SOLACE APARTMENTS FILING NO. 2

A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 SEST OF THE P.M.
EL PASO COUNTY, COLORADO
DEVELOPMENT PLAN

LEGAL DESCRIPTION
TRACT A, SOLACE APARTMENTS FILING No. 1, COUNTY OF EL PASO, STATE OF COLORADO.

COUNTY OF EL PASO,
STATE OF COLORADO.

(PER TITLE COMMITMENT ORDER NO. SC55107784 AS PROVIDED BY LAND TITLE GUARANTEE COMPANY.)

GENERAL NOTES
1. BASED ON ELEVATION DATA, THE APPLICANT WILL NEED TO FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES; FAA'S WEBSITE (HTTPS://OEAAA.FAA.GOV/OEAAA/EXTERNAL/PORTAL.ISP).
2. 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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

OWNER/APPLICANT:	CS POWERS & GALLEY, LLC
CONTACT INFORMATION:	
ZONING CLASSIFICATION:	RESIDENTIAL, MULTI-DWELLING (RM-12)
LAND USE:	RESIDENTIAL, MULTI-FAMILY
PARCEL SIZE:	7.685 ACRES±
JURISDICTION:	EL PASO COUNTY
SITE ADDRESS:	5995 TRANQUIL GLEN GROVE
TAX SCHEDULE NO.:	5407205047
BUILDING SETBACKS:	15' FRONT SETBACK 10' SIDE SETBACK 20' REAR SETBACK
GROSS BUILDING SF:	46,298 SF
DWELLING UNIT COUNT:	108
MAXIMUM LOT COVERAGE:	70%
PROPOSED EASEMENTS:	NONE
LANDSCAPE:	15% OF INTERIOR LOT (NOT INCLUDING LANDSCAPE BUFFER)



VICINITY MAP
1" = 500'

BUILDING DATA
BUILDING HEIGHT:
PROPOSED: 37.0'*
MAXIMUM BY CODE: 40.0

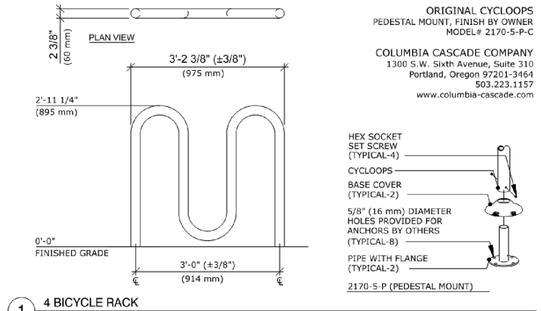
PROPOSED LOT COVERAGE: 26%±
PROPOSED BUILDING GROSS SF: ±46,280 SF

NO BUILD AREAS: N/A

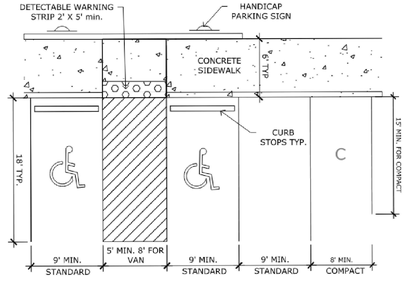
* PROPOSED HEIGHT IS THE AVERAGE MID POINT BASED ON ELEVATION SHEETS, BOTTOM AND TOP OF PITCHED ROOF

PARKING COUNTS

PARKING REQUIRED		PARKING PROVIDED
1 BEDROOM (36U): 1.5/DU = 54 2 BEDROOM (50U): 1.7/DU = 85 3 BEDROOM(12U): 2.0/DU = 24 GUEST: 1/3 DU = 55	218	206 (REGULAR) 5 (GARAGE) 7 (ADA) TOTAL = 218
200-300 SPACES = 7 ADA SPACES		7 ADA SPACES
5% OF REQUIRED STALLS = 11 BICYCLE PARKING		23 BICYCLE PARKING



1 4 BICYCLE RACK
N.T.S.
NES-HS-17



2 ADA & STANDARD PARKING STALL LAYOUT
SCALE: NOT TO SCALE

LAND AREA:
TOTAL PROPERTY AREA: +/- 7.685 ACRES

BENCHMARK:
ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS FIMS BENCHMARK "BLT104" (ELEVATION=6452.43 NGVD29)

SOIL TYPE:
THE SOIL ON SITE IS USGS HYDROLOGIC SOIL GROUP A/B.

FEMA CLASSIFICATION
FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0756G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

OWNER/DEVELOPER STATEMENT
I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

CS POWERS & GALLEY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

BY: _____

TITLE: _____

ADDRESS: _____

_____

CONTACTS

OWNER:
CS POWERS & GALLEY LLC
510 S NEIL ST
CHAMPAIGN, IL 61820
PHONE: (719) 216-2577
CONTACT:

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES
2 N. NEVADA AVENUE SUITE 300
COLORADO SPRINGS, CO 80903
CONTACT: ERIC GUNDERSON
PHONE: (719) 453-0182

SURVEYOR:
BARRON LAND, LLC
2790 N. ACADEMY BLVD #311
COLORADO SPRINGS, CO 80917
PHONE: (719) 360-6827
CONTACT: SPENCER BARON

EL PASO COUNTY:
EL PASO COUNTY
PCD DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-6300

Administrative
Approved Set
Date: 11/18/2026
dsdhowser
EPC Planning & Community Development Department

PCD FILE NO. PPR-2252

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NO.	REVISION	BY	DATE	APPR.

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
COVER SHEET

PROJECT NO.
196140002

SHEET
C-001

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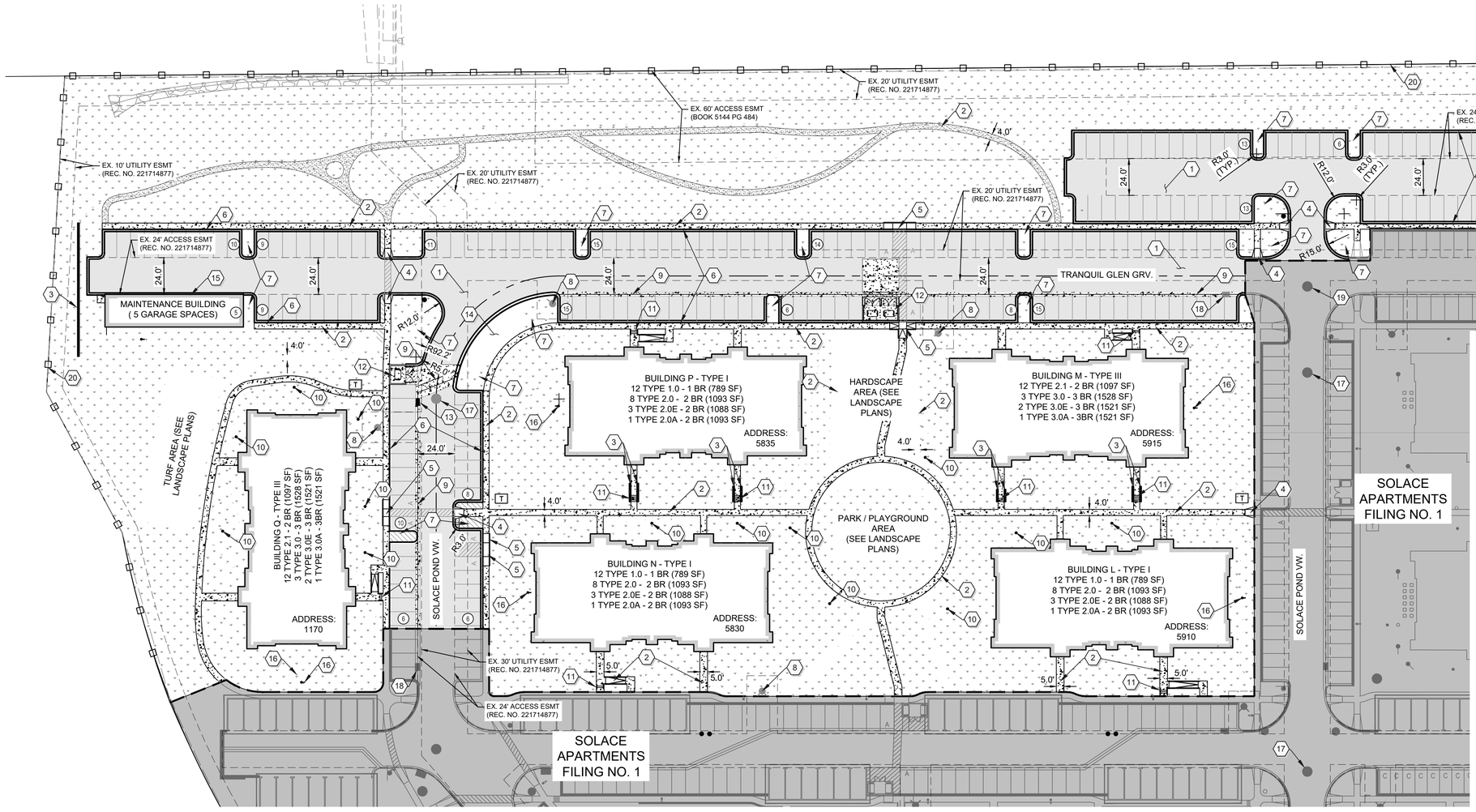
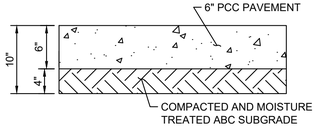


KEYNOTE LEGEND

1. ASPHALT PAVEMENT (SEE SECTION THIS SHEET)
2. CONCRETE SIDEWALK
3. RETAINING WALL
4. PERPENDICULAR ADA RAMP PER STD DTL SD_2-41
5. PARALLEL ADA RAMP PER STD DTL SD_2-50
6. CURB AND GUTTER (TYPE A)PER STD DTL SD_2-20
7. PROPOSED LANDSCAPING
8. FIRE HYDRANT (FILING NO.1)
9. PROPOSED 3' CROSS PAN PER STD DTL SD_2-26
10. PROPOSED 12" NYLOPLAST AREA DRAIN
11. PROPOSED STAIRS. SEE GRADING PLANS FOR DETAILS
12. PROPOSED DUMPSTER
13. PROPOSED VALLEY INLET. SEE STORM PLANS FOR DETAILS
14. PROPOSED CARWASH AREA
15. PROPOSED UTILITY GARAGE
16. PROPOSED SANITARY CLEANOUT
17. SANITARY SEWER MANHOLE (FILING NO.1)
18. STORM INFRASTRUCTURE (FILING NO.1)
19. STORM MANHOLE (FILING NO.1)
20. SCREEN FENCE (SEE LANDSCAPE PLANS)

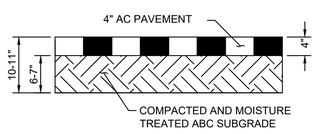
LEGEND

- PROPERTY LINE
- PHASING LINE
- SCREEN FENCE (SEE LANDSCAPE PLANS)
- STANDARD DUTY ASPHALT PAVING
- CONCRETE PAVING
- LANDSCAPE AREA
- PHASE ONE (FILING NO 1)
- (##) PARKING COUNT



NOTE: PAVEMENT CROSS SECTION IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SECTIONS.

STANDARD DUTY CONCRETE
(SIDEWALKS AND DUMPSTERS)



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STANDARD DUTY ASPHALT
N.T.S.

THESE PLAN AND GENERAL NOTES REFER TO:
GEOTECHNICAL ENGINEERING REPORT
FIRM: CL THOMPSON.
PROJECT #: CS19163-105
DATE: DECEMBER 10, 2019
INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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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
OVERALL SITE PLAN

PROJECT NO.
196140002

SHEET
C-002

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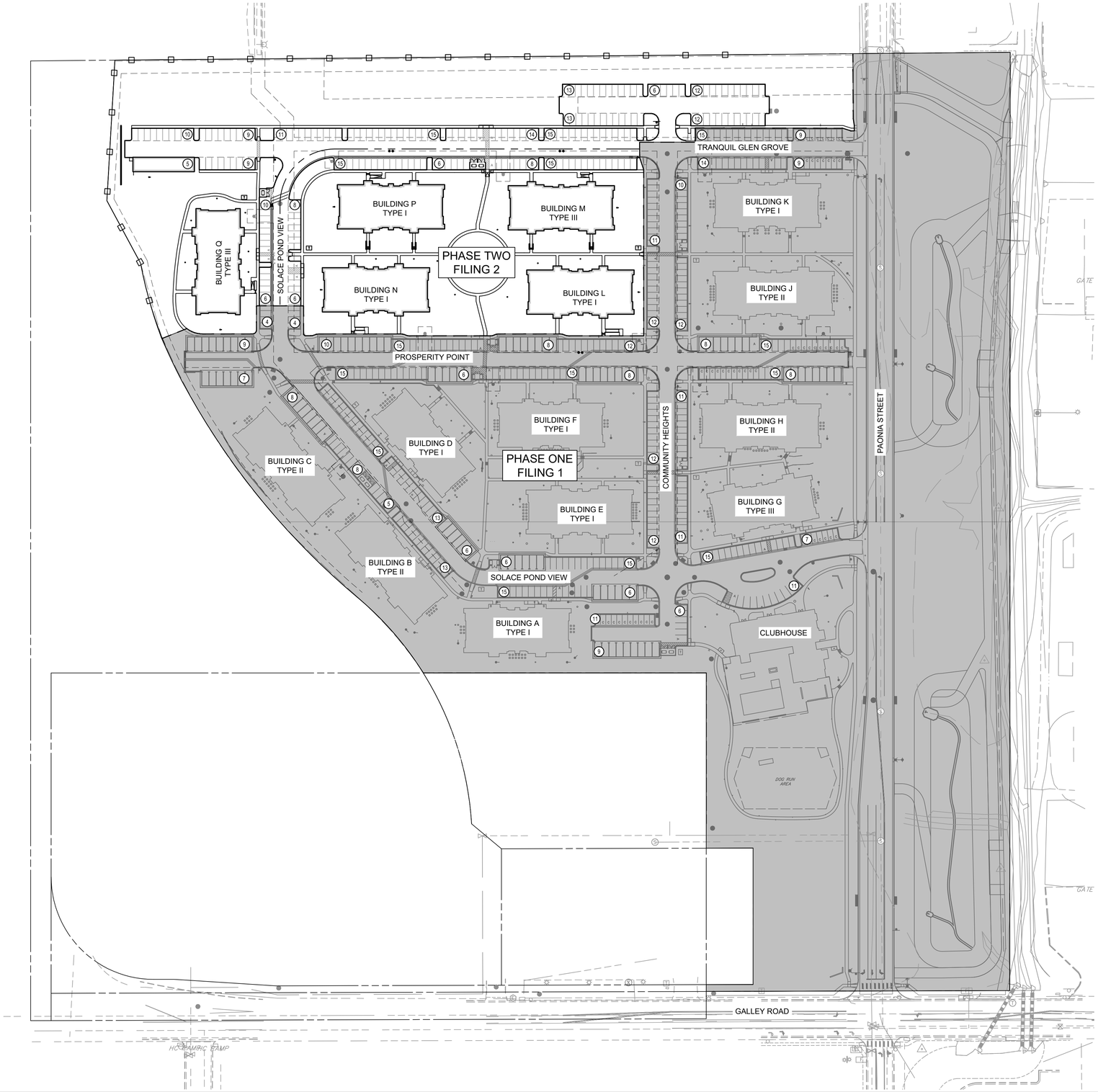

