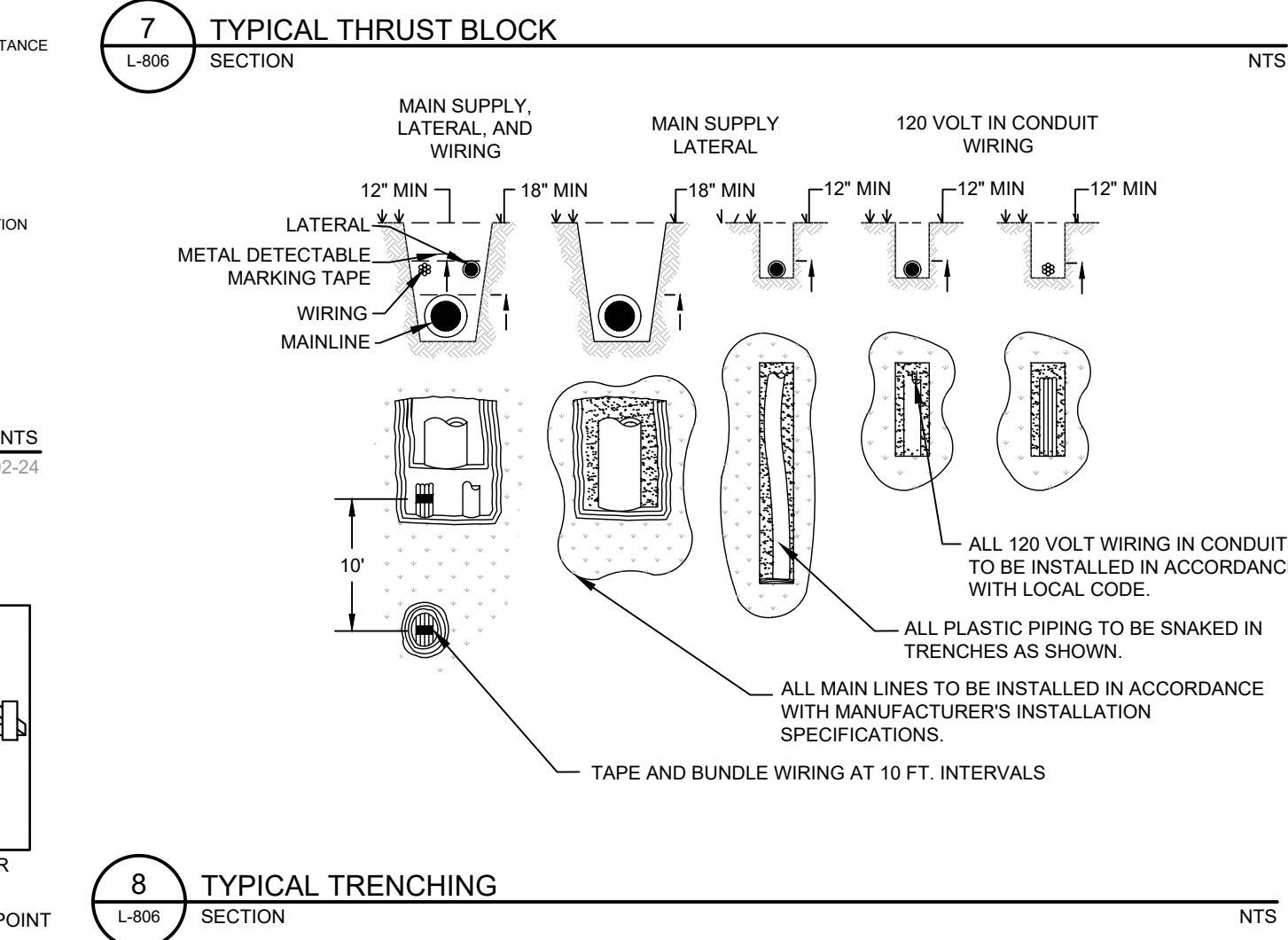
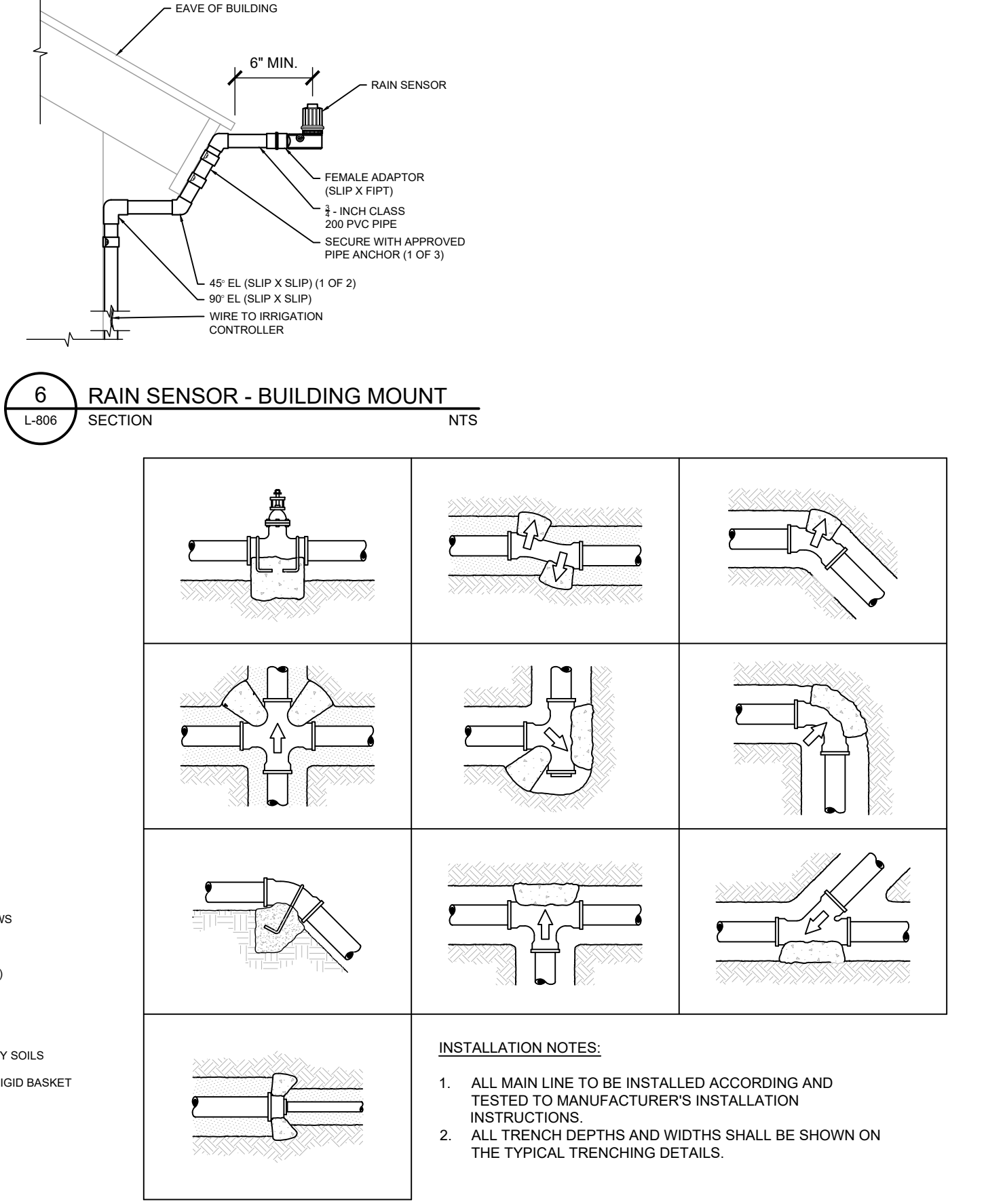
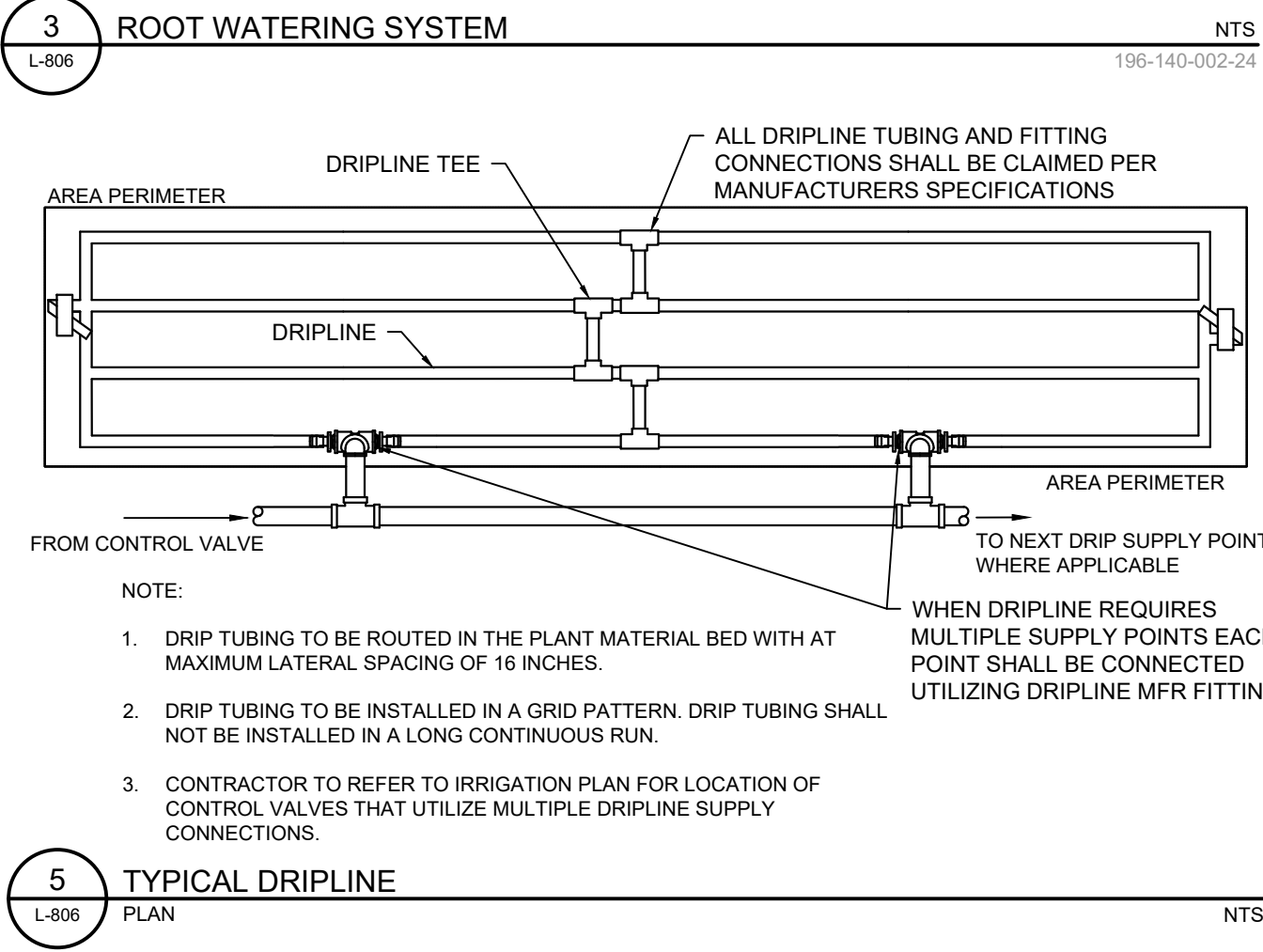
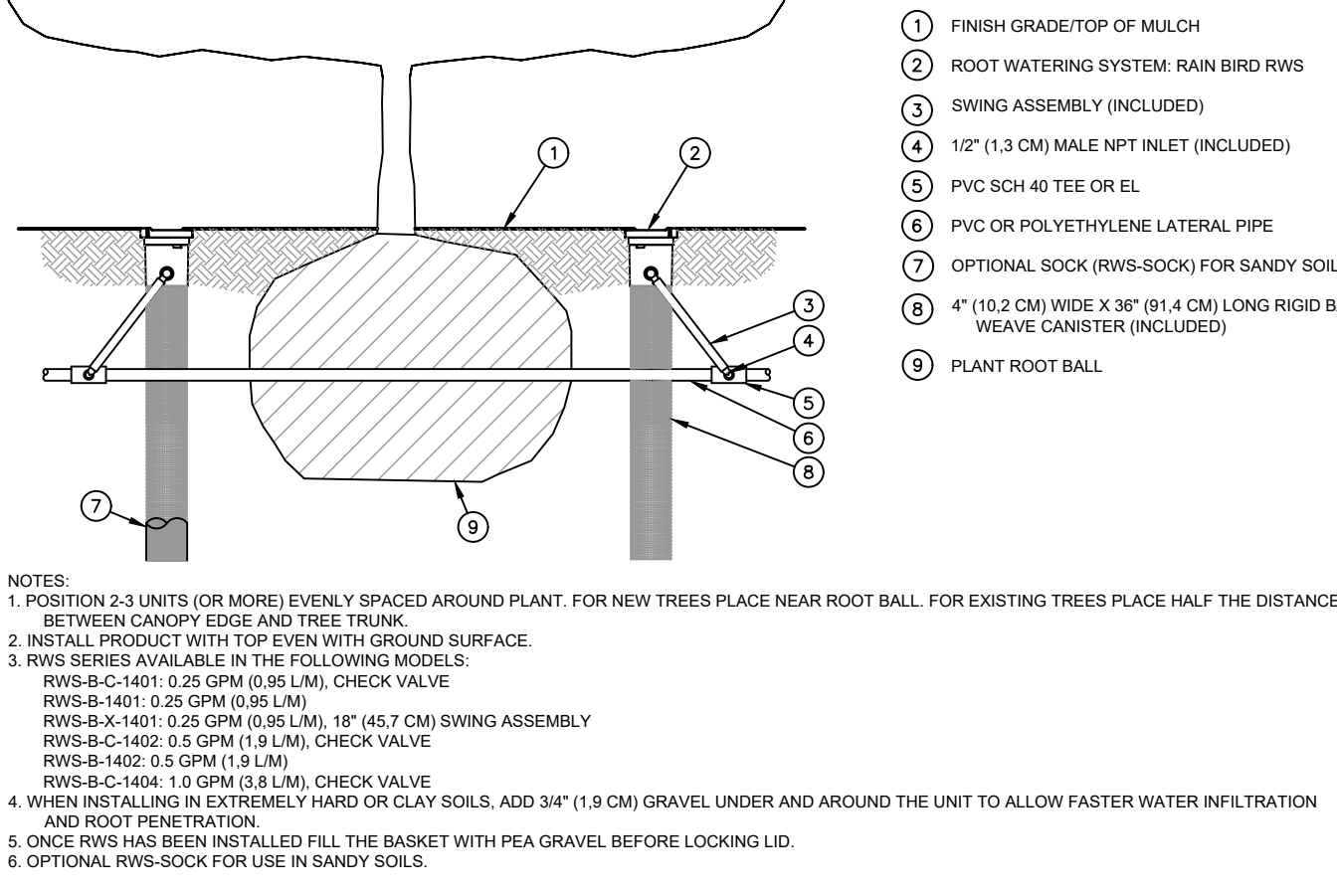
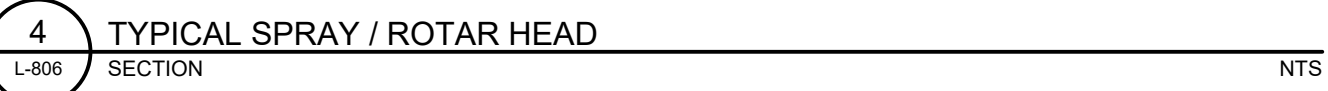
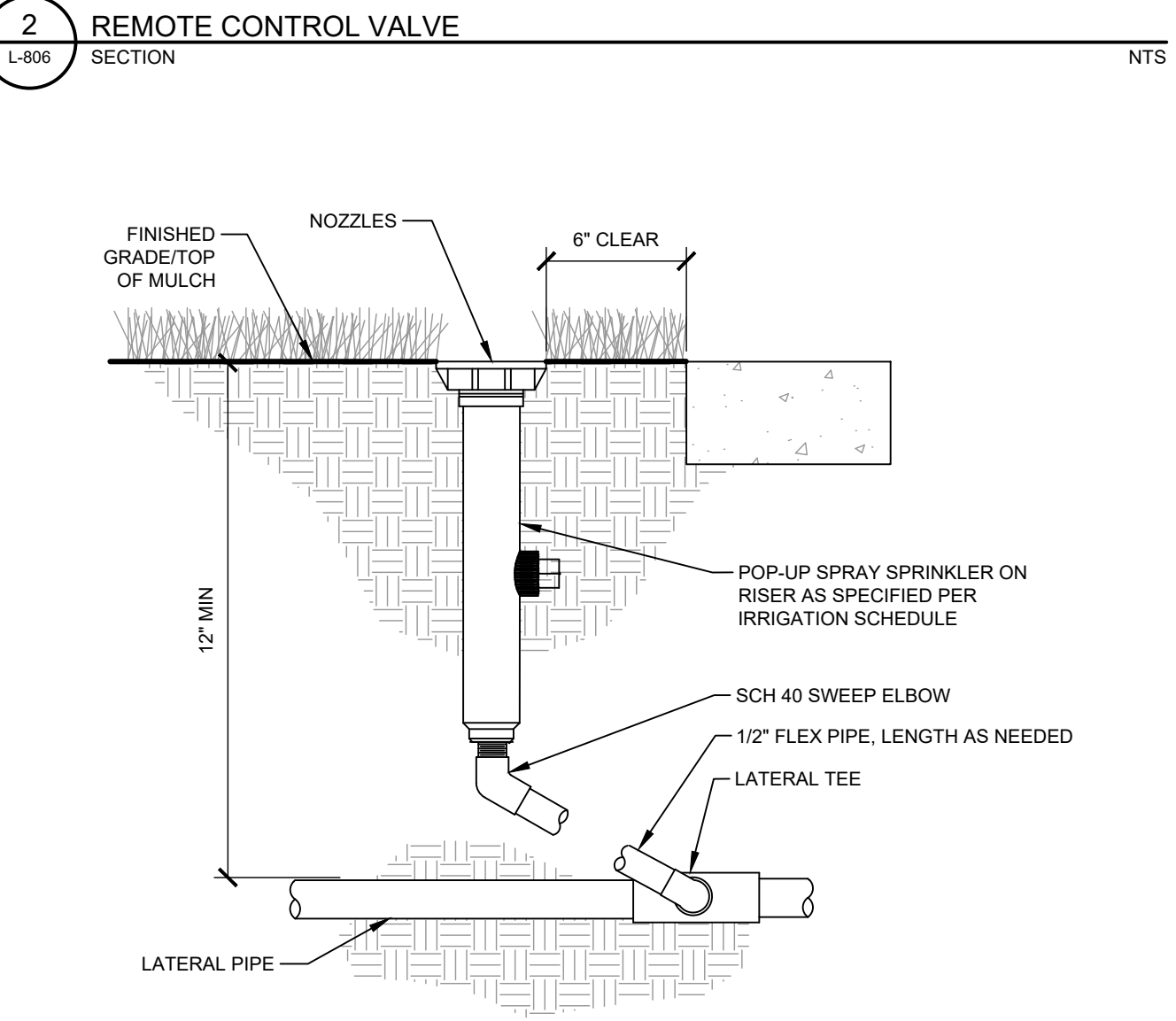
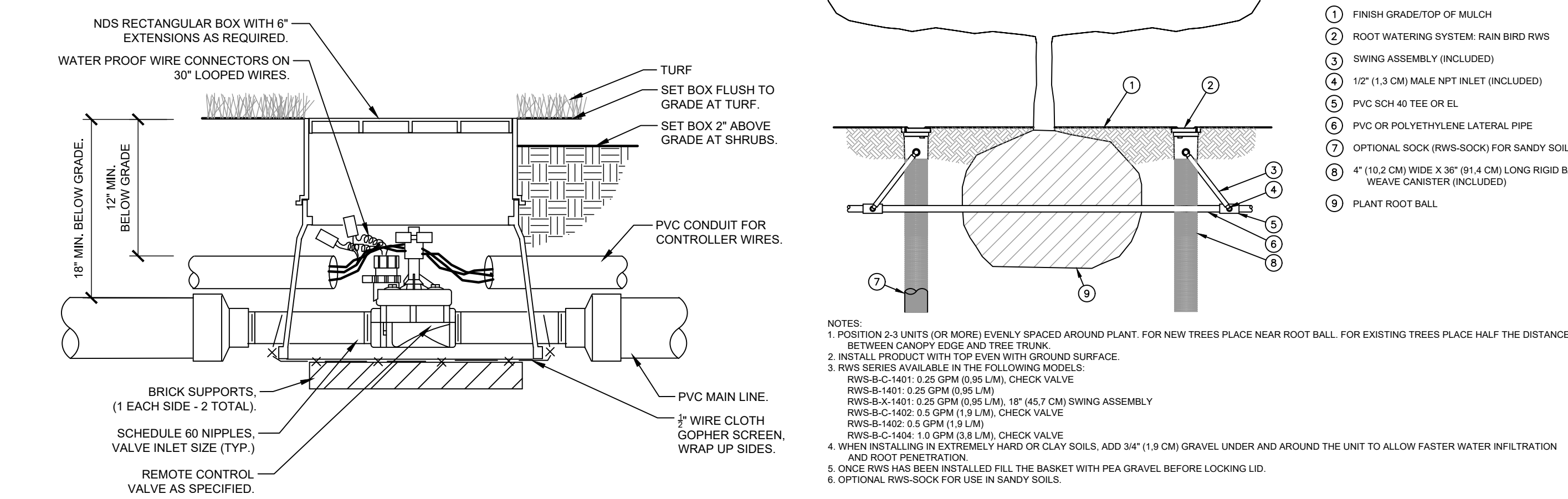
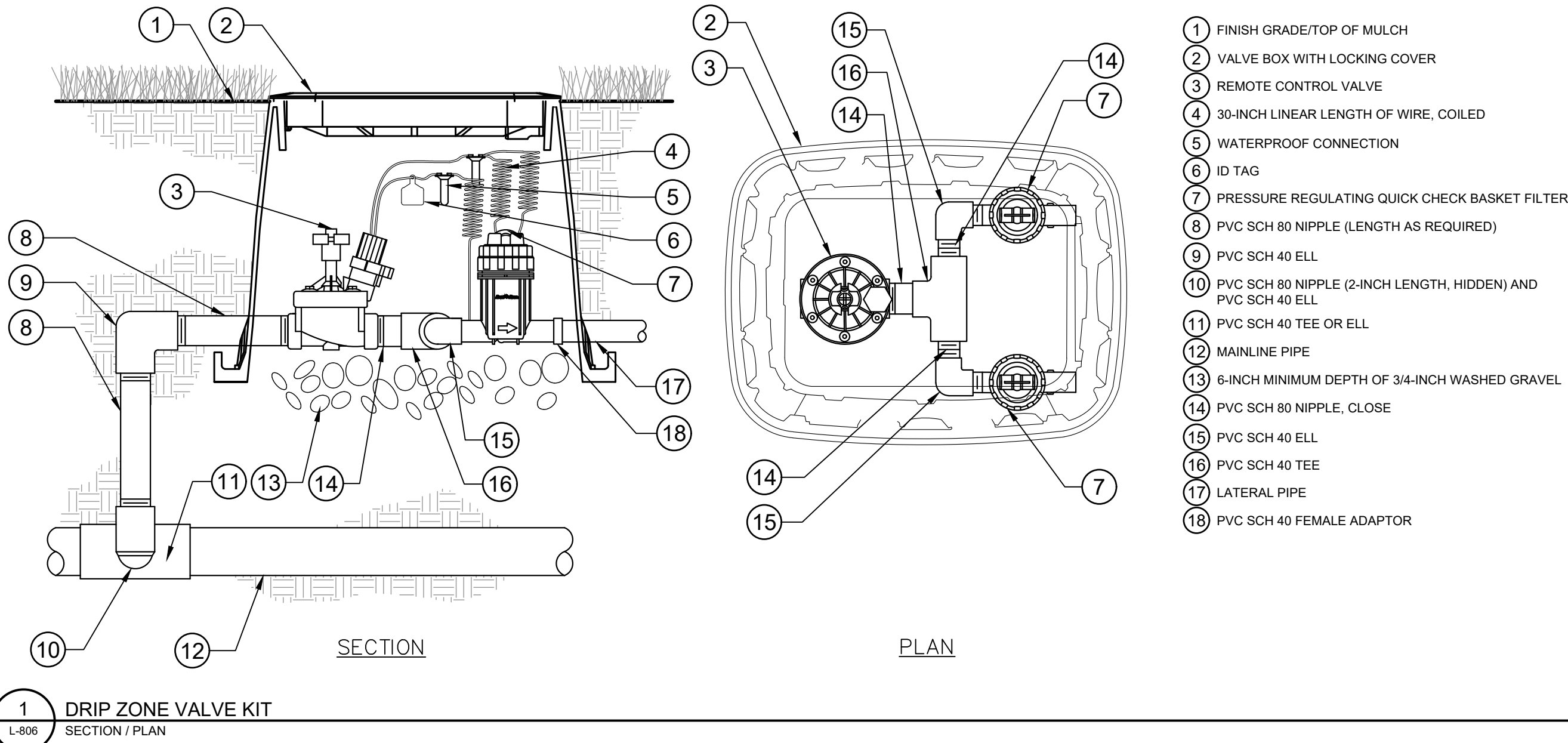
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P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	1.12"
Flow Available:	40.32 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	90 PSI
Pressure Available:	90 PSI
DESIGN ANALYSIS	
Maximum Flow Available:	34.35 GPM
Flow Available at POC:	40.32 GPM
Residual Flow Available:	5.97 GPM
Critical Station:	33
Design Pressure:	145 PSI
