LA FORET CONFERENCE & RETREAT CENTER

6145 SHOUP ROAD
SITE DEVELOPMENT PLAN

A PARCEL LOCATED IN SECTION 18, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND SECTION 13, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

Approved
Kylie Bagley
11/15/2023
El Paso County Planning and Community

GENERAL NOTES

1. 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.

SITE DATA

ZONING CLASSIFICATION:	RESIDENTIAL, RURAL (RR-5)
LAND USE:	RURAL RESIDENTIAL, LODGE/CONFERENCE
JURISDICTION:	EL PASO COUNTY
SITE ADDRESS:	6145 SHOUP RD
TAX SCHEDULE NO.:	5218000112
BUILDING SETBACKS:	25' FRONT SETBACK 25' REAR SETBACK 25' SIDE SETBACK
MAXIMUM LOT COVERAGE:	25%

BUILDING DATA

BUILDING HEIGHT:	
PROPOSED:	26.5'
MAXIMUM BY CODE:	30.0'
PROPOSED BUILDING SF:	±9,870 SF
EXISTING BUILDING SF (ENTIRE PROPERTY):	±16,285 SF
TOTAL PROPOSED BUILDING SF (ENTIRE PROPERTY):	±26,155 SF
PROPOSED LOT COVERAGE (ENTIRE PROPERTY):	0.1%±

LAND AREA

TOTAL PROPERTY AREA: +/- 359.85 ACRES

PARKING COUNTS

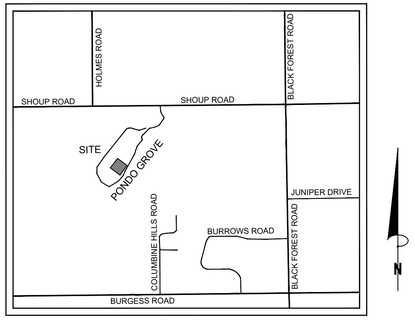
	PARKING REQUIRED		PARKING PROVIDED
	1/GUEST ROOM = 15	17.5	18
	0.5/4 SEATS OF MEETING SPACE = 2.5		
ADA	1 (VAN)		1 VAN

GEOLOGICICAL HAZARDS NOTE

A "SUBSURFACE SOIL INVESTIGATION LAPP LODGE 6145 SHOUP RD EL PASO COUNTY, COLORADO" WAS PREPARED BY ENTECH, DATED JANUARY 25, 2022. NO LOTS HAVE BEEN IDENTIFIED IN THE REFERENCE REPORT AS BEING IMPACTED BY GEOLOGICAL HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE FOLLOWING GEOLOGIC CONSTRAINTS LISTED BELOW.

- ISOLATED STEEP SLOPES
- EROSION

THE CONSTRAINTS LISTED ARE NOT CONSIDERED HAZARDS, NOR ARE THEY CONSIDERED UNUSUAL FOR THE FRONT RANGE. APPROPRIATE PLANNING AND ENGINEERING PRACTICES WILL MINIMIZE RISK ASSOCIATED THE LISTED CONSTRAINTS.



VICINITY MAP
1" = 1000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	SITE MAP
3	OVERALL SITE PLAN
4	SITE PLAN
5	UTILITY PLAN
6	GRADING PLAN
7	ADA PARKING DETAIL
8	DETAILS
9	RAIN GARDEN DETAILS (1 OF2)
10	RAIN GARDEN DETAILS (2 OF2)
11	LANDSCAPE PLAN
12	LANDSCAPE NOTES
13	LANDSCAPE DETAILS
14	WILDFIRE MITIGATION PLAN
15	BUILDING ELEVATION
16	BUILDING ELEVATION
17	FLOOR PLAN
18	LIGHTING PLAN
19	LIGHTING DETAILS

Details Sheet is the only sheet with public improvements

RECORD DRAWING
THESE RECORD DRAWINGS HAVE BEEN PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. BASED ON SURVEY INFORMATION PROVIDED BY EDWARD JAMES SURVEYING, INC. THESE RECORD DRAWINGS ARE NOT GUARANTEED TO BE "AS-BUILT", BUT RATHER BASED ON THE INFORMATION MADE AVAILABLE.

LEGAL DESCRIPTION

PARCEL A:
THE WEST HALF OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:
THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER EXCEPT THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND ALSO EXCEPTING THE EAST 30 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 18 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO

PARCEL C:
THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH P.M., EXCEPT THAT PORTION THEREOF CONVEYED TO EUGENE WEINBERGER AND MARIAN WEINBERGER BY CORRECTION QUIT CLAIM DEED RECORDED JUNE 25, 1970 IN BOOK 2350 AT PAGE 676 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

PARCEL D:
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING 359.85+/- ACRES

BENCHMARK/ PROJECT CONTROL:

LOCAL SITE BENCHMARK IS TOP OF FOUND 12" SPIKE ELEVATION=7233.37. VERTICAL DATUM=NAVD-1988

SOIL TYPE:

100% OF THE SOIL ON SITE IS CLASSIFIED WITH THE USCS AS KETTLE GRAVELLY LOAMY SAND AS HYDROLOGIC SOIL GROUP B.

FEMA CLASSIFICATION

THE PROJECT SITE LIES WITHIN 6145 SHOUP RD (PARCEL# 5218000112). A PORTION OF THE PROPERTY IS LOCATED IN FLOODWAY AREA IN ZONE AE IDENTIFIED AS THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

THE PROPOSED PROJECT SITE IS LOCATED IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0315G EFFECTIVE DATE DECEMBER 7, 2018.

CONTACTS:

OWNER:
LA FORET
6145 SHOUP RD
COLORADO SPRINGS, CO 80908

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0182
CONTACT: KEVIN KOFFORD, P.E.

SURVEYOR:
COMPASS SURVETING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
TEL: (719) 354-4120
CONTACT: MARK JOHANNES, PLS

EL PASO COUNTY:
EL PASO COUNTY
DEVELOPMENT SERVICES DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-3600

PLANNER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0182
CONTACT: JIM HOUK

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 10/26/2023

LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
COVER SHEET

COLORADO REGISTERED KEVIN REX KOFFORD 57234 10/30/2023 PROFESSIONAL ENGINEER

PROJECT NO.
096971007

SHEET
1

K:\COS_Civil\096971007_La Foret\CADD\PlanSheets\SDP\096971007_SDP_CV.dwg Evans, Wyatt 10/26/2023 9:59 AM

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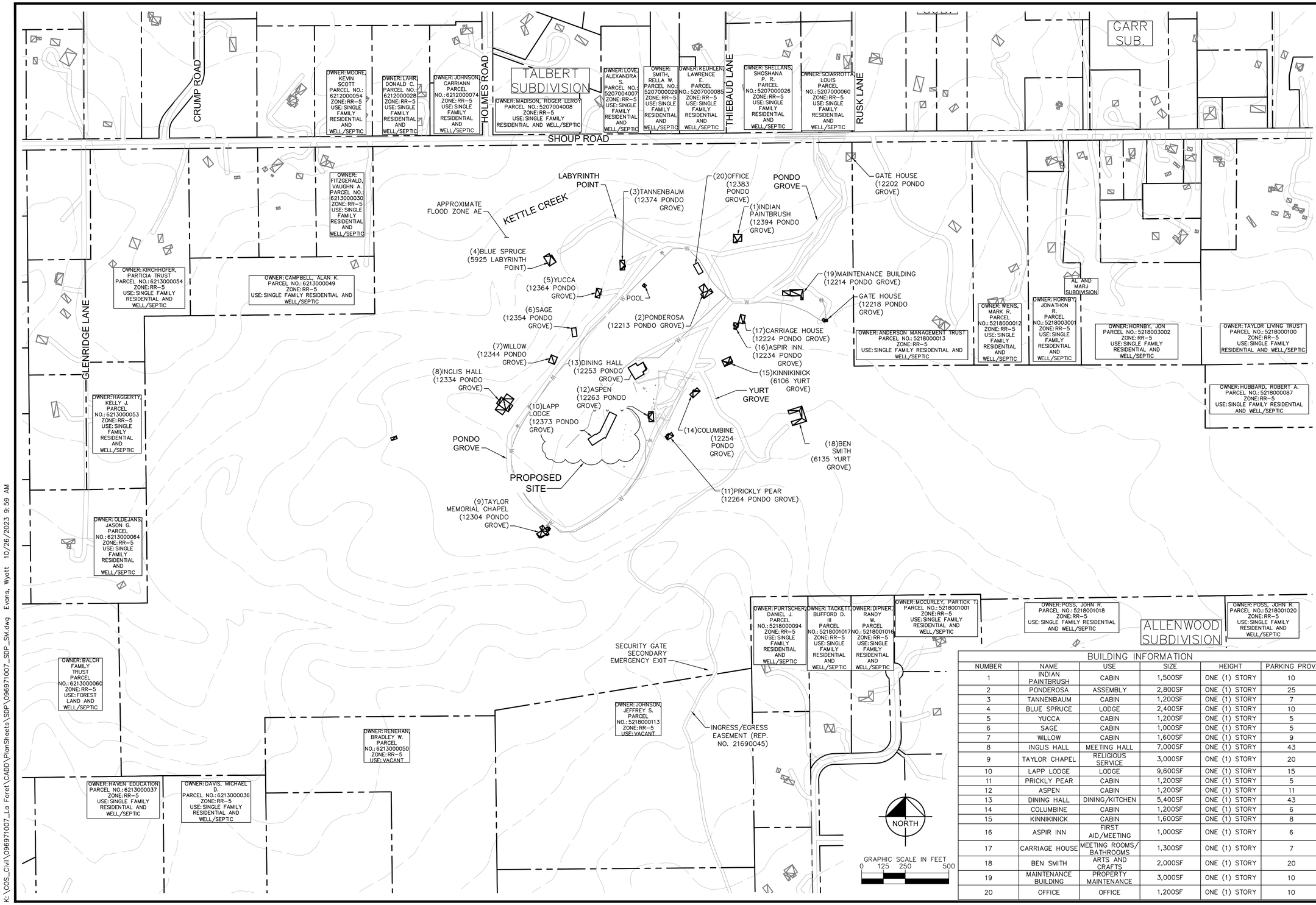