PARKING CALCULATIONS

PHASE ONE

TYPE	# OF UNITS	REQ PARKING RATIO	REQ PARKING
1 BEDROOM	60	1.5	90
2 BEDROOM	168	1.7	286
3 BEDROOM	6	2	12
VISITOR	234	0.33	78
PHASE ONE SUBTOTAL REQUIRED PARKING:			466
PHASE ONE SUBTOTAL PROVIDED PARKING:			466
PHASE ONE SUBTOTAL ADA PARKING REQUIRED:			9
PHASE ONE SUBTOTAL ADA PROVIDED:			16
PHASE ONE SUBTOTAL GARAGE PROVIDED:			78

PHASE TWO

TYPE	# OF UNITS	REQ PARKING RATIO	REQ PARKING
1 BEDROOM	36	1.5	54
2 BEDROOM	50	1.7	85
3 BEDROOM	12	2	24
VISITOR	234	0.33	55
PHASE TWO SUBTOTAL REQUIRED PARKING:			218
PHASE TWO SUBTOTAL PROVIDED PARKING:			218
PHASE TWO SUBTOTAL ADA PARKING REQUIRED:			7
PHASE TWO SUBTOTAL ADA PROVIDED:			7
PHASE TWO SUBTOTAL GARAGE PROVIDED:			5
TOTAL REQUIRED PARKING:			684
TOTAL PROVIDED PARKING:			684

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SOLACE APARTMENTS, FILING NO. 2, LOT 1

SITE DEVELOPMENT PLAN
OVERALL PARKING PLAN

PROJECT NO. 196140002

SHEET C-003

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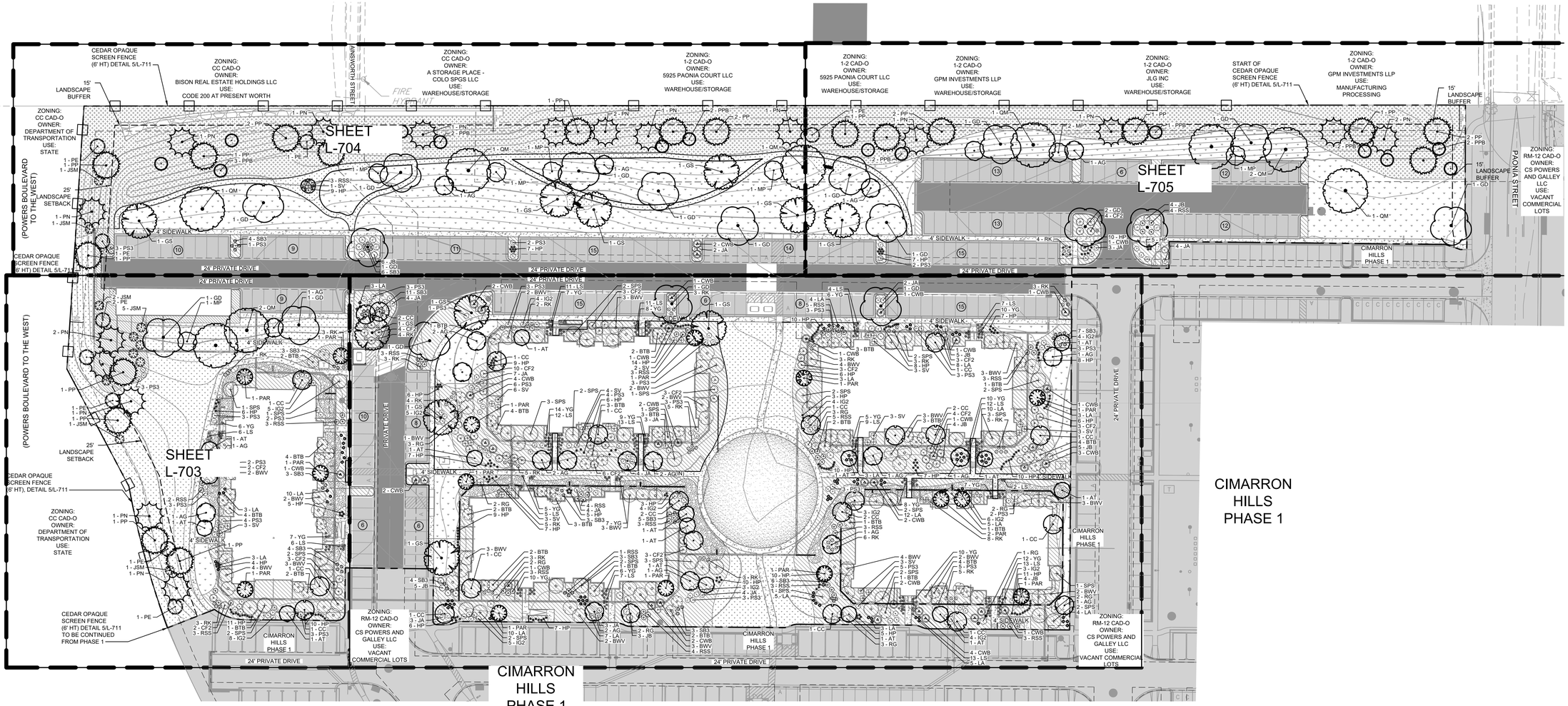
OVERALL LANDSCAPE SHEET



Landscape Construction Documents	
Sheet Number	Sheet Title
L-701	LANDSCAPE SHEET INDEX
L-702	LANDSCAPE PLAN 1
L-703	LANDSCAPE PLAN 2
L-704	LANDSCAPE PLAN 3
L-705	LANDSCAPE PLAN 4
L-706	LANDSCAPE NOTES
L-707	LANDSCAPE DETAILS
L-801	IRRIGATION SHEET INDEX
L-802	IRRIGATION
L-803	IRRIGATION
L-804	IRRIGATION
L-805	IRRIGATION
L-806	IRRIGATION NOTES
L-806	IRRIGATION DETAILS

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SITE DEVELOPMENT PLAN
LANDSCAPE SHEET INDEX

PROJECT NO.
196140002

SHEET
L-701

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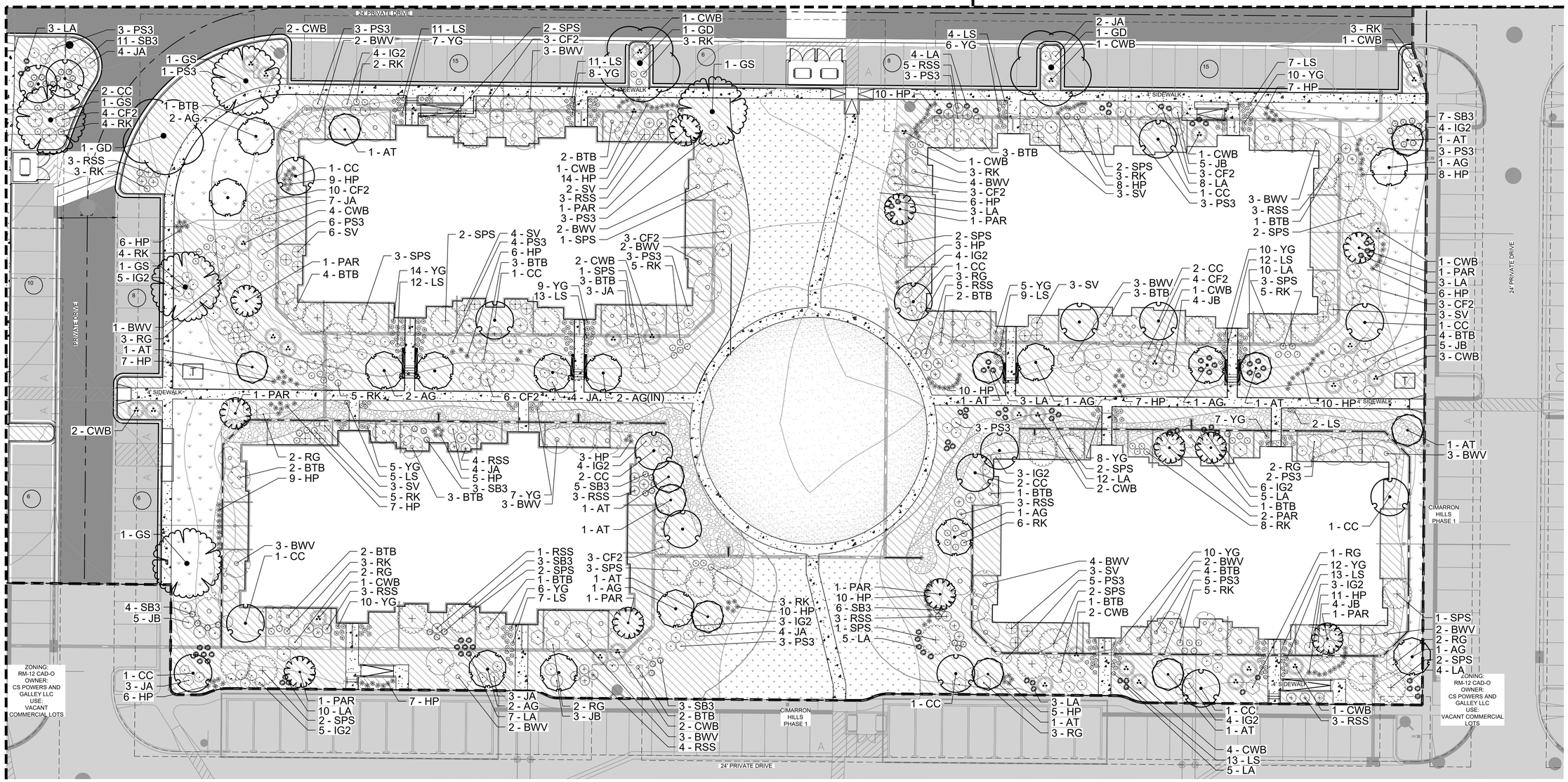

PLANT SCHEDULE

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 GINNALA '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	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)	B & B	1.5" CAL MIN	40'-50'	50'-60'
	GS	11	GLEDITSIA TRIACANTHOS 'IMPCOLE' / IMPERIAL SEEDLESS HONEY LOCUST	B & B	1.5" CAL MIN	30'-40'	30'-40'
	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'
	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	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'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/WTR USE	SPACING	WIDTH	HEIGHT
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	CHAMAEBATARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL.	SEE PLAN	3'-6'	3'-5'
	IG2	58	ILEX GLABRA / INKBERRY 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 WARMINSTER 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	MFR.
GROUND COVERS							
	BREEZE	4,858 SF	PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL	BREEZE	4"	YES	PIONEER SAND & GRAVEL
	COBL A	66,792 SF	ROCK MULCH / 1 1/2"-3" RIVER ROCK	ROCK MULCH	4" DEPTH	YES	PIONEER SAND
	COBL B	5,815 SF	3-6" 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 MOUNTIAN WILDFLOWER MIX	SEED	PER MFR. SPECS	NO	PAWNEE BUTTES SEED
	SOD	6,404 SF	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD			PAWNEE BUTTES SEED

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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SOLACE APARTMENTS, FILING NO. 2, LOT 1