Friction Loss:	3.82 PSI
Fittings Loss:	0.38 PSI
Elevation Loss:	0.93 PSI
Loss through Valve:	3.66 PSI
Loss for Piping:	52.9 PSI
Loss for Filtration:	1.29 PSI
Loss for Backflow:	12.2 PSI
Loss for Control Valve:	12.2 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.2 PSI
Loss for Filtration:	1.29 PSI
Critical Station Pressure at POC:	82.9 PSI
Pressure Available:	90 PSI
Residual Pressure Available:	7.13 PSI

FLOW AVAILABLE	
Point of Connection Size:	1 1/2"
Flow Available:	40.32 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	90 PSI
Pressure Available:	90 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	37.55 GPM
Flow Available at POC:	40.32 GPM
Residual Flow Available:	2.77 GPM
Critical Station:	
Design Pressure:	25
Friction Loss:	45 PSI
Fittings Loss:	0.04 PSI
Elevation Loss:	0 PSI
Loss through Valve:	5.58 PSI
Pressure Req. at Critical Station:	53.0 PSI
Loss for Fittings:	1.13 PSI
Loss for Main Line:	1.13 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.1 PSI
Loss for Master Valve:	3.58 PSI
Critical Station Pressure at POC:	81.2 PSI
Pressure Available:	90 PSI
Residual Pressure Available:	8.81 PSI

NTS



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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	QTY	PSI
	RAIN BIRD	R-VAN14 1800-SAM-P45	TURF ROTARY, 8-14' 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.	74	45