BUILDING INFORMATION					
NUMBER	NAME	USE	SIZE	HEIGHT	PARKING PROV.
1	INDIAN PAINTBRUSH	CABIN	1,500SF	ONE (1) STORY	10
2	PONDEROSA	ASSEMBLY	2,800SF	ONE (1) STORY	25
3	TANNENBAUM	CABIN	1,200SF	ONE (1) STORY	7
4	BLUE SPRUCE	LODGE	2,400SF	ONE (1) STORY	10
5	YUCCA	CABIN	1,200SF	ONE (1) STORY	5
6	SAGE	CABIN	1,000SF	ONE (1) STORY	5
7	WILLOW	CABIN	1,600SF	ONE (1) STORY	9
8	INGLIS HALL	MEETING HALL	7,000SF	ONE (1) STORY	43
9	TAYLOR CHAPEL	RELIGIOUS SERVICE	3,000SF	ONE (1) STORY	20
10	LAPP LODGE	LODGE	9,600SF	ONE (1) STORY	15
11	PRICKLY PEAR	CABIN	1,200SF	ONE (1) STORY	5
12	ASPEN	CABIN	1,200SF	ONE (1) STORY	11
13	DINING HALL	DINING/KITCHEN	5,400SF	ONE (1) STORY	43
14	COLUMBINE	CABIN	1,200SF	ONE (1) STORY	6
15	KINNIKINICK	CABIN	1,600SF	ONE (1) STORY	8
16	ASPIR INN	FIRST AID/MEETING	1,000SF	ONE (1) STORY	6
17	CARRIAGE HOUSE	MEETING ROOMS/ BATHROOMS	1,300SF	ONE (1) STORY	7
18	BEN SMITH	ARTS AND CRAFTS	2,000SF	ONE (1) STORY	20
19	MAINTENANCE BUILDING	PROPERTY MAINTENANCE	3,000SF	ONE (1) STORY	10
20	OFFICE	OFFICE	1,200SF	ONE (1) STORY	10

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 10/26/2023

LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

SITE MAP

COLORADO REGISTERED KEVIN R. KRAUSE 57234 10/26/2023 PROFESSIONAL ENGINEER

PROJECT NO. 096971007

SHEET 2

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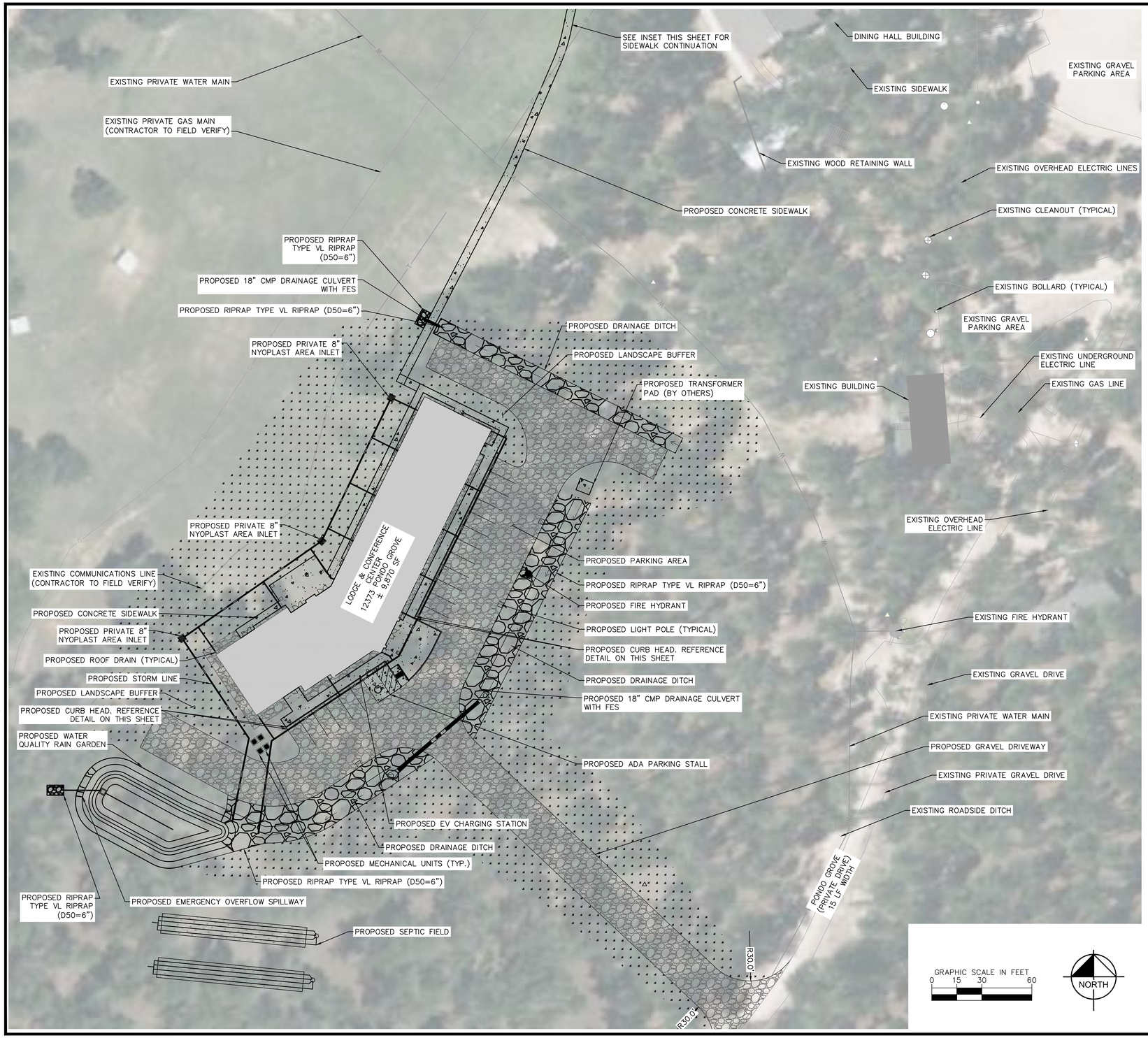
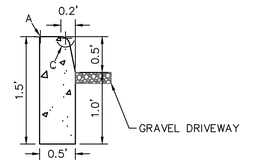


GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

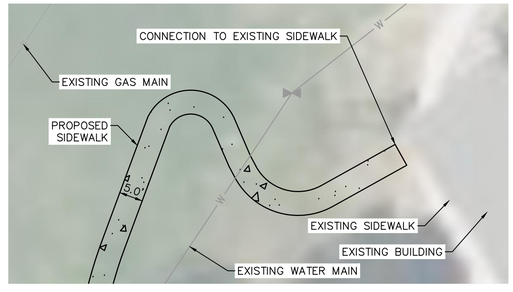
LEGEND

W	EXISTING WATER LINE
G	EXISTING GAS LINE
OH	EXISTING OVERHEAD ELECTRIC
E	EXISTING UNDERGROUND ELECTRIC
G	PROPOSED GAS LINE
S	PROPOSED SANITARY LINE
W	PROPOSED WATER LINE
	PROPOSED STORM LINE
	PROPOSED GRAVEL DRIVEWAY
	PROPOSED RIPRAP
	PROPOSED CONCRETE
	PROPOSED BUILDING
	PROPOSED DRAINAGE DITCH



CURB HEAD DETAIL
SCALE: 1" = 1'

LEGEND FOR RADII
A=⅛" TO ¼"
B=1"
C=1½"
D=½" TO 2"



SIDEWALK CONTINUATION
SCALE: 1"=15'

Kimley»Horn
2023 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: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 10/26/2023

LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

OVERALL SITE PLAN

COLORADO REGISTERED PE 57234 10/26/2023 PROFESSIONAL ENGINEER

PROJECT NO.
096971007

SHEET
3

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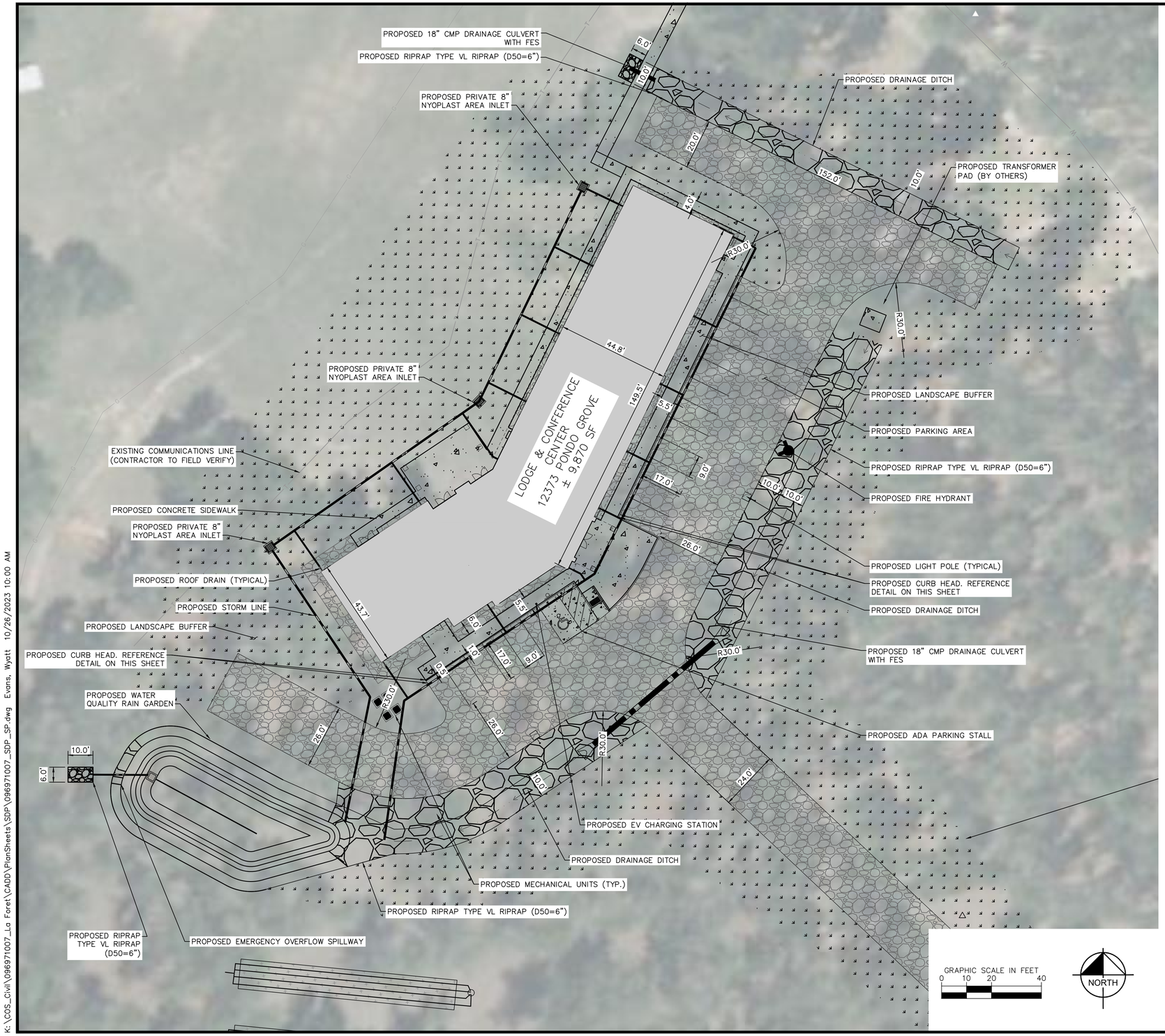
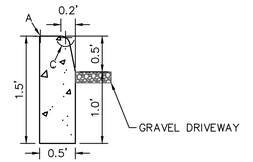


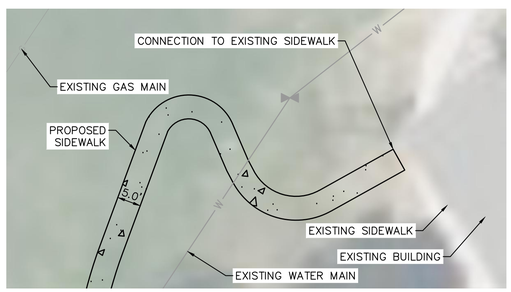
LEGEND

W	EXISTING WATER LINE
G	EXISTING GAS LINE
OH	EXISTING OVERHEAD ELECTRIC
E	EXISTING UNDERGROUND ELECTRIC
G	PROPOSED GAS LINE
S	PROPOSED SANITARY LINE
W	PROPOSED WATER LINE
	PROPOSED STORM LINE
	PROPOSED GRAVEL DRIVEWAY
	PROPOSED RIPRAP
	PROPOSED CONCRETE
	PROPOSED BUILDING
	PROPOSED DRAINAGE DITCH



CURB HEAD DETAIL
SCALE: 1" = 1'

LEGEND FOR RADII
A = 1/8" TO 1/4"
B = 1"
C = 1 1/2"
D = 1 1/2" TO 2"



SIDEWALK CONTINUATION
SCALE: 1"=15'

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 10/26/2023

LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN

COLORADO REGISTERED KENNETH R. KROEGER 57230 10/26/2023 PROFESSIONAL ENGINEER

PROJECT NO.
096971007

SHEET
4

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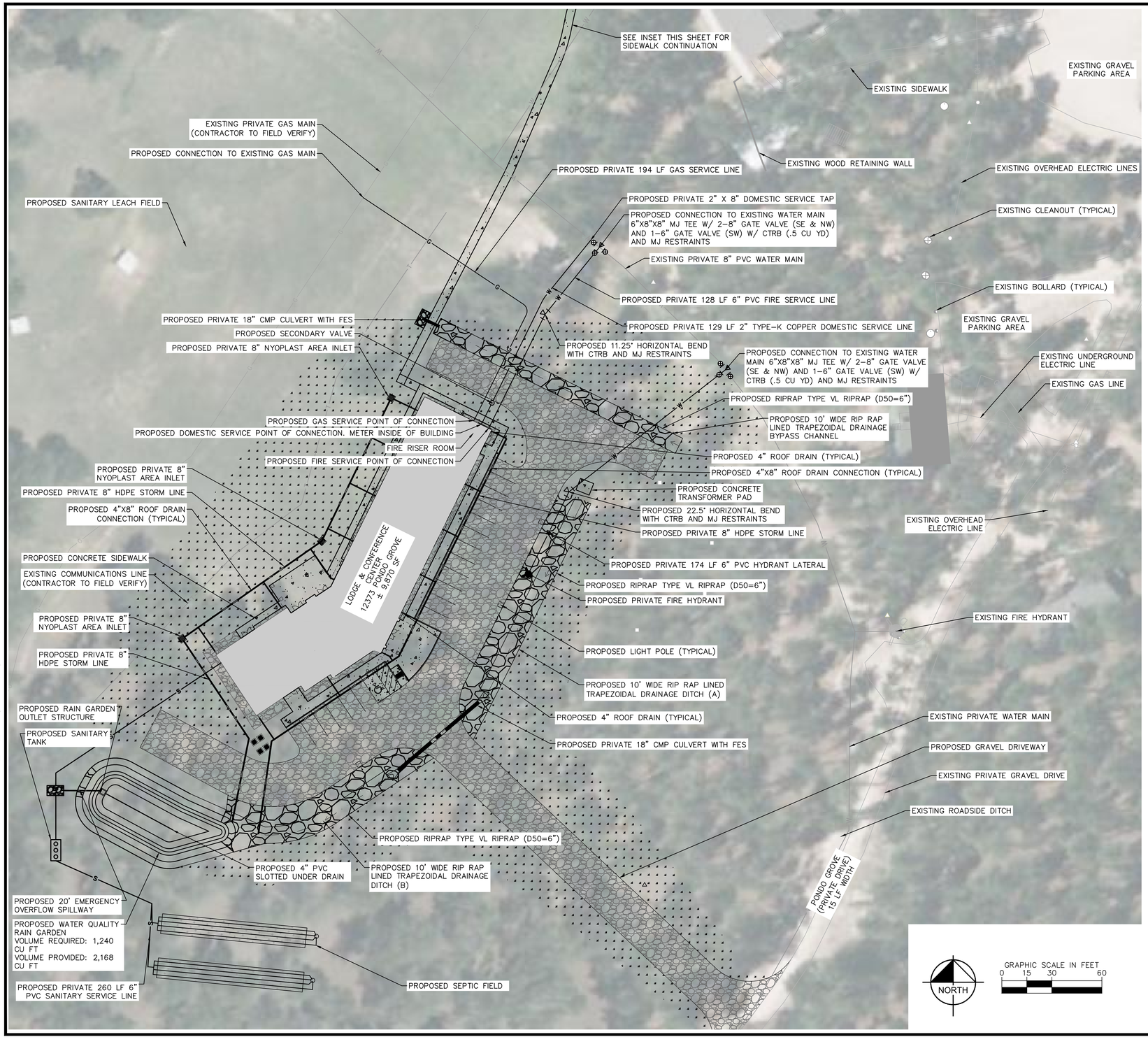

LEGEND

- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED GAS LINE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED RIPRAP
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED DRAINAGE DITCH

CAUTION NOTE

FOR ALL UTILITY CROSSING: CONTRACTOR SHALL PROVIDE 1.5' OF VERTICAL SEPARATION AT ALL CROSSINGS OR PROVIDE SECONDARY CONTAINMENT PER CSU STANDARD DETAIL A7-6.