SITE DEVELOPMENT PLAN

LANDSCAPE PLAN 1

PROJECT NO. 196140002

SHEET L-702

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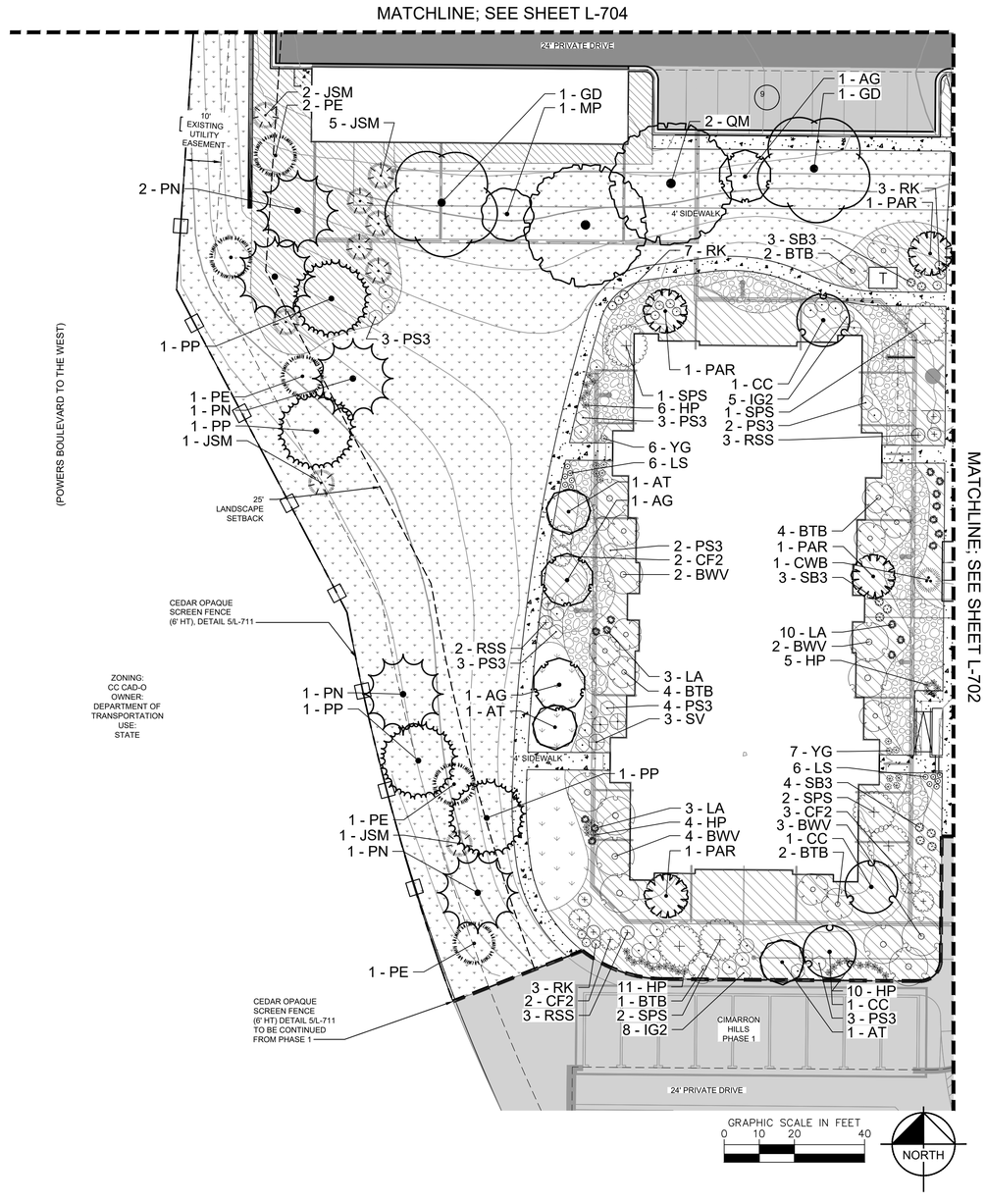

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL	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	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)	B & B	1.5" CAL MIN	40'-50'	50'-60'	XERIC
	GS	11	GLEDITSIA 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 / 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 PUNGENS 'BABY BLUEEYES' / BABY BLUE EYES SPRUCE	B & B	6' HGT.	10'-15'	20'-30'	NONX

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/WTR USE	SPACING	WIDTH	HEIGHT	CODE REQ.
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	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'	
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	SV	31	SYRINGA VULGARIS 'WEDGWOOD BLUE' / WEDGWOOD BLUE LILAC	5 GAL.	SEE PLAN	6'-8'	6'-8'	
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	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"	
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	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"	

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	COBL A	66,792 SF	ROCK MULCH / 1 1/2"-3" RIVER ROCK	ROCK MULCH	4" DEPTH	YES	PIONEER SAND
	COBL B	5,875 SF	3-6" 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
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	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

NO.	REVISION	BY	DATE	APPR.

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.

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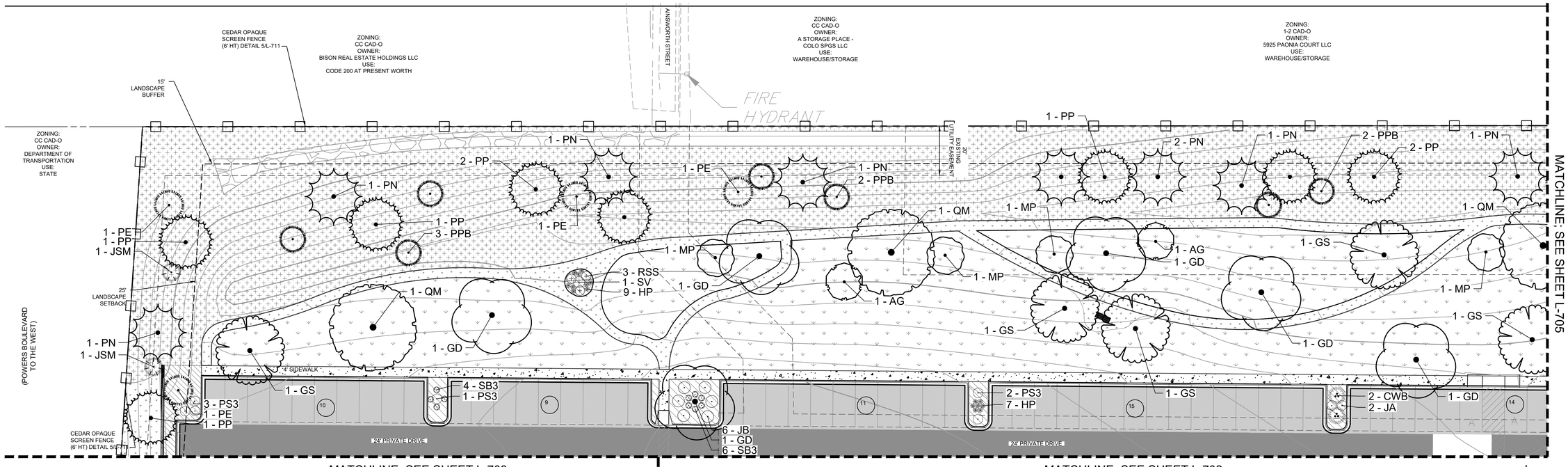

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL	WIDTH	HEIGHT
DECIDUOUS TREES							
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	GD	18	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)	B & B	1.5" CAL MIN	40'-50'	50'-60'
	GS	11	GLEDITSIA TRIACANTHOS 'IMPCOLE' / IMPERIAL SEEDLESS HONEY LOCUST	B & B	1.5" CAL MIN	30'-40'	30'-40'
	MP	8	MALUS 'PRARIFIRE' / PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'
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	PE	10	PINUS EDULIS / PINON PINE	B & B	6' HGT.	10'-20'	20'-30'
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Know what's **below.** **Call** before you dig.

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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 3

PROJECT NO. 196140002

SHEET L-704

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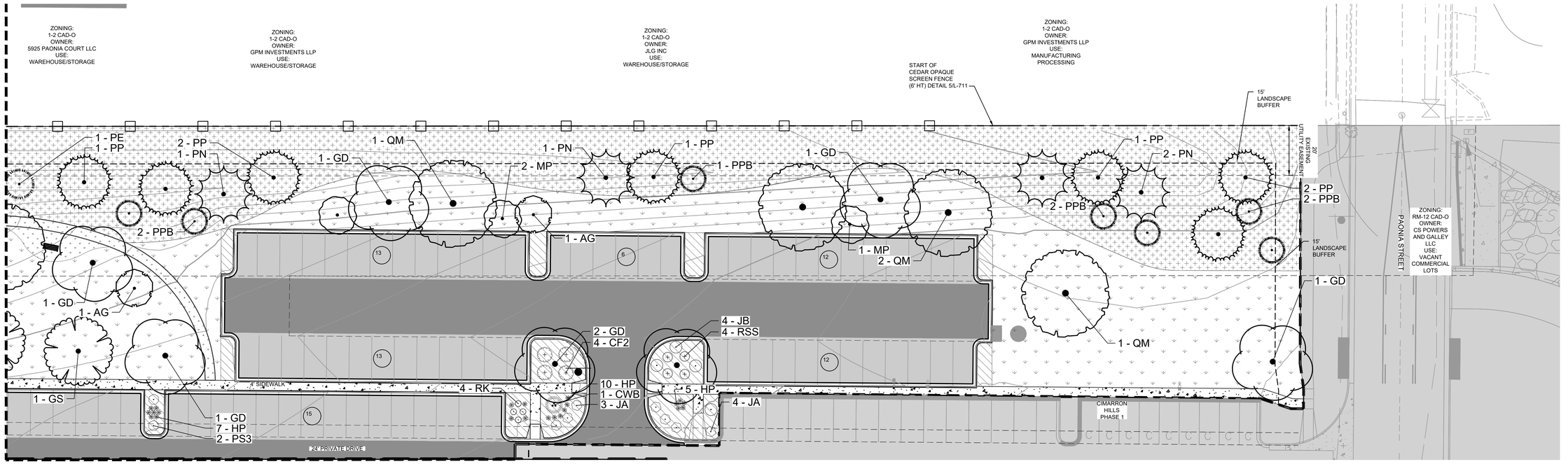

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

PLANT SCHEDULE

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NO.	REVISION	BY	DATE	APPR.

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 4

PROJECT NO.
196140002

SHEET
L-705

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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 BALLS 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 SHREDDED 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 LOOSENED 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.

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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 NOTES

PROJECT NO.
196140002

SHEET
L-706

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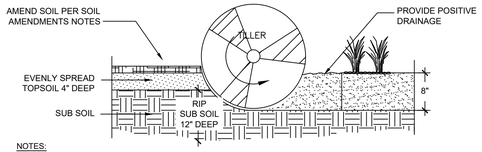
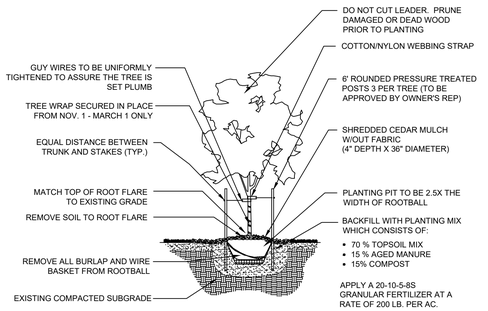


NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING
3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.
6. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 1 FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL.

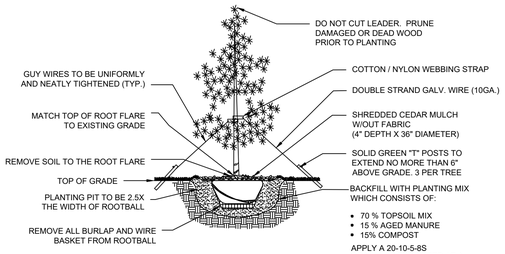
1 L-710 SOIL PREP

NTS 196-140-002-01



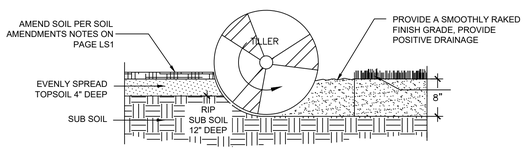
2 L-710 DECIDUOUS TREE PLANTING

NTS 196-140-002-02



3 L-710 EVERGREEN TREE PLANTING

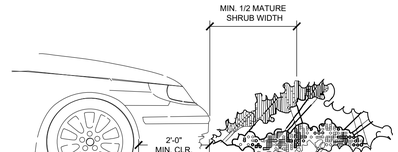
NTS 196-140-002-03



NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING
3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.

4 L-710 SOIL PREPARATION - SOD AREAS

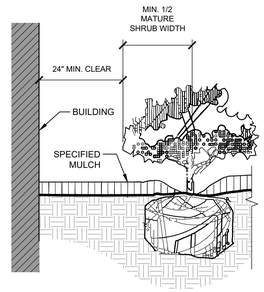
NTS 196-140-002-04



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 L-710 PARKING SPACE/CURB PLANTING

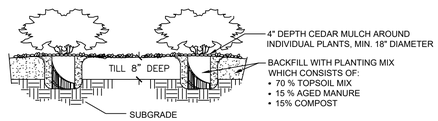
SECTION NTS



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 L-710 PLANTINGS ADJACENT TO BUILDINGS

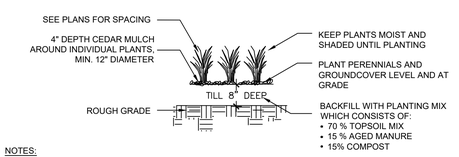
NTS 196-140-002-07



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 L-710 SHRUB PLANTING

NTS 196-140-002-46



NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
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.

8 L-710 GRASS AND PERENNIAL PLANTING

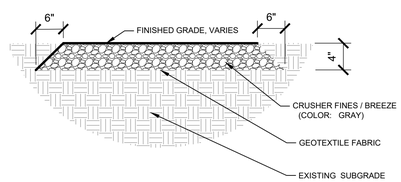
NTS 196-140-002-47

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	*Andropogon gerardii*	Warm, sod	20	4.4	2.2	1.1
Grama, blue	*Bouteloua gracilis*	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass[2]	*Nassella viridula*	Cool, bunch	10	2	1	0.5
Wheatgrass, western[2]	*Pascopyrum smithii*	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	10	2	1	0.5
Switchgrass[2]	*Panicum virgatum*	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	*Calimovilfa longifolia*	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass[2]	*Sorghastrum nutans*	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	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Buffalograss	*Buchloe dactyloides*	Warm, sod	25	9.6	4.8	2.4
Grama, blue	*Bouteloua gracilis*	Warm, bunch	20	10.8	5.4	2.7
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	*Nassella viridula*	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	*Pascopyrum smithii*	Cool, sod	20	12	6	3
Dropseed, sand	*Sporobolus cryptandrus*	Warm, bunch	1	0.8	0.4	0.2
			Seed rate (lbs PLS/acre)	42	21	10.3



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.