	RAIN BIRD	R-VAN18 1800-SAM-P45	TURF ROTARY, 13-18' 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.	43	45
	RAIN BIRD	R-VAN24 1800-SAM-P45	TURF ROTARY, 17-24' 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.	96	45
	RAIN BIRD	RWS-M-B-C-SOCK 1401	MINI ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 18.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	378	30

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	QTY	PSI	GPM	RADIUS
	RAIN BIRD	5006-PL-PC-R 1.5	TURF ROTOR, 6" POP-UP WITH PLASTIC RISER, ADJUSTABLE TO FULL CIRCLE, STANDARD ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, AND FLOW SHUT-OFF DEVICE.	4	45	1.54	35'
	RAIN BIRD	5006-PL-PC-R 2.0	TURF ROTOR, 6" POP-UP WITH PLASTIC RISER, ADJUSTABLE TO FULL CIRCLE, STANDARD ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, AND FLOW SHUT-OFF DEVICE.	2	45	2.07	37'
	RAIN BIRD	5006-PL-PC-R 3.0	TURF ROTOR, 6" POP-UP WITH PLASTIC RISER, ADJUSTABLE TO FULL CIRCLE, STANDARD ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, AND FLOW SHUT-OFF DEVICE.	2	45	3.09	40'
	RAIN BIRD	5006-PL-PC-R 4.0	TURF ROTOR, 6" POP-UP WITH PLASTIC RISER, ADJUSTABLE TO FULL CIRCLE, STANDARD ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, AND FLOW SHUT-OFF DEVICE.	14	45	4.01	42'
	RAIN BIRD	5006-PL-PC-R 8.0	TURF ROTOR, 6" POP-UP WITH PLASTIC RISER, ADJUSTABLE TO FULL CIRCLE, STANDARD ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, AND FLOW SHUT-OFF DEVICE.	49	45	8.03	47'