WATER NOTES

1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
2. ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
3. THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.

GENERAL NOTES

1. ALL DRY UTILITY LOCATIONS SHOWN IN PLAN ARE PRELIMINARY. CONTRACTOR AND THIRD PARTIES TO DETERMINE FINAL LOCATIONS AND CONNECTIONS FOR ALL DRY UTILITIES.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
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LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

UTILITY PLAN

COLORADO REGISTERED KEVIN R. KRAMER 57234 PROFESSIONAL ENGINEER 10/26/2023

PROJECT NO. 096971007

SHEET 5

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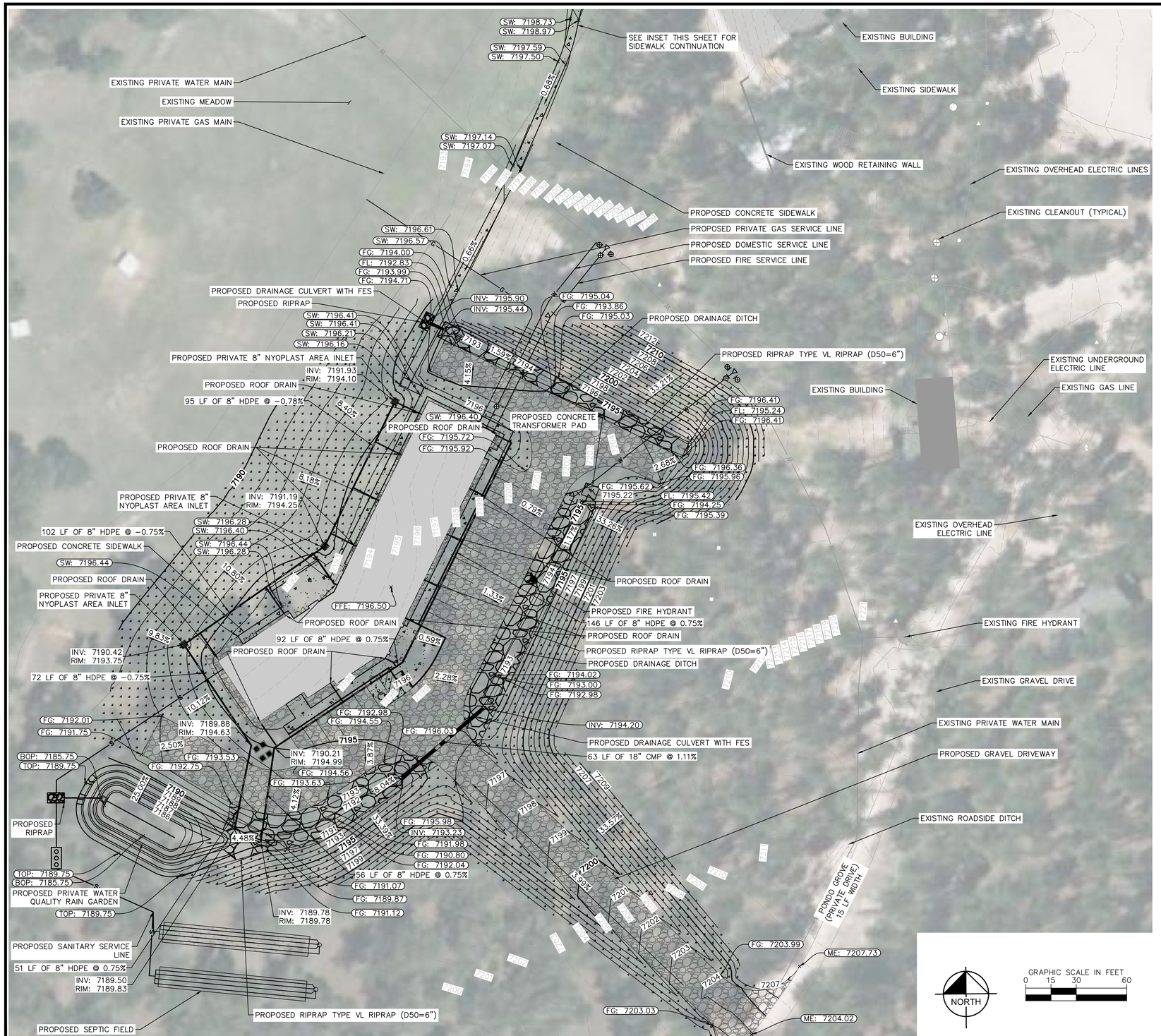
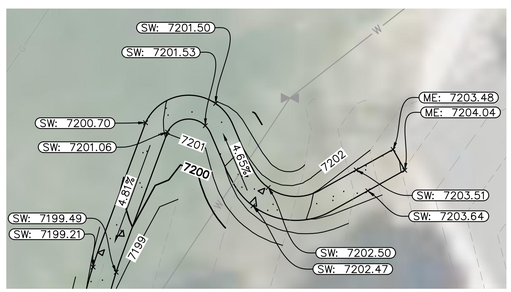


LEGEND

W	EXISTING WATER LINE
	EXISTING GAS LINE
OH	EXISTING OVERHEAD ELECTRIC
E	EXISTING UNDERGROUND ELECTRIC
	PROPOSED GAS LINE
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE
	PROPOSED STORM LINE
	PROPOSED GRAVEL DRIVEWAY
	PROPOSED RIPRAP
	PROPOSED CONCRETE
	PROPOSED BUILDING
	PROPOSED DRAINAGE DITCH
XXXX	EXISTING MAJOR CONTOUR
XXXX	EXISTING MINOR CONTOUR
XXXX	PROPOSED MAJOR CONTOUR
XXXX	PROPOSED MINOR CONTOUR
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
ME	MATCH EXISTING
SW	SIDEWALK
TOP	TOP OF POND
BOP	BOTTOM OF POND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



SIDEWALK CONTINUATION
SCALE: 1"=15'

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 10/26/2023

LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

GRADING AND DRAINAGE PLAN

COLORADO REGISTERED
KEVIN REX KRAUSE
57234
10/26/2023
PROFESSIONAL ENGINEER

PROJECT NO.
096971007

SHEET
6

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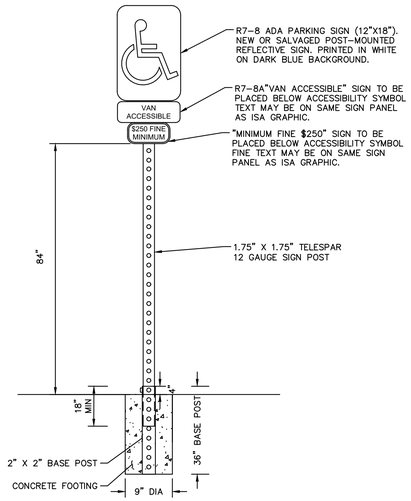
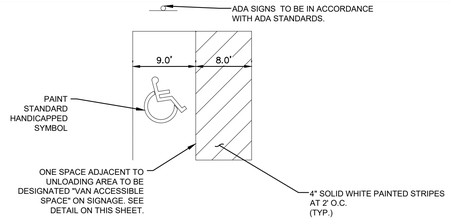


ADA PARKING SIGN DETAILS

NOT TO SCALE

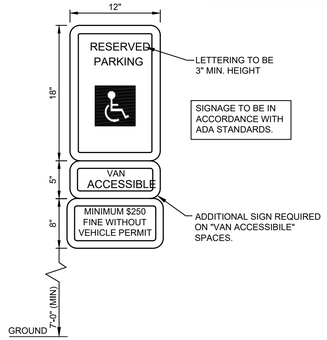


NOTES:

1. DIMENSIONS MAY VARY REFER TO SITE GEOMETRICS PLAN.
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

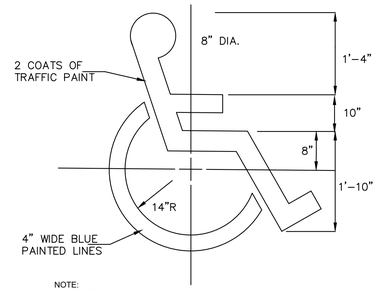
VAN ACCESSIBLE PARKING DETAIL

NOT TO SCALE



ADA SIGNAGE DETAIL

NOT TO SCALE

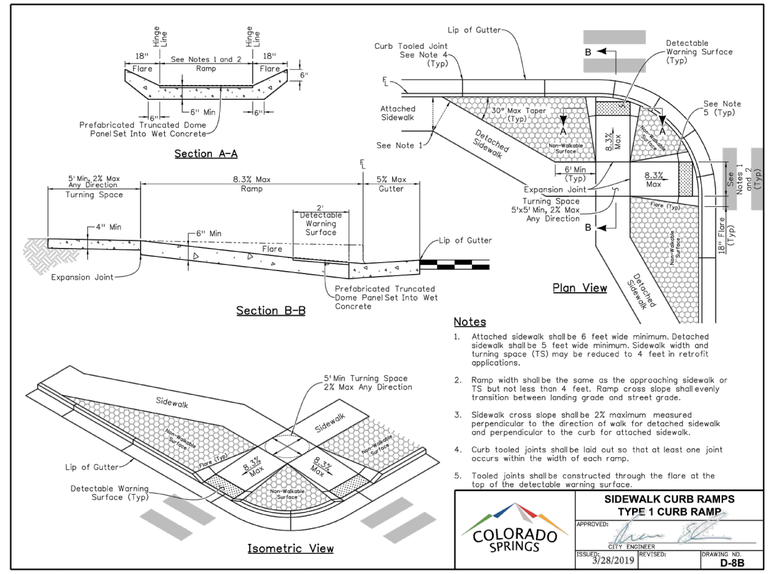


NOTE:

1. ALL TRAFFIC MARKINGS TO BE LATEX AS PER DIMENSIONS SHOWN.

HANDICAP SYMBOL

NOT TO SCALE



Notes

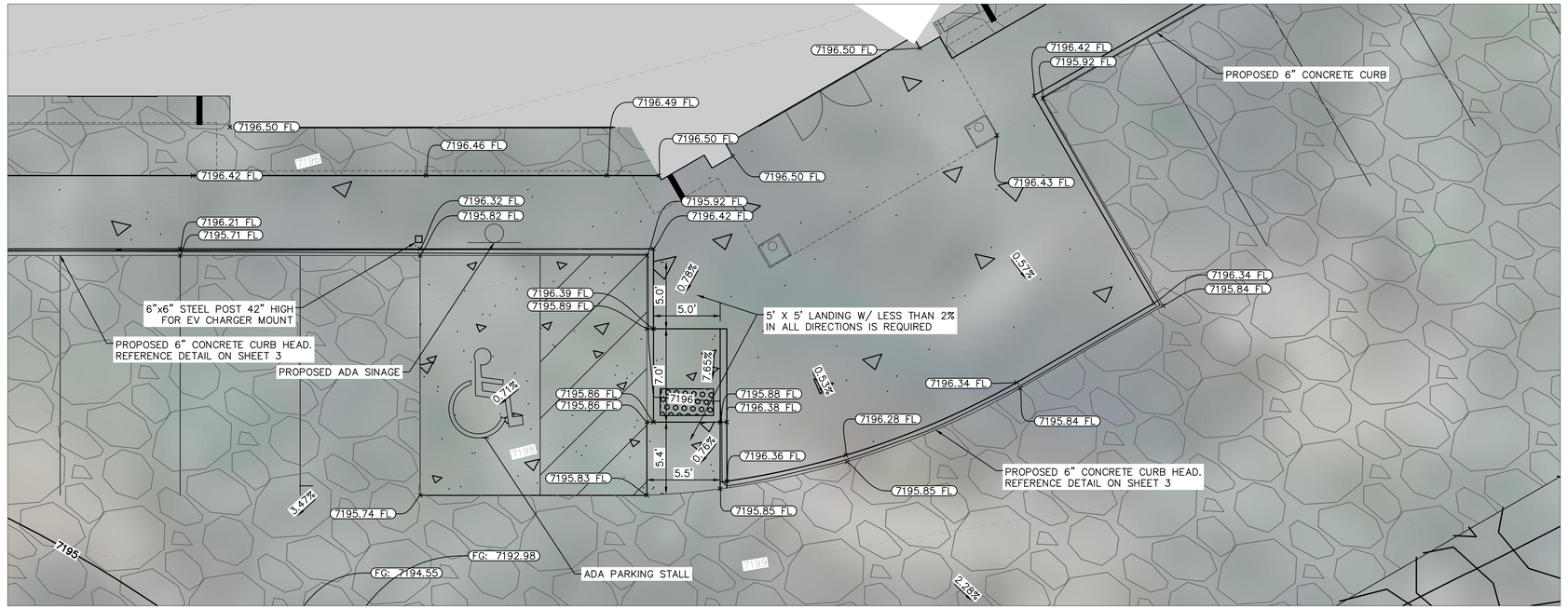
1. Attached sidewalk shall be 6 feet wide minimum. Detached sidewalk shall be 5 feet wide minimum. Sidewalk width and turning space (TS) may be reduced to 4 feet in retrofit applications.
2. Ramp width shall be the same as the approaching sidewalk or TS but not less than 4 feet. Ramp cross slope shall evenly transition between landing grade and street grade.
3. Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of walk for detached sidewalk and perpendicular to the curb for attached sidewalk.
4. Curb tooled joints shall be laid out so that at least one joint occurs within the width of each ramp.
5. Tooled joints shall be constructed through the flare at the top of the detectable warning surface.

COLORADO SPRINGS

SIDEWALK CURB RAMPS TYPE 1 CURB RAMP

APPROVED: CITY ENGINEER

ISSUED: 3/28/2019 | REVISED: | DRAWING NO. D-8B



ADA PLAN VIEW

SCALE: 1"= 10'

NORTH

GRAPHIC SCALE IN FEET
0 2.5 5 10

Kimley»Horn
2023 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: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 10/26/2023

LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

ADA PARKING DETAILS

COLORADO REGISTERED KIRK REX KRUEGER 57234 10/26/2023 PROFESSIONAL ENGINEER

PROJECT NO. 096971007

SHEET 7

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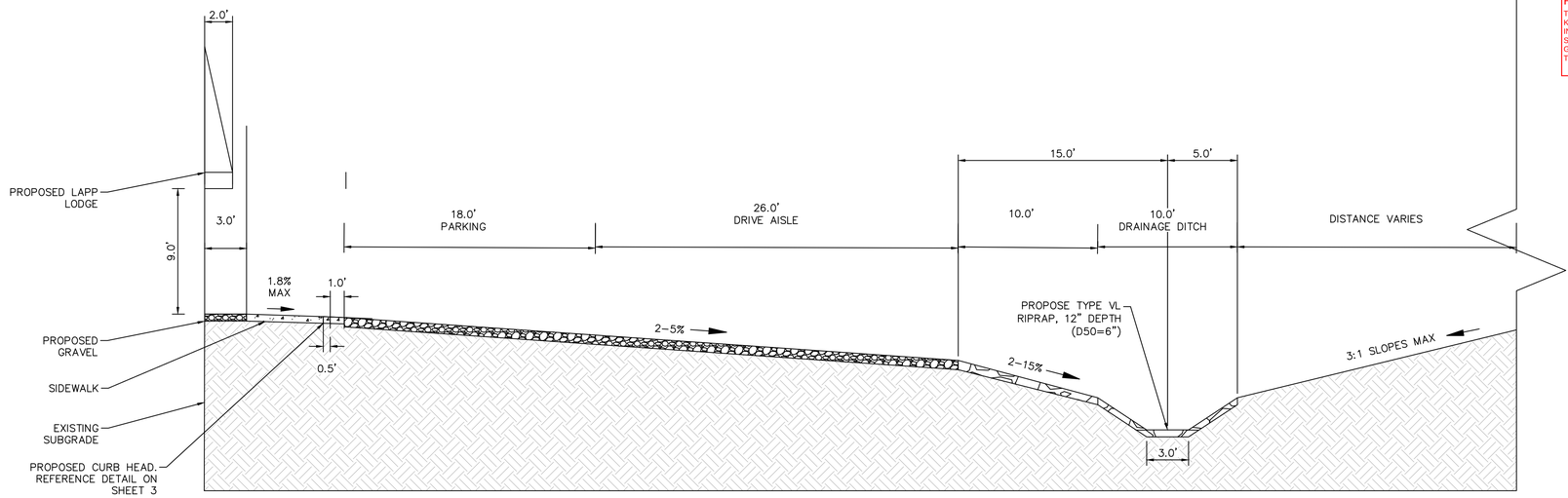
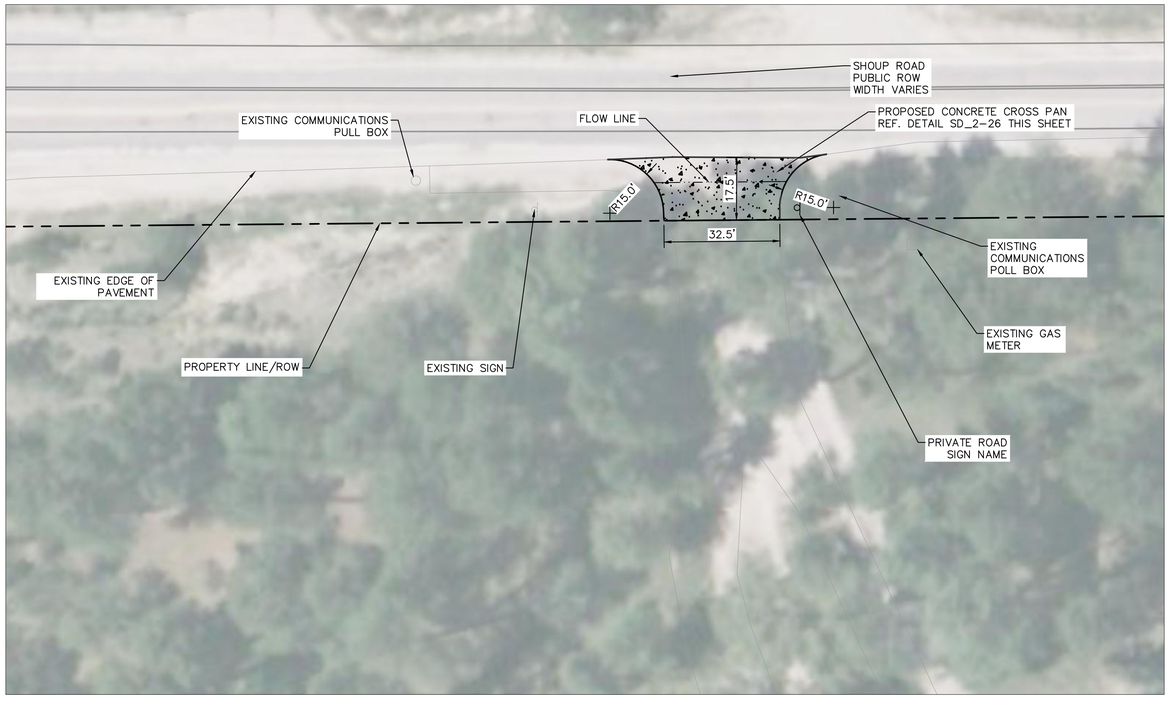
PCD PROJECT NUMBER: PPR2324