9 BREEZE / CRUSHER FINES TRAIL

NTS

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Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
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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 DETAILS

PROJECT NO. 196140002

SHEET L-707

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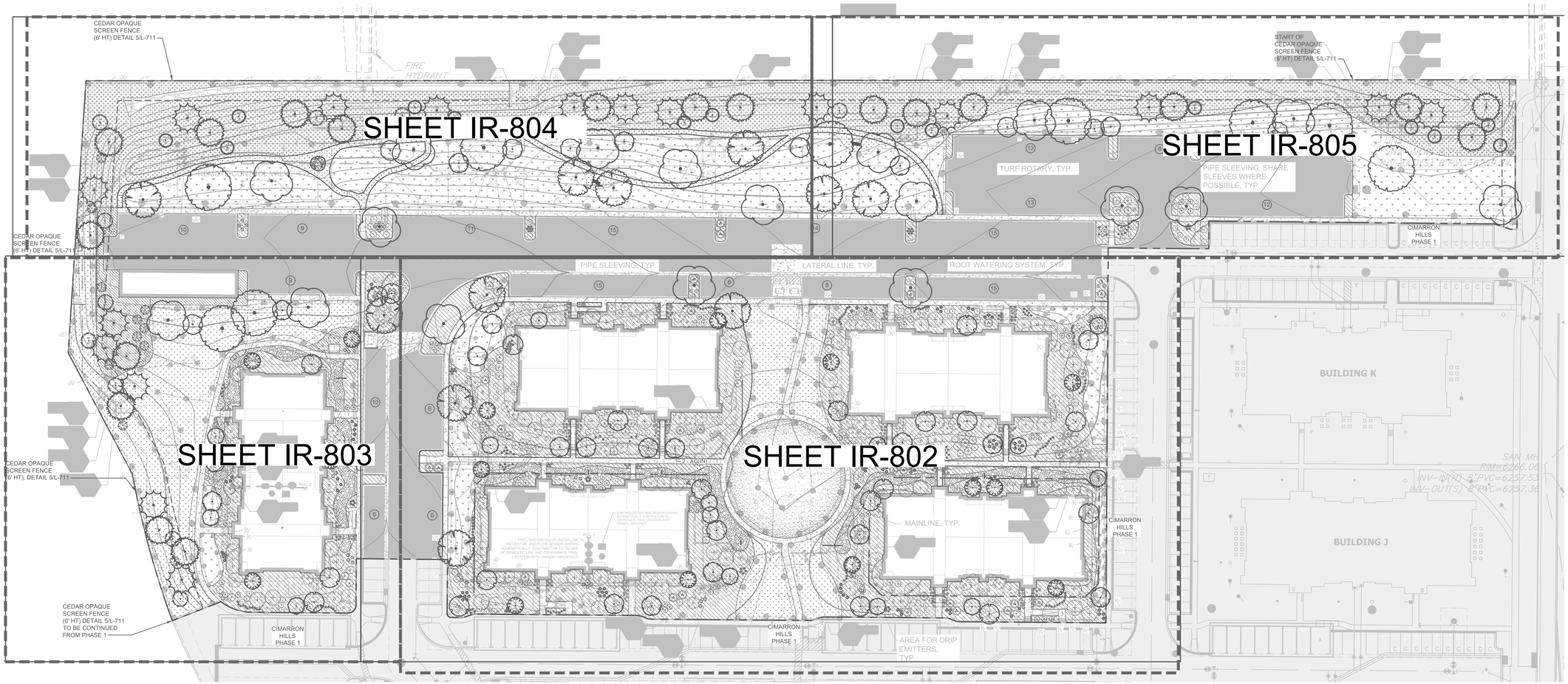
OVERALL IRRIGATION SHEET



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

PROJECT NO.
196140002

SHEET
IR-801

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MATCHLINE; SEE SHEET IR-804

MATCHLINE; SEE SHEET IR-802

PIPE SLEEVING, TYP.

LATERAL LINE, TYP.

ROOT WATERING SYSTEM, TYP.

23.7 | 34 | 1"

2 - AG(IN)

27 | 1½" | 34.4

37 | 1½" | 27.9

19.9 | 35 | 1½"

14 | 36 | 1½"

MAINLINE, TYP.

33 | 1" | 15.7

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

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

POC-1 | BF2 | MV2 | FS | C2 | RS

15 | 30 | 1½"

28.2 | 28 | 1½"

0.78 | 29 | 1½"

24.4 | 31 | 1"

32 | 1" | 18.3

AREA FOR DRIP EMITTERS, TYP.

CIMARRON HILLS PHASE 1

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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

PROJECT NO.
196140002

SHEET
IR-802

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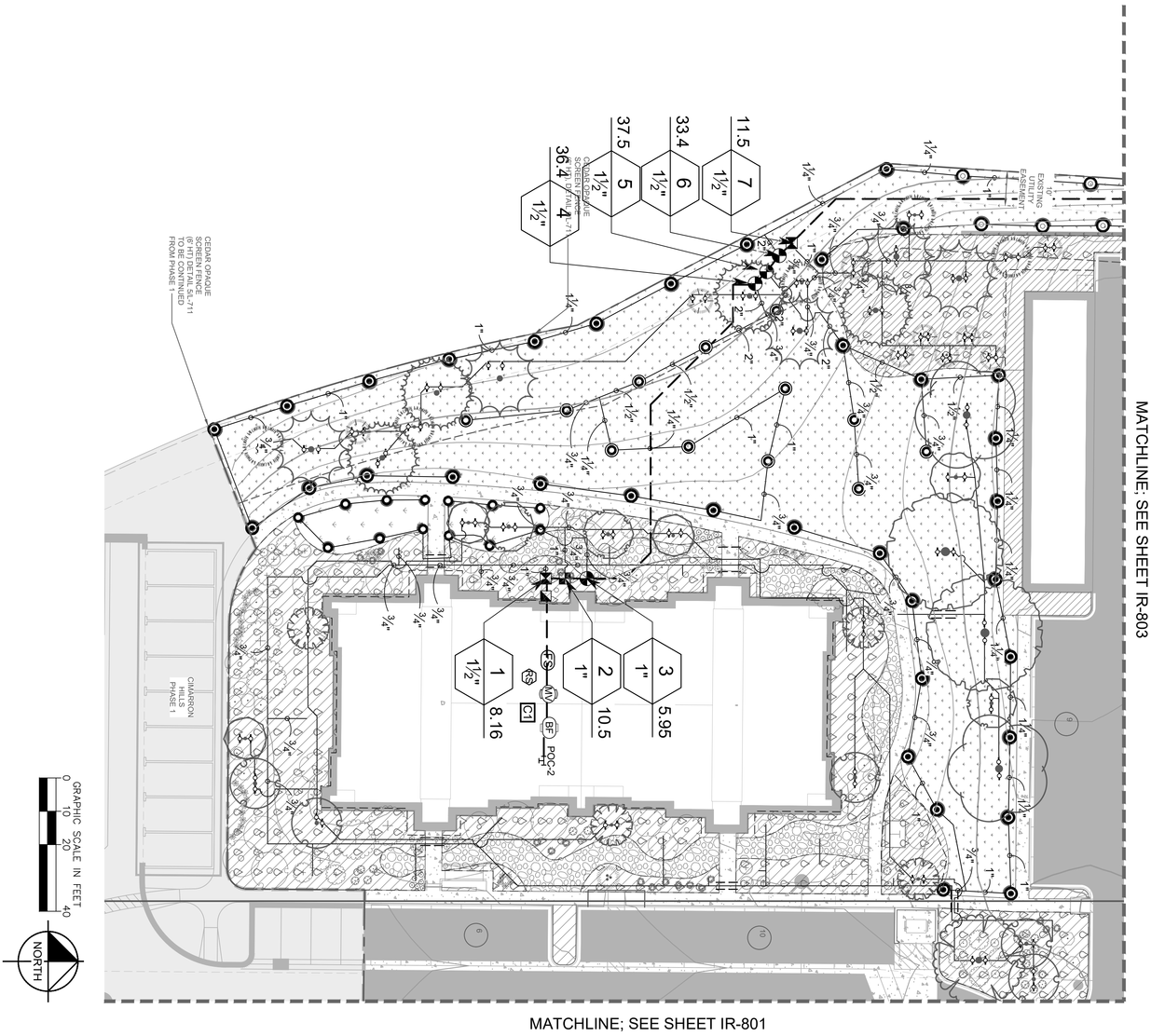
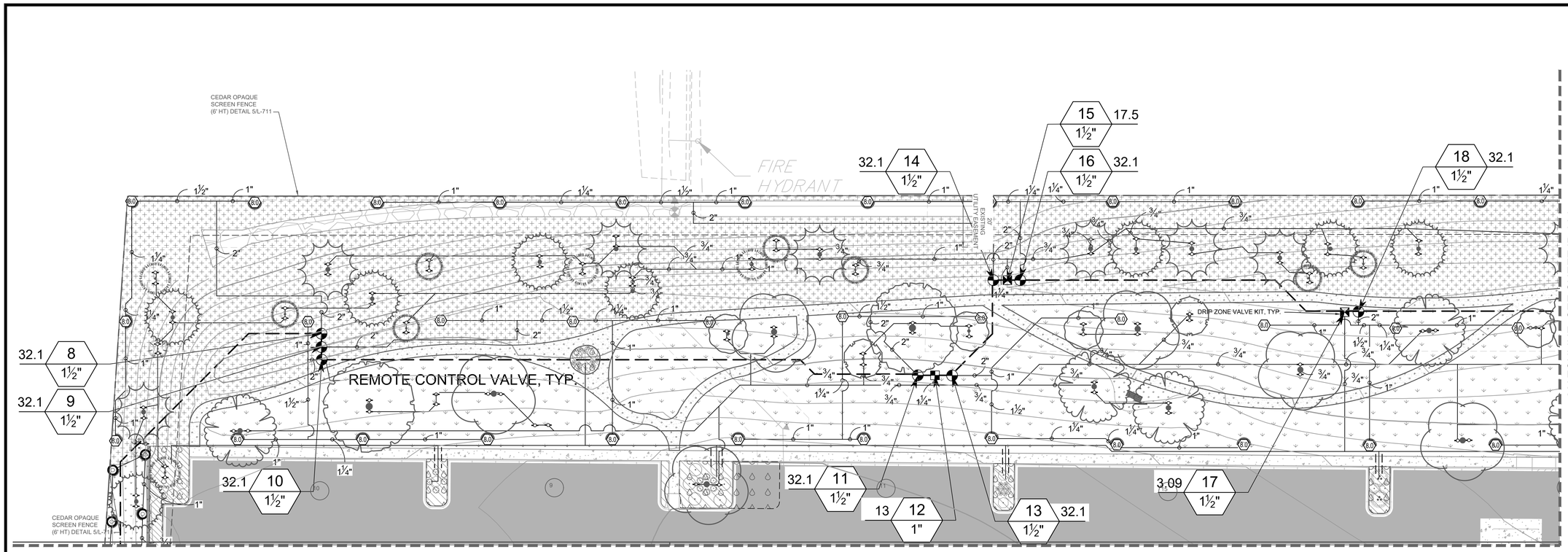


Know what's below. Call before you dig.

PROJECT NO. 196140002		SOLACE APARTMENTS, FILING NO. 2, LOT 1 SITE DEVELOPMENT PLAN IRRIGATION	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.
SHEET IR-803							



GRAPHIC SCALE IN FEET
0 10 20 40

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SITE DEVELOPMENT PLAN
IRRIGATION

PROJECT NO.
196140002

SHEET
IR-804

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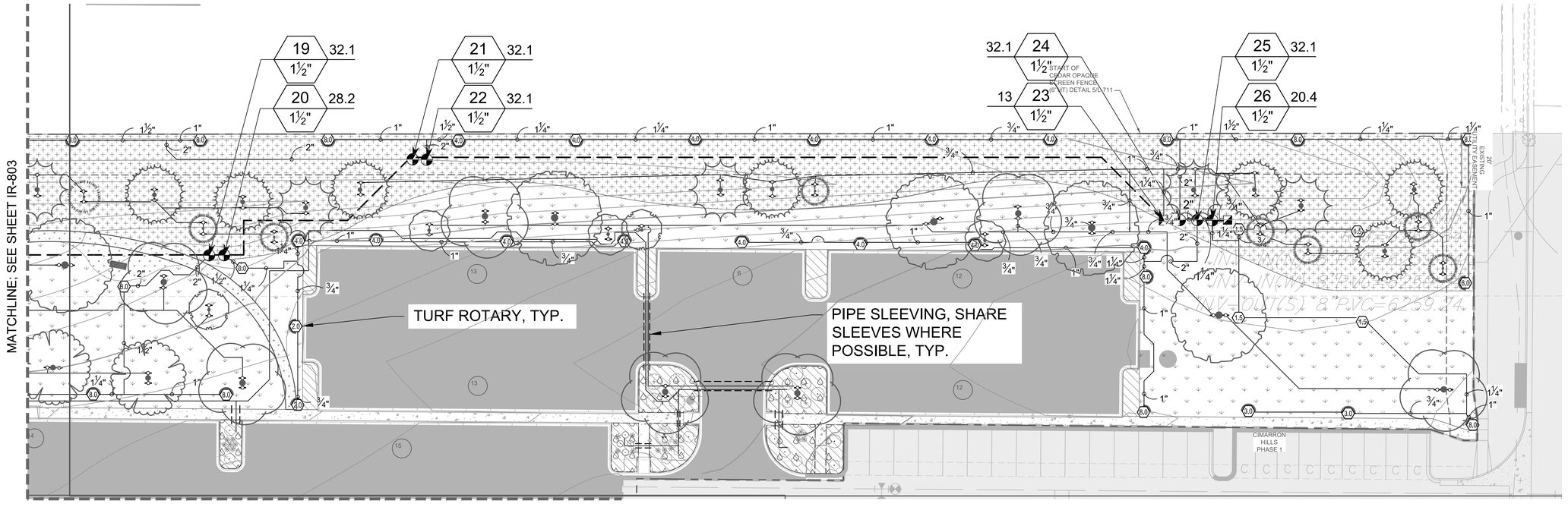

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IRRIGATION

PROJECT NO.
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SHEET
IR-805

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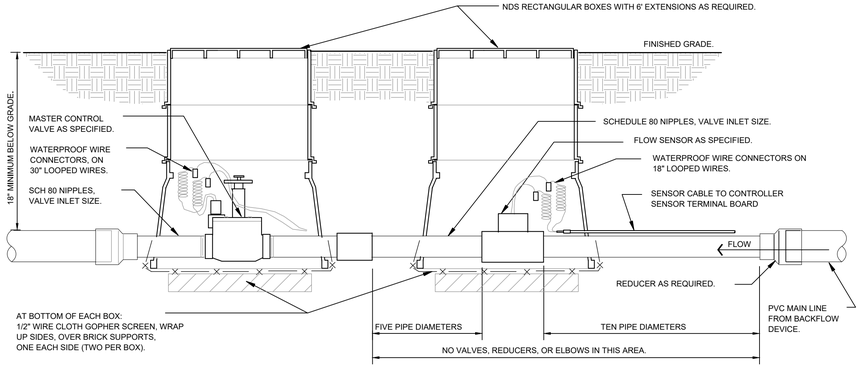
GENERAL IRRIGATION SPECIFICATIONS AND NOTES

1. 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.