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	QTY
	RAIN BIRD	KCZ-150-PRB-COM	WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1" BALL VALVE WITH 1" PESS VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER, 0.3GPM TO 3.0GPM.	2
	RAIN BIRD	KCZ-150-PRB-COM	HIGH FLOW CONTROL ZONE KIT FOR LARGE COMMERCIAL DRIP ZONES, 1-1/2" FESS VALVE WITH TWO 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTERS, FLOW RANGE: 15-40GPM.	9
	RAIN BIRD	KB-PC	AREA TO RECEIVE DRIP EMITTERS	63,094 SF
	RAIN BIRD	KB-PC	SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	1,066
	RAIN BIRD	KB-PC	Emitter Notes: 05PC emitters (2 assigned to each 1 gal. plant) 10PC emitters (2 assigned to each 5 gal. plant)	1,638

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	QTY
	RAIN BIRD	PEB 1-1/2"	1-1/2" 2" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	26
	RAIN BIRD	44-LRC	1" BRASS QUICK-COUPING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	4
	RAIN BIRD	PEB 1-1/2"	1-1/2" 2" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
	RAIN BIRD	PEB 1-1/2"	1-1/2" 2" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
	FEBCO	825Y 1-1/2"	REDUCED PRESSURE BACKFLOW PREVENTER	1
	FEBCO	825Y 1-1/2"	REDUCED PRESSURE BACKFLOW PREVENTER	1
	RAIN BIRD	ESP12LXMEF-LXMSS WITH (03) ESPLXMSM12	48 STATION COMMERCIAL CONTROLLER, STAINLESS STEEL METAL CABINET, FLOW SENSING.	1
	RAIN BIRD	ESP12LXMEF-LXMSS WITH (03) ESPLXMSM12	48 STATION COMMERCIAL CONTROLLER, STAINLESS STEEL METAL CABINET, FLOW SENSING.	1
	RAIN BIRD	WR2-RFS	WIRELESS RAIN/FREEZE SENSOR.	2
	RAIN BIRD	FS-150-B	1-1/2" FLOW SENSOR, BRASS MODEL, SUGGESTED OPERATING RANGE 4.0 GPM TO 80.0 GPM, SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	2
	RAIN BIRD	POC-1	POINT OF CONNECTION 1 1/2"	1
	RAIN BIRD	POC-2	POINT OF CONNECTION 1 1/2"	1
	RAIN BIRD	POC-1	POINT OF CONNECTION 1 1/2"	18,835 LF
	RAIN BIRD	POC-2	POINT OF CONNECTION 1 1/2"	2,405 LF
	RAIN BIRD	POC-1	POINT OF CONNECTION 1 1/2"	333.3 LF



Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: JCP
DATE: 08/19/2026

SOLACE APARTMENTS, FILING NO. 2, LOT 1
SITE DEVELOPMENT PLAN
IRRIGATION DETAILS

PROJECT NO.
196140002
SHEET
IR-806