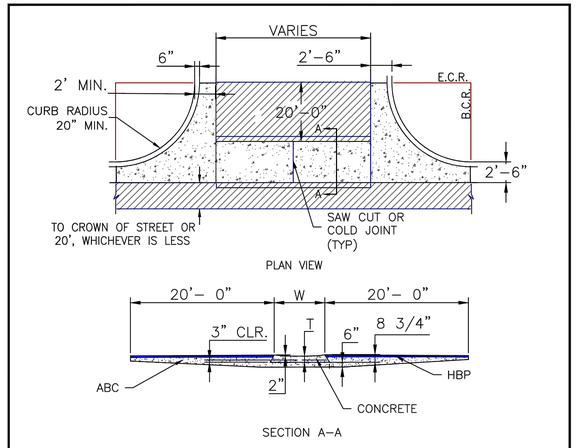
TYPICAL PARKING LOT CROSS SECTION

SCALE: 1"=5'



ENTRANCE DETAILS

SCALE: 1"= 20'



NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.

2. T – SQUARED–OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.

3. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Cross Pan Layout Detail Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
	REVISION DATE: 12/8/15	FILE NAME: SD_2-26

RECORD DRAWING

THESE RECORD DRAWINGS HAVE BEEN PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. BASED ON SURVEY INFORMATION PROVIDED BY EDWARD JAMES SURVEYING, INC. THESE RECORD DRAWINGS ARE NOT GUARANTEED TO BE "AS-BUILT", BUT RATHER BASED ON THE INFORMATION MADE AVAILABLE.

COLORADO LICENSED
KEVIN REX KOFFORD
11/26/2025
57234
PROFESSIONAL ENGINEER

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
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Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 10/26/2023

LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
DETAILS

COLORADO REGISTERED
KEVIN REX KOFFORD
57234
10/26/2023
PROFESSIONAL ENGINEER

PROJECT NO.
096971007

SHEET
8

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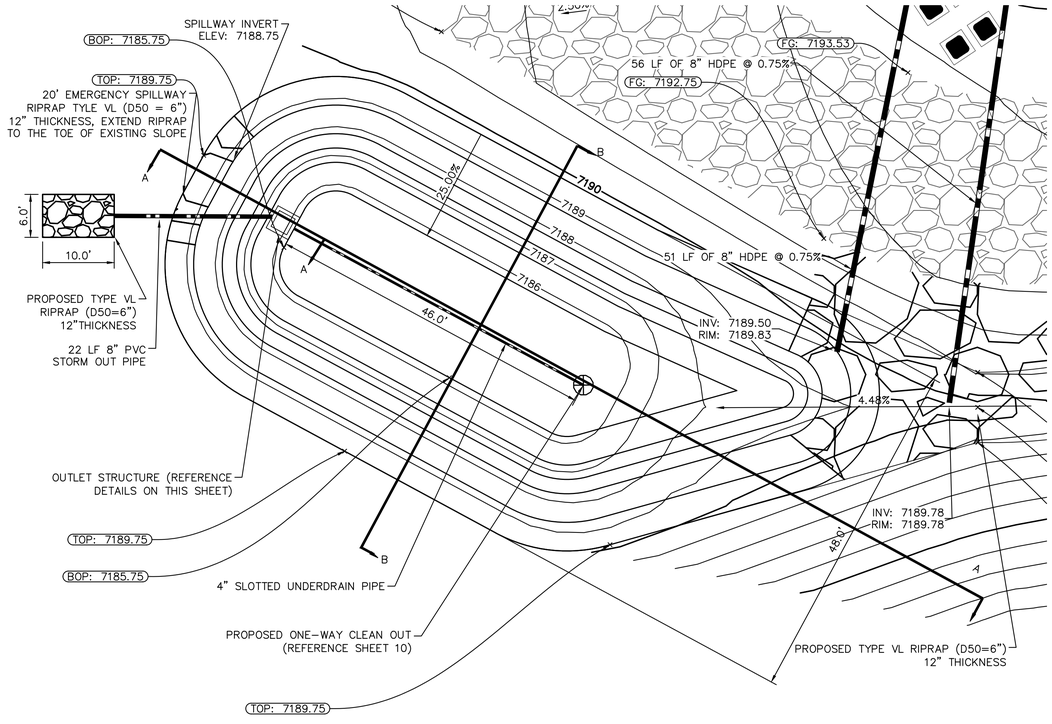
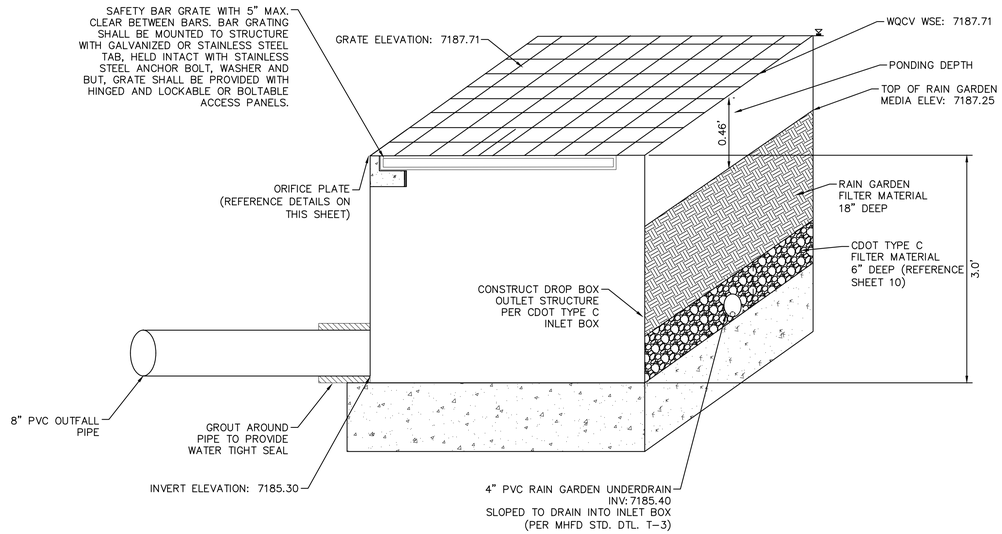
PCD PROJECT NUMBER: PPR2324



RAIN GARDEN PLAN VIEW

1" = 10'

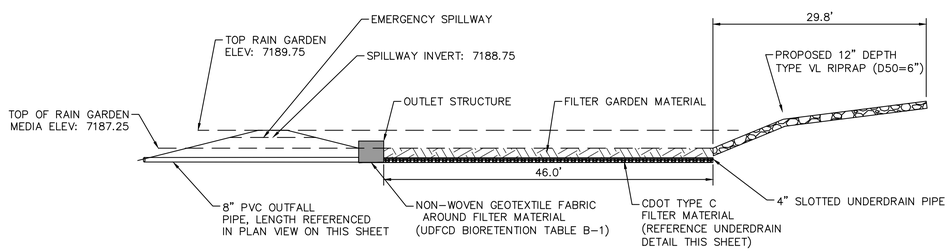


RAIN GARDEN OUTLET STRUCTURE SECTION A-A DETAIL

N.T.S.