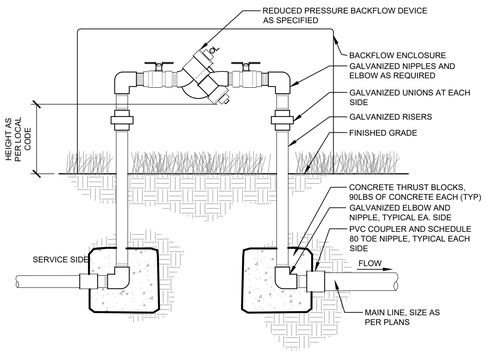
12. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
13. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER 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 OWNER'S 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 $\frac{1}{2}$" 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.



1 L-806 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
SECTION — NTS



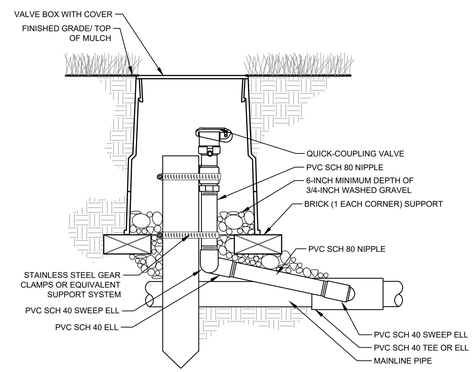
2 L-806 BACKFLOW PREVENTER
SECTION — NTS

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	AREA FOR DRIP EMITTERS	8.16		37.9	54.1	0.29 in/h
2	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	10.5		48.4	64.6	0.97 in/h
3	RAIN BIRD PEB	1"	TURF ROTARY	5.95		49.3	65.5	0.57 in/h
4	RAIN BIRD PEB	1-1/2"	TURF ROTARY	36.4		53.7	71.4	0.41 in/h
5	RAIN BIRD PEB	1-1/2"	TURF ROTARY	37.55		58.1	76	0.46 in/h
6	RAIN BIRD PEB	1-1/2"	TURF ROTARY	33.42		56.0	73.6	0.4 in/h
7	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	BUBBLER	11.5		32.7	49.1	1.02 in/h
8	RAIN BIRD PEB	1-1/2"	TURF ROTOR	32.12		51.8	71.4	1.11 in/h
9	RAIN BIRD PEB	1-1/2"	TURF ROTOR	32.12		50.9	70.5	0.4 in/h
10	RAIN BIRD PEB	1-1/2"	TURF ROTOR	32.12		50.5	70.1	0.58 in/h
11	RAIN BIRD PEB	1-1/2"	TURF ROTOR	32.12		50.7	72.3	0.49 in/h
12	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	13		53.3	70.6	0.95 in/h
13	RAIN BIRD PEB	1-1/2"	TURF ROTOR	32.12		51.0	72.8	0.57 in/h
14	RAIN BIRD PEB	1-1/2"	TURF ROTOR	32.12		52.1	74.2	0.7 in/h
15	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	BUBBLER	17.5		42.9	61.2	0.96 in/h
16	RAIN BIRD PEB	1-1/2"	TURF ROTOR	32.12		50.4	72.6	0.69 in/h
17	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	AREA FOR DRIP EMITTERS	3.09		31.6	47.9	0.37 in/h
18	RAIN BIRD PEB	1-1/2"	TURF ROTOR	32.12		49.8	73.2	0.41 in/h
19	RAIN BIRD PEB	1-1/2"	TURF ROTOR	32.12		50.8	75.5	0.64 in/h
20	RAIN BIRD PEB	1-1/2"	TURF ROTOR	28.21		52.4	75.3	0.44 in/h
21	RAIN BIRD PEB	1-1/2"	TURF ROTOR	32.12		51.8	77.3	0.69 in/h
22	RAIN BIRD PEB	1-1/2"	TURF ROTOR	32.09		54.2	79.8	0.47 in/h
23	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	BUBBLER	13		34.9	53.5	0.95 in/h
24	RAIN BIRD PEB	1-1/2"	TURF ROTOR	32.12		51.8	80.0	0.91 in/h
25	RAIN BIRD PEB	1-1/2"	TURF ROTOR	32.1		53.0	81.2	0.63 in/h
26	RAIN BIRD PEB	1-1/2"	TURF ROTOR	20.37		53.7	75.4	0.39 in/h
27	RAIN BIRD PEB	1-1/2"	TURF ROTARY	34.35		54.5	78.0	0.69 in/h
28	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	AREA FOR DRIP EMITTERS	28.21		52.8	70.8	0.38 in/h
29	RAIN BIRD PEB	1-1/2"	AREA FOR DRIP EMITTERS	0.78		33.9	50.1	0.15 in/h
30	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	BUBBLER	15		42.6	59.6	0.96 in/h
31	RAIN BIRD PEB	1"	TURF ROTARY	24.36		52.4	71.7	0.4 in/h
32	RAIN BIRD PEB	1"	TURF ROTARY	18.34		52.7	71.2	0.45 in/h
33	RAIN BIRD PEB	1"	TURF ROTARY	15.65		54.3	72.4	0.32 in/h
34	RAIN BIRD PEB	1"	TURF ROTARY	23.68		56.1	78.2	0.47 in/h
35	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	AREA FOR DRIP EMITTERS	19.88		53.2	76.8	0.33 in/h
36	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	BUBBLER	14		41.4	61.5	0.98 in/h
37	RAIN BIRD PEB	1-1/2"	TURF ROTARY	27.92		52.9	82.9	0.9 in/h
	Common Wire				2,405			

CRITICAL ANALYSIS

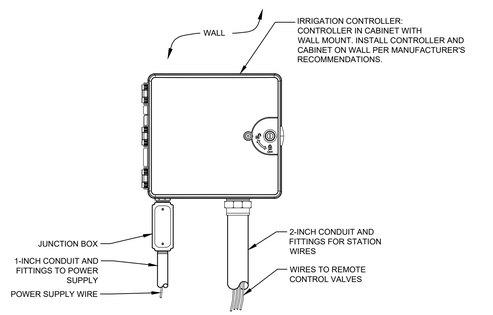
Generated:	2025-11-07 10:27
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	1 1/2"
Flow Available	40.32 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	90 PSI
Pressure Available:	90 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	34.35 GPM
Flow Available at POC:	40.32 GPM
Residual Flow Available:	5.97 GPM
Critical Station:	33
Design Pressure:	45 PSI
Friction Loss:	3.82 PSI
Fittings Loss:	0.38 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.66 PSI
Pressure Req. at Critical Station:	52.9 PSI
Loss for Fittings:	1.29 PSI
Loss for Main Line:	12.9 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.2 PSI
Loss for Master Valve:	3.66 PSI
Critical Station Pressure at POC:	82.9 PSI
Pressure Available:	90 PSI
Residual Pressure Available:	7.13 PSI
P.O.C. NUMBER: 02	
Water Source Information:	
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:	25
Design Pressure:	45 PSI
Friction Loss:	4.04 PSI
Fittings Loss:	0.4 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.58 PSI
Pressure Req. at Critical Station:	53.0 PSI
Loss for Fittings:	1.13 PSI
Loss for Main Line:	11.3 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



NOTE:

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

3 L-806 TYPICAL QUICK COUPLER
SECTION — NTS



NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

4 L-806 IRRIGATION CONTROLLER - WALL MOUNT
ELEVATION — NTS

THE CITY OF COLORADO SPRINGS HAS ADOPTED PERMANENT WATER-WISE REGULATIONS AT THE START OF 2020 WHICH WILL AFFECT THE OVERALL OPERATION OF THE IRRIGATION SYSTEM:

- WATERING IS LIMITED TO THREE DAYS A WEEK (DRIP IRRIGATION IS ALLOWED AT ANY TIME).
- ESTABLISHMENT PERMITS ARE REQUIRED FROM COLORADO SPRINGS UTILITIES FOR CUSTOMERS WHO NEED TO TEMPORARILY WATER MORE THAN THREE DAYS A WEEK TO ESTABLISH NEW LANDSCAPES.
- FROM MAY 1 TO OCTOBER 15, SPRINKLERS CAN BE OPERATED BEFORE 10 A.M. AND AFTER 6 P.M. SPRINKLERS CAN BE OPERATED AT ANY TIME OF DAY BEFORE MAY 1 AND AFTER OCTOBER 15.
- ALLOCATION PLANS ARE AVAILABLE FOR CUSTOMERS WHO NEED MORE WATERING SCHEDULE FLEXIBILITY FROM COLORADO SPRINGS UTILITIES.

NOTE: THE WATERING SCHEDULE PROVIDED IS CONCEPTUAL; IT IS DISPLAYED TO SHOW COMPLIANCE WITH THE CITY OF COLORADO SPRINGS WATER-WISE ORDINANCE. CONTRACTOR SHALL VERIFY AND SET A COMPLIANT WATERING SCHEDULE WITH THE PROPERTY OWNER AND/OR THEIR ASSIGNS.

Know what's below. Call before you dig.

NO.	REVISION	BY	DATE	APPR

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
IRRIGATION NOTES

PROJECT NO. 196140002

SHEET IR-806

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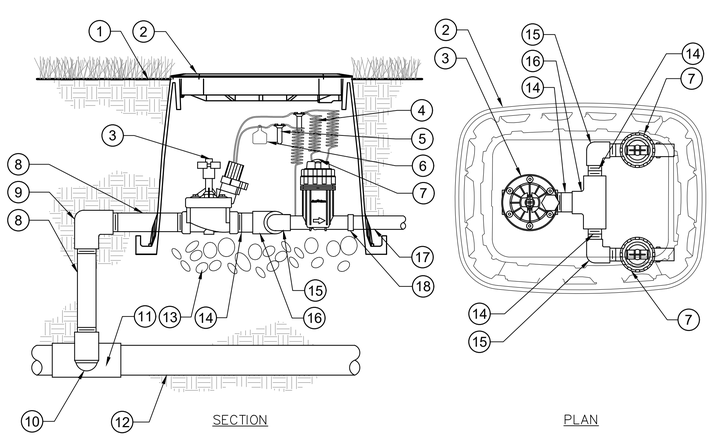
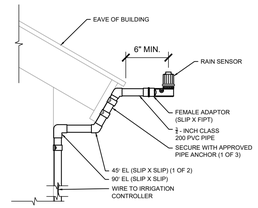
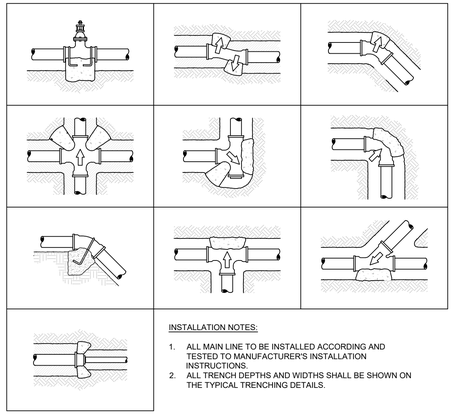


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH LOCKING COVER
3. REMOTE CONTROL VALVE
4. 30-INCH LINEAR LENGTH OF WIRE, COILED
5. WATERPROOF CONNECTION
6. ID TAG
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 ELL
16. PVC SCH 40 TEE
17. LATERAL PIPE
18. PVC SCH 40 FEMALE ADAPTOR

1 DRIP ZONE VALVE KIT
L-806 SECTION / PLAN — NTS



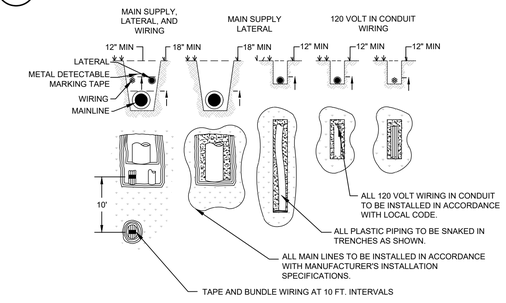
6 RAIN SENSOR - BUILDING MOUNT
L-806 SECTION — NTS



INSTALLATION NOTES:

1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

7 TYPICAL THRUST BLOCK
L-806 SECTION — NTS



IRRIGATION SCHEDULE

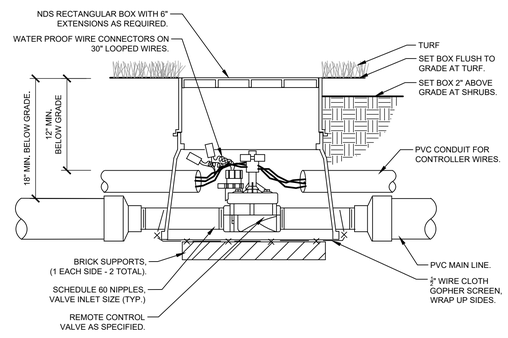
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14 ADJ 14 F	RAIN BIRD R-VAN14 1806-SAM-P45 TURF ROTARY, 8'-14' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	74	45
18 ADJ 18 F	RAIN BIRD R-VAN18 1806-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
24 ADJ 24 F	RAIN BIRD R-VAN24 1806-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
1401 1402	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
1.5	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'
2.0	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'
3.0	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'
4.0	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'
8.0	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'