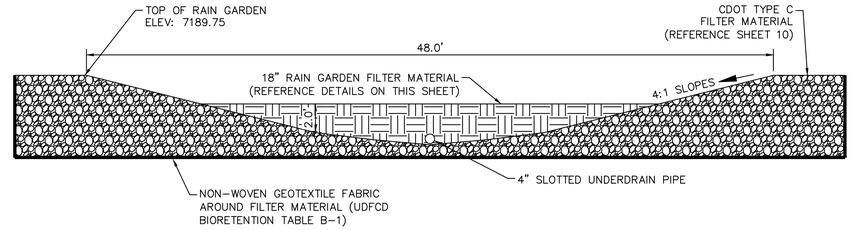
Show changes and updated shots on this sheet. Shown any changes in outlet structure height and outfall pipes inverts as needed.

Differences from design to as-built conditions to be shown in red text with red clouds/bubbles.



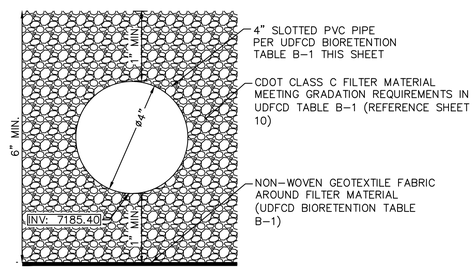
RAIN GARDEN SECTION A-A DETAIL

1" = 10'



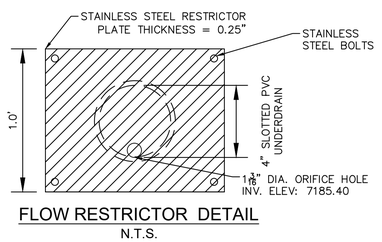
RAIN GARDEN SECTION B-B DETAIL

1" = 5'



RAIN GARDEN UNDERDRAIN

N.T.S.



FLOW RESTRICTOR DETAIL

N.T.S.

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Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KFK
DRAWN BY: AJL
CHECKED BY: KFK
DATE: 10/26/2023

LA FORET
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
RAIN GARDEN DETAILS

COLORADO REGISTERED
KEVIN FRANK KFK
57234
10/26/2023
PROFESSIONAL ENGINEER

PROJECT NO.
096971007

SHEET
9

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NOTES

1. WHERE POSSIBLE, IRRIGATION SYSTEMS SHALL BE INSTALLED IN CONJUNCTION WITH FINISH GRADING. IF IRRIGATION INSTALLATION WILL LAG, BUFFER AND SWALE SHALL BE RESTORED TO ORIGINAL CONDITION FOLLOWING INSTALLATION. DISTURBED MEDIA LAYERS SHALL BE RESTORED, GEOTEXTILES AND EROSION CONTROL BLANKETS SHALL BE REPLACED OR PATCHED, AND FINISH GRADES SHALL BE RESTORED TO THE DESIGNED SLOPES.
2. FERTILIZERS SHALL NOT BE APPLIED WHEN HEAVY PRECIPITATION IS ANTICIPATED. APPLICATION SHALL BE IN ACCORDANCE WITH THE SITE'S STANDARD OPERATION PROCEDURES AND THE MANUFACTURER'S RECOMMENDATIONS.
3. SEE BMP MATERIAL SPECIFICATIONS, THIS SHEET, FOR ADDITIONAL DETAILS.

BMP MATERIAL SPECIFICATIONS:

SANDY LOAM (GROWING MEDIA)

SANDY LOAM SHALL CONSIST OF NATIVE TOPSOIL (SURFACE O – AND A–HORIZONS HAVING MAXIMUM ROOT MASS, ORGANIC MATTER, AND BIOLOGICAL ACTIVITY) STRIPPED FROM GRASSY AREAS OF THE SITE OR A NEARBY SITE AND SHALL MEET THE FOLLOWING PROPERTIES:

ORGANIC MATTER: 2.0% OR GREATER

SOIL TEXTURE: SANDY LOAM OR SANDY CLAY LOAM MEETING THE FOLLOWING COMPONENT RANGES:

SAND OR COARSER	50 – 80 %
SILT	5 – 40 %
CLAY	5 – 25 %
COARSE PARTICLES > 2MM	0 – 20 %

SALTS, SALINITY (ELECTRICAL CONDUCTIVITY, EC) : 0 TO 2 MILL–MHOS PER CENTIMETER (MMHOS/CM) OR DECI–SIEMENS PER METER (DS/M) (MMHOS/CM ARE EQUIVALENT TO DS/M)

SODIUM (SODIUM ADSORPTION RATIO, SAR): 0 TO 4

ACIDITY, ALKALINITY (PH) : 6.5 TO 7.5

TO DETERMINE ADEQUACY OF SANDY LOAM, AT LEAST THREE REPRESENTATIVE SAMPLES OF THE NATIVE TOPSOIL SHALL RECEIVE A TEXTURAL ANALYSIS AND STANDARD AGRONOMIC TEST BY A QUALIFIED SOIL LAB. IF ORGANIC MATTER OR PH IS OUTSIDE OF THE SPECIFIED RANGE, AMENDMENTS MAY BE RECOMMENDED FOR REVIEW AND APPROVAL OF SEMSWA. ANY RECOMMENDATION FOR AMENDMENTS SHALL INCLUDE DOCUMENTATION OF AMENDMENT PROPERTIES, RATER OF APPLICATION, AND METHOD OF INCORPORATION. THE USE OF CHEMICAL FERTILIZERS OTHER THAN AN ORGANIC SLOW–RELEASE TYPE SUCH AS BIOSOL BY ROCKY MOUNTAIN BIO PRODUCTS IS NOT PERMITTED. THE USE OF ORGANIC MATTER THAT WOULD SIGNIFICANTLY INCREASE SOIL SALINITY IS NOT PERMITTED.

FILTER MATERIAL

FILTER MATERIAL SHALL BE CDOT CLASS C OR APPROVED EQUAL.

Table B-2. Gradation Specifications for CDOT Class C Filter Material
(Source: CDOT Table 703-7)

Sieve Size	Mass Percent Passing Square Mesh Sieves
19.0 mm (3/4")	100
4.75 mm (No. 4)	60 – 100
300 µm (No. 50)	10 – 30
150 µm (No. 100)	0 – 10
75 µm (No. 200)	0 - 3

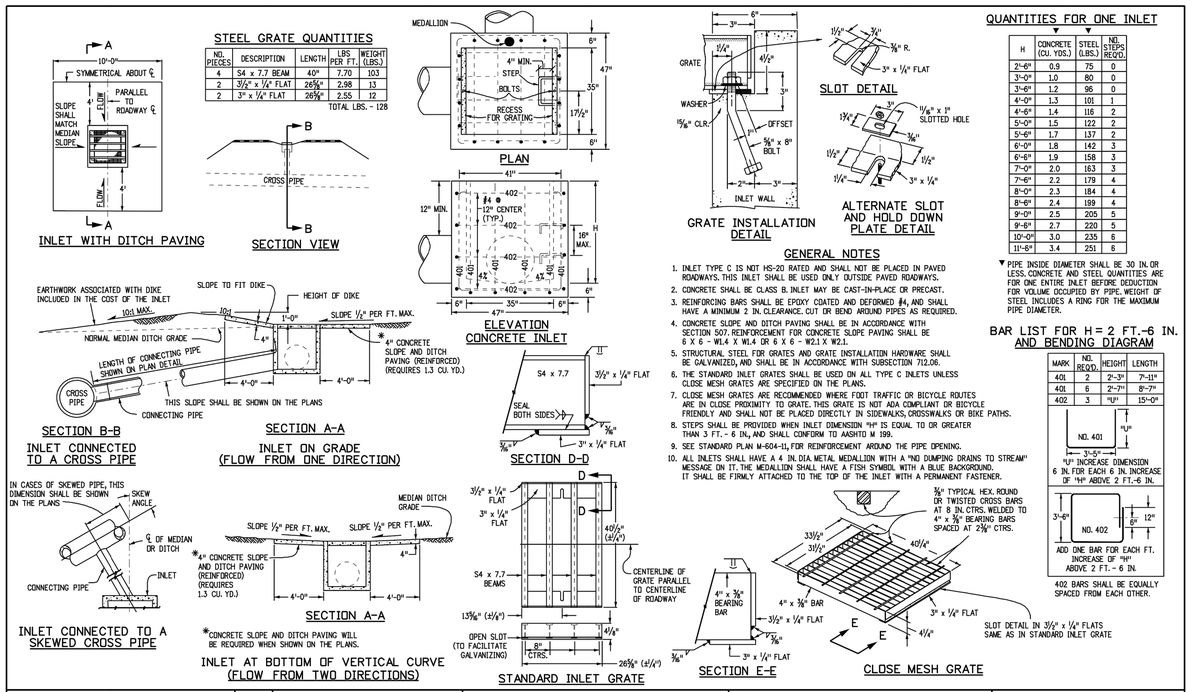
NONWOVEN GEOTEXTILE

PROPERTY	CRITERION ELONGATION<50%	CRITERION ELONGATION>50%	TEST METHOD
GRAB STRENGTH	800N (180 LBS)	510N (115 LBS)	ASTM D4632
PUNCTURE RESISTANCE	310N (70 LBS)	180N (40 LBS)	ASTM D6241
TRAPEZOIDAL TEAR STRENGTH	310N (70 LBS)	180N (40 LBS)	ASTM D6241
APPARENT OPENING SIZE	0.3MM(NO. 50)		ASTM D4751
PERMITTIVITY	0.02 SEC–1 DEFAULT VALUE		ASTM D4491
PERMEABILITY	K FABRIC > K SOIL CM/SEC		ASTM D4491
UV DEGRADATION AT 500 HOURS	50% STRENGTH		ASTM D4355