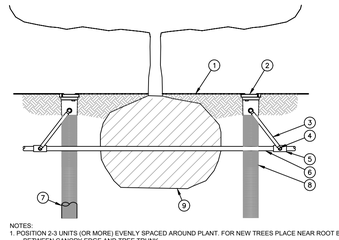
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	2
	RAIN BIRD XCZ-150-PRB-COM HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2" PESB VALVE WITH TWO 1" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-40GPM.	9
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-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. Emitter Notes: 05PC emitters (2 assigned to each 1 gal. plant)	63,094 SF 1,066
	10PC emitters (2 assigned to each 5 gal. plant)	1,638

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	26
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	4
MV	RAIN BIRD PESB 1-1/2" 1", 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
MV2	RAIN BIRD PESB 1-1/2" 1", 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
BF	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1
BF2	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C1	RAIN BIRD ESP12LXMEF-LXMMSS WITH (03) ESPLXMSM12 48 STATION COMMERCIAL CONTROLLER. STAINLESS STEEL METAL CABINET. FLOW SENSING	1
C2	RAIN BIRD ESP12LXMEF-LXMMSS WITH (03) ESPLXMSM12 48 STATION COMMERCIAL CONTROLLER. STAINLESS STEEL METAL CABINET. FLOW SENSING	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	2
FS	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. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM[P]	LXD	LXME2[P]	ME3. OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	2
POC-1	POINT OF CONNECTION 1 1/2"	1
POC-2	POINT OF CONNECTION 1 1/2"	1
	IRRIGATION LATERAL LINE: CPVC SCHEDULE 40	18,835 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,405 LF
	PIPE SLEEVE: PVC SCHEDULE 40	333.3 LF

Valve Callout
Valve Number
Valve Flow
Valve Size



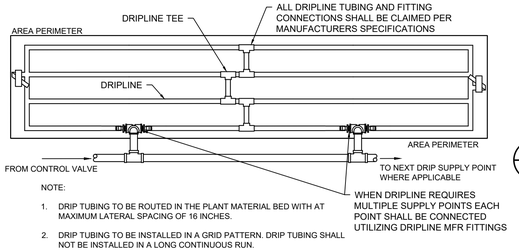
2 REMOTE CONTROL VALVE
L-806 SECTION — NTS



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS
3. SWING ASSEMBLY (INCLUDED)
4. 1/2" (1,3 CM) MALE NPT INLET (INCLUDED)
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8. 4" (10,2 CM) WIDE X 36" (91,4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS-B-C-1401: 0.25 GPM (0,95 L/M), CHECK VALVE
   RWS-B-1401: 0.25 GPM (0,95 L/M)
   RWS-B-X-1401: 0.25 GPM (0,95 L/M), 18" (45,7 CM) SWING ASSEMBLY
   RWS-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE
   RWS-B-1402: 0.5 GPM (1,9 L/M)
   RWS-B-C-1404: 1.0 GPM (3,8 L/M), CHECK VALVE
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

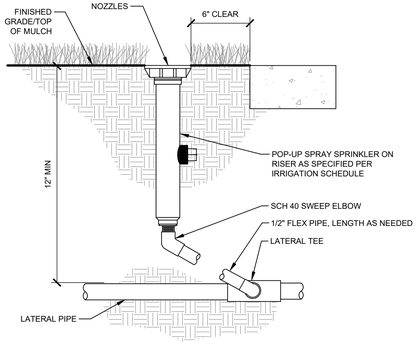
3 ROOT WATERING SYSTEM
L-806 — NTS
196-140-002-24



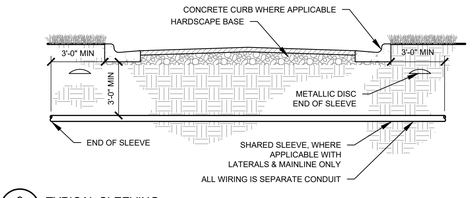
NOTE:

1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS.

5 TYPICAL DRIPLINE
L-806 PLAN — NTS



4 TYPICAL SPRAY / ROTAR HEAD
L-806 SECTION — NTS



8 TYPICAL TRENCHING
L-806 SECTION — NTS

9 TYPICAL SLEEVING
L-806 SECTION — NTS

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

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

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

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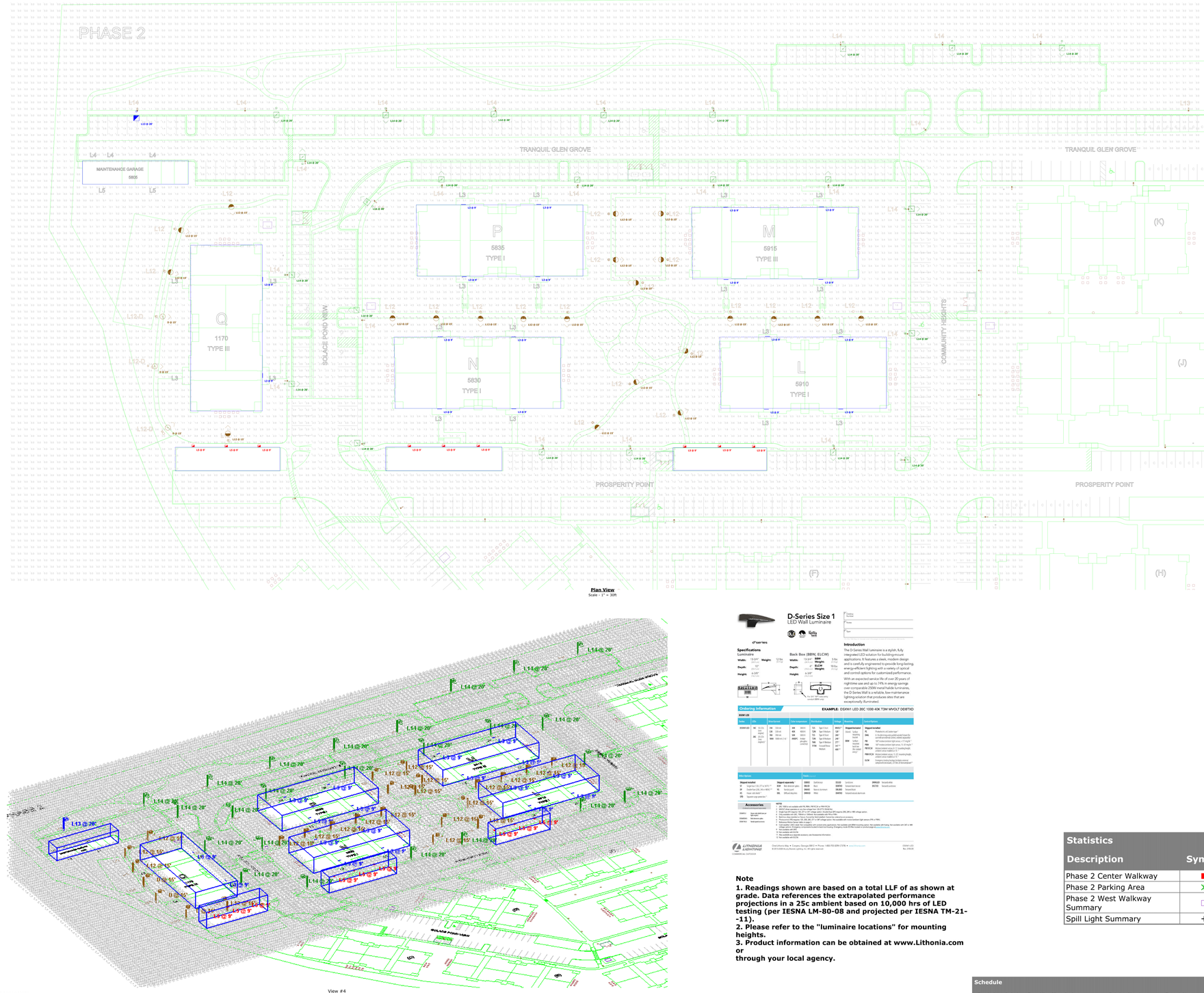

Plan View
Scale - 1" = 30ft

View #4

Radean Post Top
LED Area Luminaire

Introduction

The architecturally-inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

Specifications

EPA: (0.5 C 90° mtd) 1.0 ft² (0.09 m²)
Length: 41 inch (104 cm)
Width: 24" (61 cm)
RT Luminaire Weight: 85 lbs (39 kg)
HS Luminaire Weight: 86 lbs (39 kg)
Weight: 77 (34kg)

Ordering Information EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

SAMPLE#	Drive	Performance Package	Color temperature	Distribution	Voltage	Mounting	Control options
RADPT LED	P1 1,000 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 5,000 Lumens	27K 2700 30K 3000 35K 3500 40K 4000 50K 5000	SYM Symmetric (opt.) ASY Asymmetric (opt.) R2W R2Wide (opt.)	SPA Square pole RPA Round pole PT4 Post top 4"	MVOLT 277 120 347 208 480	PIR1* Fully dimming 1% sensor/photocell PIRH1* Fully dimming 1% sensor/photocell PIR1FC3V* Fully dimming 1% sensor/photocell	

Ordering Options	Other Options	Finish (required)
Shipped included PT Pole Top Tenon Adapter* WG Wire Guard (Standard 120V & 277V)* PE Photocell** RB Radius Bracket*	**Shipped installed** SF Single Fuse DF Double Fuse RBA Radius Adapter*	**Shipped separately** BSW Bird Deterrent Spikes SPA Square Pole Adapter* RPA Round Pole Adapter* VG Vandal Guard*	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DMGXD Metallic Gray

RADEAN Bollard
LED Site Luminaire

Introduction

The Radean LED Bollard is an award-winning, architectural, long-life bollard, designed to perform like may a bollard should.

The Radean LED Bollards rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Specifications

Diameter: 6" x 6.25" (15.2 x 15.9 cm)
Height: 31" - 41.5" Standard (78.8 cm - 105.4 cm)
Weight (max): 41 lbs (18.6 kg)

Ordering Information EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCONIATXD DBLXD

SAMPLE#	Drive	Performance Package	Color temperature	Distribution	Voltage	Control options	Shipped Accessories
RADB LED	P1 1,000 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 5,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	ASY Asymmetric* SYM Symmetric	MVOLT 277 120 347 208 480 240	Shipped installed PE Photocell, dusk to dawn** DMG 0-10V dimming wires pulled outside fixture for external control (not connected) BTS Bluetooth Time Based Sensor (BTS) with integrated light sensor, PIR or TIMS Shipped separately BSW Bird spikes WG Wire guard	Shipped installed DBLXD Black DDBXD Dark Bronze DNAXD Natural Aluminum DWHXD White DMGXD Metallic Gray Shipped separately SPA Square pole adapter RPA Round pole adapter VG Vandal guard

D-Series Size 1
LED Area Luminaire

Capable Luminaire

- Contains Acuity Nimbus™ hardware, which has been designed and tested to provide consistent color appearance and system-level interoperability.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is part of an A+ Certified solution for ROAM® or nLight® Wireless control networks, providing out-of-the-box control compatibility. Sold separately: Link to Acuity Controls DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or nLight® Wireless control networks, providing out-of-the-box control compatibility. Sold separately: Link to Acuity Controls DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or nLight® Wireless control networks, providing out-of-the-box control compatibility. Sold separately: Link to Acuity Controls DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.

To learn more about A+, visit Link to Acuity Controls DTL DLL.

1. Use ordering tree for details.
2. A+ Certified Solutions for ROAM® require the order of one NOMM node per luminaire. Sold Separately: Link to Acuity Controls DTL DLL

Ordering Information EXAMPLE: DSXF1 LED P7 40K T3M MVOLT SPA DDBXD

SAMPLE#	Size	Array	Drive	Performance Package	Color temperature	Distribution	Voltage	Mounting
DSXF1 LED	Format optics P1 P4 P7 P2 P5 P8 Rotated optics P3 P6 P9	1 1 module 2 2 modules 3 3 modules 4 4 modules	350 350mA 530 530mA 700 700mA 1000 1000mA	P4 Standard P7 High P10 Ultra High	30K 3000K 40K 4000K 50K 5000K	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium T5W Type V Wide BLC Backlight control*	MVOLT Multivolt 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V

Mounting Options	Other Options	Finish (required)
Shipped included PIR Motion/ambient sensor, 9'-15' mounting height, ambient sensor enabled at 5fc*** PIRH Motion/ambient sensor, 15'-40' mounting height, ambient sensor enabled at 5fc*** PIR1FC3V Motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 1fc*** PIRH1FC3V Motion/ambient sensor, 15'-40' mounting height, ambient sensor enabled at 1fc*** ELCW Emergency battery backup, includes external components for 0°C to 40°C operation	**Shipped included** BCE Factory applied conformal coating for added protection in coastal environments SF Single fuse (120V, 277V) DF Double fuse (208V, 240V, 347V, 480V) HA 50°C ambient operation SPD20KV 20kV surge protection device **Shipped separately** BSW Bird deterrent spikes VG Vandal guard	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DSSTXD Sandstone DMGXD Metallic Gray DBLBXD Black Textured DNATXD Natural Aluminum Textured DWHGXD Textured White

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GALLEY AND POWERS RD.
at Cimarron Hills
COLORADO SPRINGS, CO 80915

PHASE 2

MAINTENANCE GARAGE

FOR PERMIT

SUBMITTAL DATE:
02/02/2023 PERMIT SUBMISSION

REVISION DATE:

Job Number: 0850.0004

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TODD J DOUGLAS
00406117
PROFESSIONAL ARCHITECT

EXPIRES: 10/31/2023

Sheet Title:
SITE STUDY PHOTOMETRIC

Sheet Number:
A0.04

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PRINTED ON:

D-Series Size 1
LED Wall Luminaire

Specifications

Luminaire: Width 5.5" (14 cm), Depth 10" (25.4 cm), Height 9.25" (23.5 cm), Weight 12 lbs (5.4 kg)
Back Box (BBW, ELCW): Width 5.5" (14 cm), Depth 4" (10.2 cm), Height 9.55" (24.3 cm), Weight: SBW 3 lbs (1.4 kg), ELCW 10 lbs (4.5 kg)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

SAMPLE#	Size	Array	Drive	Performance Package	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs 20C 20 LEDs 30C 30 LEDs 40C 40 LEDs	Note: 40C array only available with 1000mA (1A)	350 350mA 530 530mA 700 700mA 1000 1000mA (1A)	1000 1000 lumens 1500 1500 lumens 2000 2000 lumens 3000 3000 lumens 4000 4000 lumens 5000 5000 lumens 6000 6000 lumens 7000 7000 lumens 8000 8000 lumens 9000 9000 lumens 10000 10000 lumens (1A)	30K 3000K 40K 4000K 50K 5000K	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium T5W Type V Wide	MVOLT 120-277V HVOLT 347-480V	Shipped included DBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White

Mounting Options	Other Options	Finish (required)
Shipped installed P Surface Mounting Plate* PE Photocell, Button Type** DS Dual Switching*** PIR Motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 1fc*** PIRH Motion/ambient sensor, 15'-40' mounting height, ambient sensor enabled at 1fc*** ELCW Emergency battery backup, includes external components for 0°C to 40°C operation	**Shipped installed** BCE Factory applied conformal coating for added protection in coastal environments SF Single fuse (120V, 277V) DF Double fuse (208V, 240V, 347V, 480V) HA 50°C ambient operation SPD20KV 20kV surge protection device **Shipped separately** BSW Bird deterrent spikes VG Vandal guard	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DSSTXD Sandstone DMGXD Metallic Gray DBLBXD Black Textured DNATXD Natural Aluminum Textured DWHGXD Textured White

Note
1. Readings shown are based on a total LLF of as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21--11).
2. Please refer to the "luminaire locations" for mounting heights.
3. Product information can be obtained at www.Lithonia.com or through your local agency.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Phase 2 Center Walkway	■	3.5 fc	9.3 fc	0.8 fc	11.6:1	4.4:1
Phase 2 Parking Area	✕	2.8 fc	7.1 fc	0.0 fc	N/A	N/A
Phase 2 West Walkway Summary	□	3.9 fc	14.6 fc	0.8 fc	18.3:1	4.9:1
Spill Light Summary	+	1.3 fc	14.6 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Total Lamp Lumens	Wattage	Distribution
	D	3	Lithonia Lighting	RADPT P1 40K PATH HS	RADEAN Post-Top with P1 4000K Pathway distribution with house-side shield	1	2380	0.91	2380	25.4134	TYPE IV, SHORT, BUG RATING: B1 - U2 - G2
	L3	18	Lithonia Lighting	FEM L48 3000LM LPAFL WD 80CRI 35K	FEM LED 48", 3,000 lumens, acrylic, low profile frosted lens, wide distribution, 80 CRI, 3500 K	1	2766	0.9	2766	18.05	DIRECT, SC-0=1.21, SC-90=1.84
	L5	9	Lithonia Lighting	WDGE2 LED P3 40K 80CRI VW	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	3213	0.95	3213	22.55	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G0
	L12	22	Lithonia Lighting	RADPT P4 40K SYM	RADEAN Post-Top with P4 4000K Symmetric distribution	1	11606	0.91	11606	85.6782	TYPE VS, BUG RATING: B3 - U2 - G2
	L13	1	Lithonia Lighting	DSX1 LED P2 40K T4M MVOLT HS G1	DSX1 LED P2 40K T4M MVOLT with houseside shield	1	6758	0.92	6758	70	TYPE III, SHORT, BUG RATING: B1 - U0 - G2
	L14	24	Lithonia Lighting	DSX1 LED P6 40K T2M MVOLT	DSX1 LED P6 40K T2M MVOLT	1	18997	0.92	18997	163	TYPE III, MEDIUM, BUG RATING: B3 - U0 - G3

DISCLAIMER

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This application design is not a professional engineering drawing, and the design, including reported data and calculated results, is provided for informational purposes only, without any warranty as to accuracy, completeness, safety or otherwise. The design is the result of calculations made using Visual® lighting application software, photometric/radiometric data measured in a laboratory, and certain computational and modeling assumptions.

Far-field photometric/radiometric data may have been used to perform one or more calculations. Photometric/radiometric data is typically collected under far-field measurement conditions; far-field data is not generally representative of near-field geometric conditions. When using far-field photometric/ radiometric data, the Visual software applies certain generalizing assumptions to approximate near-field performance. These approximations may result in significant inaccuracies in individual calculated luminous and/or radiant power quantities in areas where a source is in close proximity to a particular surface or point.

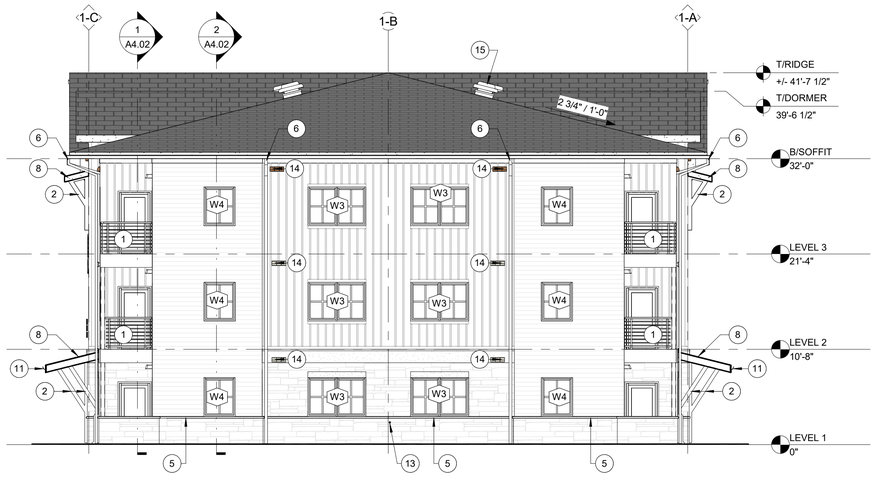
The modeling of radiant flux exchange used in the Visual software requires a uniform exitance across each reflecting surface. The Visual software approximates the uniform surface exitance condition by adaptively subdividing surfaces with non-uniform exitances into subsurfaces with sufficiently uniform exitance gradients. Practical restrictions, due to computer hardware limitations, may prevent the subdivision procedure from subdividing surfaces with high exitance gradients into subsurfaces with sufficiently uniform exitance gradients, introducing potential discretization error into calculated values.

Calculations performed by the Visual software assume that all reflected flux is reflected in a perfectly diffuse (Lambertian) and spectrally uniform manner across the spectral range being analyzed. If actual reflectance characteristics differ from these assumptions, observed luminous and/or radiant power quantities may differ from predicted quantities.

As a result of the computational limitations and simplifying modeling assumptions described above, and/or variations in actual product performance from tested product samples, the accuracy of calculated output values identifying expected radiometric quantities and any resulting derived radiation dose calculations may be adversely affected.

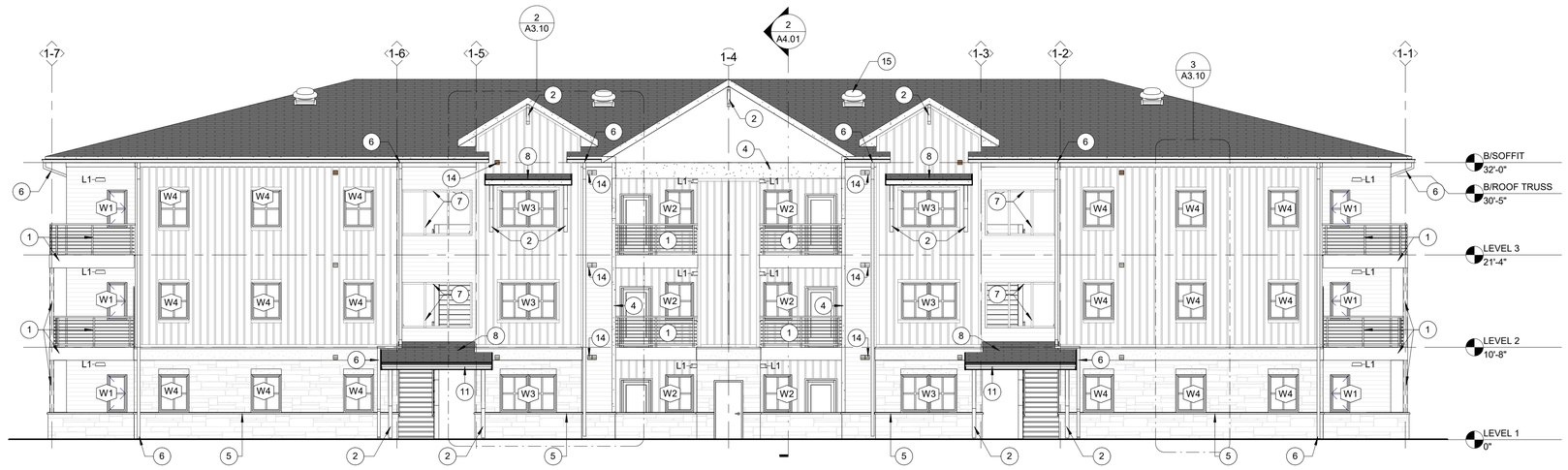
In addition, the accuracy of the application design may be adversely affected if information about the physical space provided to Acuity Brands Lighting is incomplete, inaccurate, outdated or not in the required format (including but not limited to floor plans, space layout, reflected ceiling plans, physical structures, electrical design or specifications), if incorrect assumptions are made because of such deficiencies in the information provided, or if typical assumptions made about the depicted physical space are not appropriate for the space. Furthermore, actual field performance may differ from performance calculated using laboratory measurements as the result of miscalculations related to deficiencies in the information provided about the physical space, degradation factors in the end- user environment (including, but not limited to, voltage variation and dirt accumulation), or other possible variations in field conditions. Finally, lamp lumen depreciation and/or depreciation in lamp radiant intensity may result in performance over time that differs from performance calculated using a new lamp. Light loss factors may have been used in the application design to estimate such depreciation, but flaws in these estimates may also result in performance over time that differs from calculated performance.

It is the obligation of the end-user to consult with appropriately qualified Professional Engineer(s) to determine whether this application design meets the applicable requirements for performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this application design.



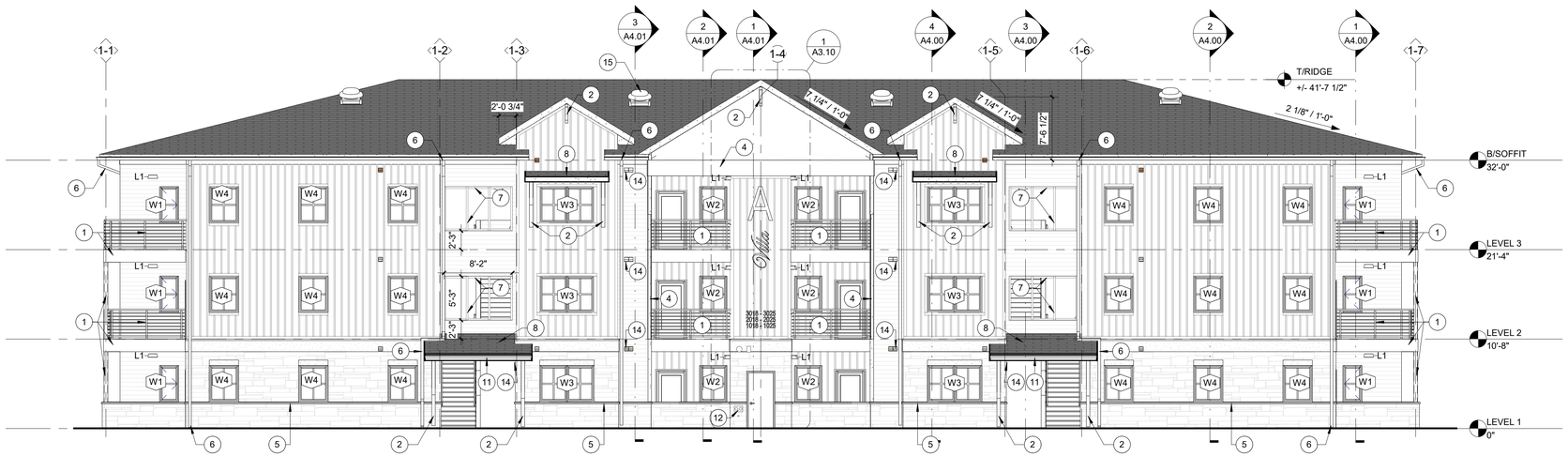
3 BUILDING TYPE I - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



2 BUILDING TYPE I - REAR ELEVATION

SCALE: 1/8" = 1'-0"



1 BUILDING TYPE I - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

A3 KEYNOTES

1	WOOD FRAMED BALCONY W/ POWDER COATED STEEL GUARDRAIL
2	HEAVY TIMBER BRACKET, PTD
3	FASCIA BOARD
4	GABLE TRIM AND BRACKETS
5	CONTINUOUS SILL
6	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
7	WOOD FRAMED BREEZEWAY OPENING
8	ROOF CANOPY
9	WINDOW TRIM
10	BAND, REF WALL SECTIONS
11	PRE-FINISHED METAL GUTTER. ANGLED TO SHED ON BOTH SIDES OF CANOPY.
12	FIRE DEPARTMENT CONNECTION WITH WALL-MOUNTED HORN AND STROBE ABOVE
13	HOSE BIB, COORDINATE LOCATION WITH PLUMBING DRAWINGS
14	PRE-FINISHED MTL VENTS. VENT COLOR TO MATCH SURROUNDING SIDING
15	MECHANICAL ATTIC EXHAUST
16	- NOT USED -

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TEL: 720.636.8306

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

SUBMITTAL DATE:

REVISION DATE:
25 08/04/2022 VE CHANGES NO.1

Job Number: 0614.0010

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00406117
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Sheet Title:
TYPE I BUILDING - EXTERIOR ELEVATIONS

Sheet Number:
A3.01

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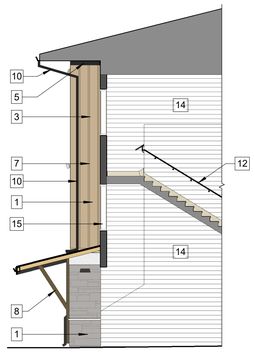
EXTERIOR FINISH KEY									
NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL	NO.	MATERIAL
1	STONE SIDING: STONE VENEER	4	NOT USED	7	EIFS BAND COLOR: TBD	10	MTL GUTTER & DOWNSPOUT COLOR: MATCH COLOR #2	13	NOT USED
2	LAP SIDING: CEDAR TEXTURE COLOR #1: SUMMIT BLUE TRIM TO MATCH, UNO	5	TRIM: SMOOTH FINISH COLOR #2: ABYSS BLACK NOTE: WINDOW TRIM TEXTURE: CEDAR	8	PRE-FINISHED HEAVY TIMBER (STAINED: PER OWNER SELECTION)	11	WOOD TRIM, PAINTED COLOR: MATCH COLOR #2	14	LAP SIDING: CEDAR TEXTURE COLOR #4: DESERT STONE TRIM TO MATCH, UNO
3	BOARD AND BATTEN SIDING: CEDAR TEXTURE COLOR #3: TERRA BROWN TRIM TO MATCH, UNO	6	SHAKES SIDING: CEDAR TEXTURE COLOR #1: SUMMIT BLUE	9	ASPHALT SHINGLES COLOR: DARK GREY	12	BALCONY GUARDRAILS COLOR: MATCH COLOR #2	15	PAINTED COLOR: MATCH COLOR #2

NOTE:
PREFINISED MTL VENT COLOR TO MATCH SURROUNDING FIELD COLOR.



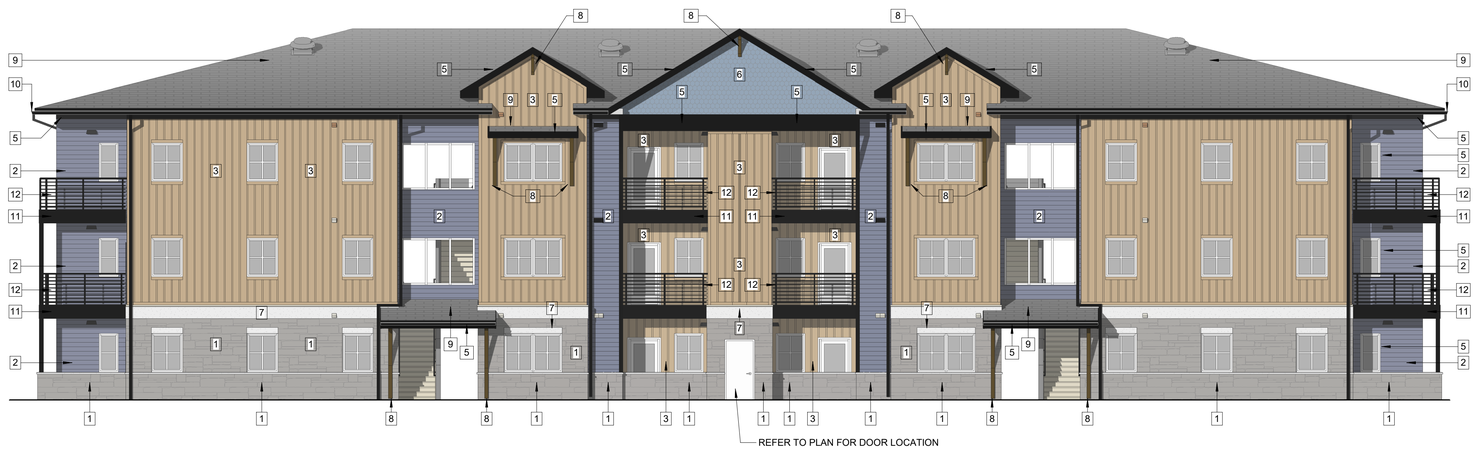
3 BREEZEWAY ELEVATION

SCALE: 1/8" = 1'-0"



2 BUILDING TYPE I - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



1 BUILDING TYPE I - FRONT & REAR ELEVATION

SCALE: 1/8" = 1'-0"

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

SUBMITTAL DATE:

REVISION DATE:
25 08/04/2022 VE CHANGES NO.1

Job Number: 0614.0010

STAMP:

COLORADO LICENSED
JACOB J DOUGLAS
0040617
REGISTERED ARCHITECT

EXPIRES: 10/31/2023

Sheet Title:
TYPE I BUILDING - EXTERIOR FINISHES

Sheet Number:
A3.11

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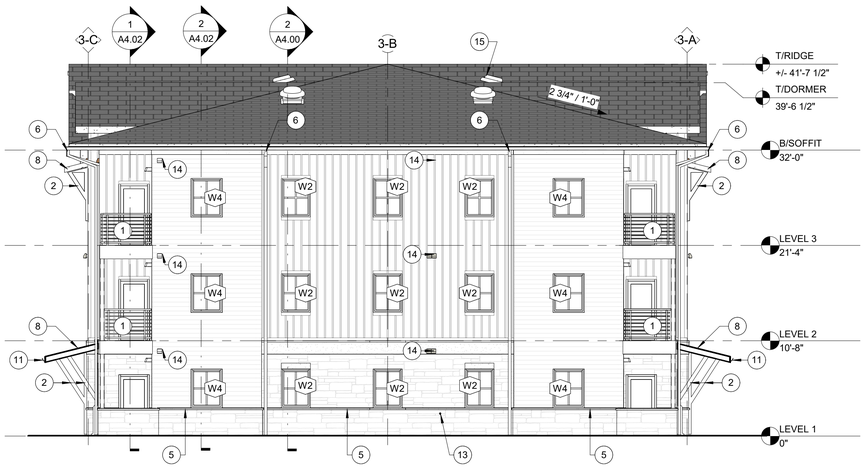
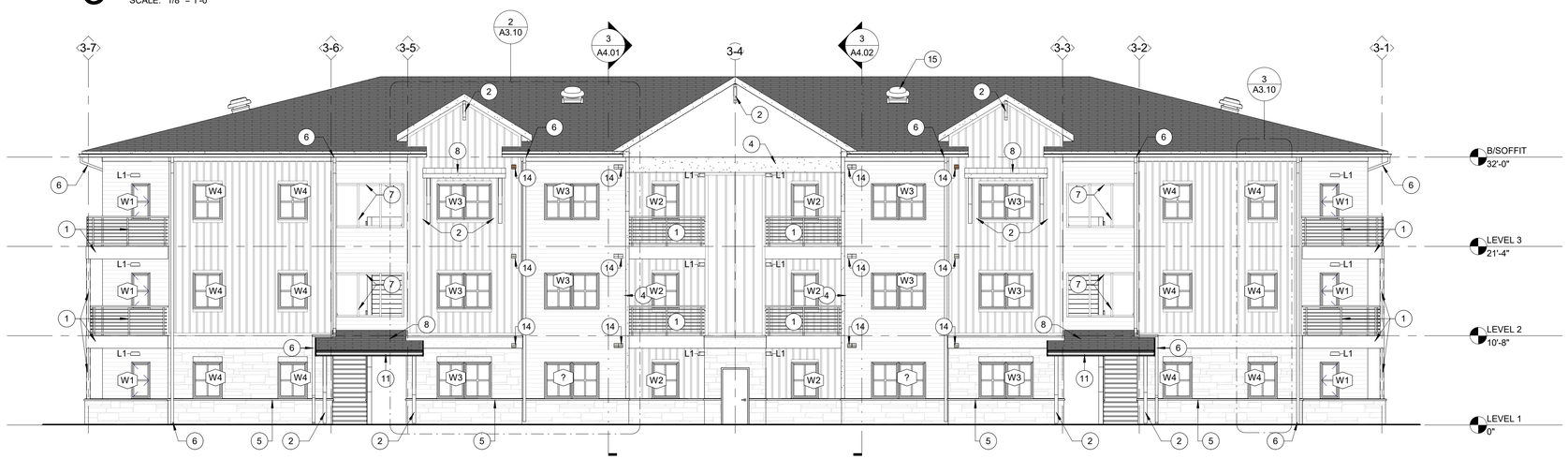


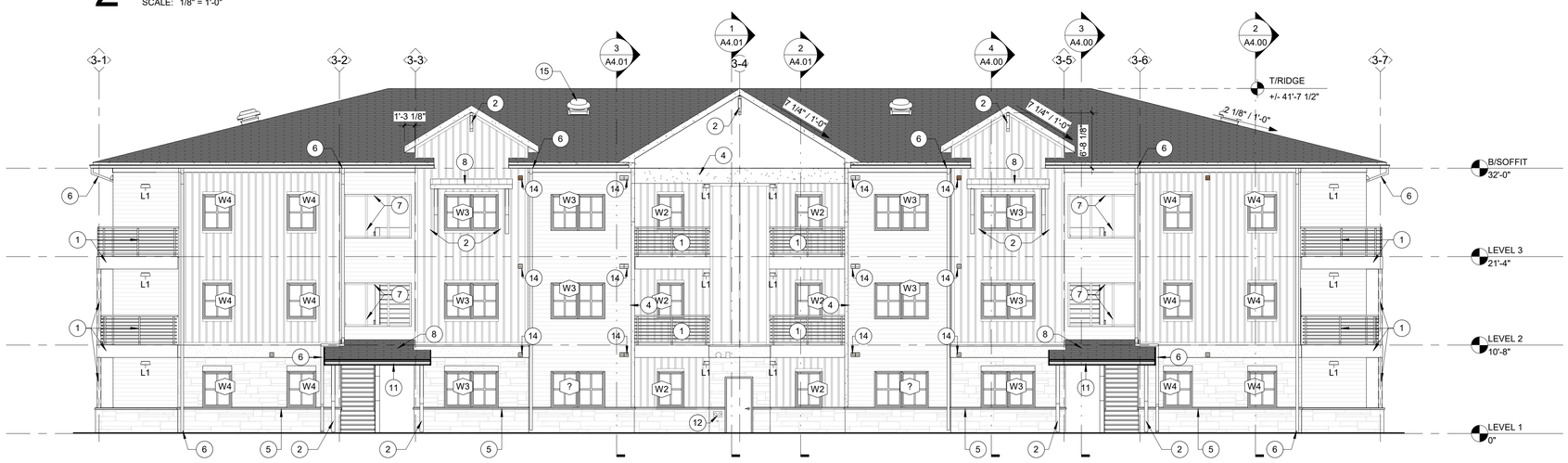
3 BUILDING TYPE III - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



2 BUILDING TYPE III - REAR ELEVATION

SCALE: 1/8" = 1'-0"



1 BUILDING TYPE III - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

A3 KEYNOTES

1	WOOD FRAMED BALCONY W/ POWDER COATED STEEL GUARDRAIL
2	HEAVY TIMBER BRACKET, PTD
3	FASCIA BOARD
4	GABLE TRIM AND BRACKETS
5	CONTINUOUS SILL
6	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
7	WOOD FRAMED BREEZEWAY OPENING
8	ROOF CANOPY
9	WINDOW TRIM
10	BAND, REF WALL SECTIONS
11	PRE-FINISHED METAL GUTTER. ANGLED TO SHED ON BOTH SIDES OF CANOPY.
12	FIRE DEPARTMENT CONNECTION WITH WALL-MOUNTED HORN AND STROBE ABOVE
13	HOSE BIB, COORDINATE LOCATION WITH PLUMBING DRAWINGS
14	PRE-FINISHED MTL VENTS. VENT COLOR TO MATCH SURROUNDING SIDING
15	MECHANICAL ATTIC EXHAUST
16	- NOT USED -

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TYPE III BUILDING - EXTERIOR ELEVATIONS

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EXTERIOR FINISH KEY									
NO.	**MATERIAL**	**NO.**	**MATERIAL**	**NO.**	**MATERIAL**	**NO.**	**MATERIAL**	**NO.**	**MATERIAL**
1	STONE SIDING: STONE VENEER	4	NOT USED	7	EIFS BAND COLOR: TBD	10	MTL GUTTER & DOWNSPOUT COLOR: MATCH COLOR #2	13	NOT USED
2	LAP SIDING: CEDAR TEXTURE COLOR #1: SUMMIT BLUE TRIM TO MATCH, UNO	5	TRIM: SMOOTH FINISH COLOR #2: ABYSS BLACK NOTE: WINDOW TRIM TEXTURE: CEDAR	8	PRE-FINISHED HEAVY TIMBER (STAINED: PER OWNER SELECTION)	11	WOOD TRIM, PAINTED COLOR: MATCH COLOR #2	14	LAP SIDING: CEDAR TEXTURE COLOR #4: DESERT STONE TRIM TO MATCH, UNO
3	BOARD AND BATTEN SIDING: CEDAR TEXTURE COLOR #3: TERRA BROWN TRIM TO MATCH, UNO	6	SHAKES SIDING: CEDAR TEXTURE COLOR #1: SUMMIT BLUE	9	ASPHALT SHINGLES COLOR: DARK GREY	12	BALCONY GUARDRAILS COLOR: MATCH COLOR #2	15	PAINTED COLOR: MATCH COLOR #2

NOTE:
PREFINISED MTL VENT COLOR TO MATCH SURROUNDING FIELD COLOR.



2 BUILDING TYPE III - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



1 BUILDING TYPE III - FRONT & REAR ELEVATIONS

SCALE: 1/8" = 1'-0"

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