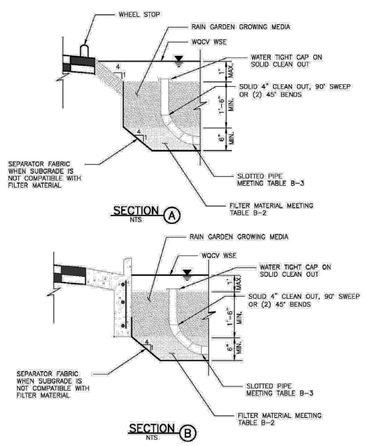
Table B-6. Native Seed Mix for Rain Gardens [2]

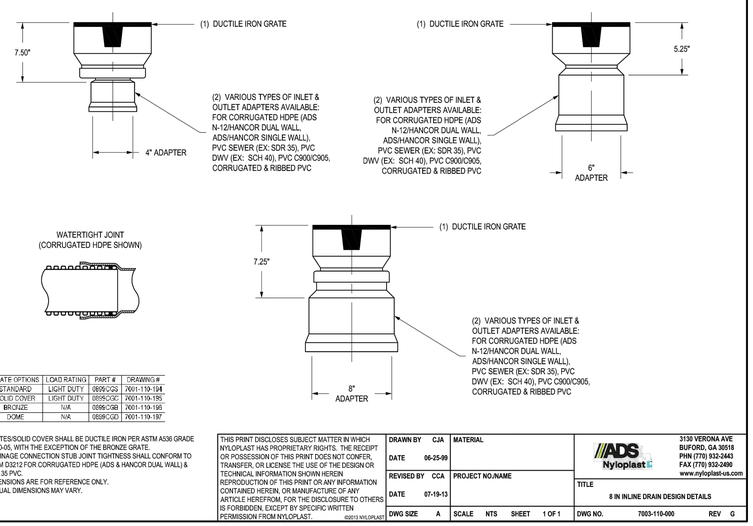
Common Name	Scientific Name	Variety	PLS[2] lbs per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Ariba	3	
Little bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage[1]	Artemisia frigida			2
Blue aster[1]	Aster laevis			4
Blanket flower[1]	Gaillardia aristata			8
Prairie coneflower[1]	Ratibida columnifera			4
Purple prairieclover[1]	Dalea (Petalostemum) purpurea			4
Sub-Totals:			27.5	22
Total lbs per acre:			**28.9**	

[1] Wildflower seed (optional) for a more diverse and natural look.
[2] PLS = Pure Live Seed.



Computer File Information		Sheet Revisions		Colorado Department of Transportation			
Creation Date: 07/04/12 Initials: DD		Date:	Comments	4201 East Arkansas Avenue, Denver, Colorado 80222	INLET, TYPE C	STANDARD PLAN NO.	
Last Modification Date: 07/04/12 Initials: LTA	(R-X)			Phone: (303) 757-9083 Fax: (303) 757-9820		M-604-10	
Full Path: www.coloradodot.info/business/designsupport	(R-X)			Project Development Branch DD/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 1	
Drawing File Name: 6040100101.dgn	(R-X)						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)						





NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2023 KIMLEY–HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453–0180

DESIGNED BY: KFK
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LA FORET
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
RAIN GARDEN DETAILS CONT.

COLORADO REGISTERED KEVIN FOX PITTMAN 57234 10/26/2023 PROFESSIONAL ENGINEER

PROJECT NO. 096971007

SHEET 10

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LA FORET CONFERENCE & RETREAT CENTER

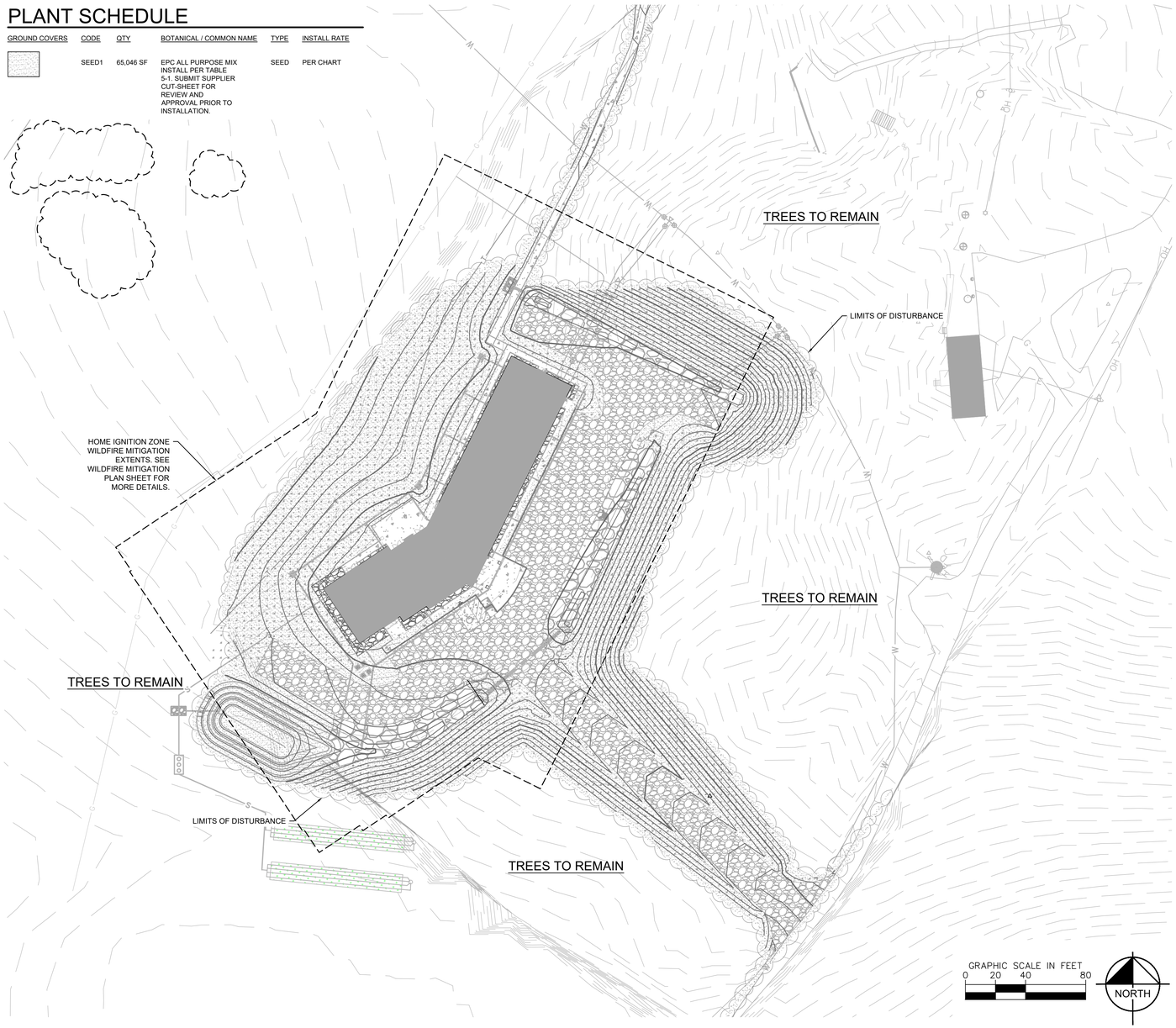
6145 SHOUP ROAD

SITE DEVELOPMENT PLAN

A PARCEL LOCATED IN SECTION 18, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND SECTION 13, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

PLANT SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE
	SEED1	65,046 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART



LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	NORTH BOUNDARY	WEST BOUNDARY	SOUTH BOUNDARY	EAST BOUNDARY
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO
STREET CLASSIFICATION:	N/A	N/A	N/A	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	0' / 0'	0' / 0'	0' / 0'	0' / 0'
LINEAR FOOTAGE:	634'	239'	569'	547'
TREE PER FEET REQ.:	N/A	N/A	N/A	N/A
NUMBER OF TREES REQ. / PROV.	N/A	N/A	N/A	N/A
EVERGREEN TREES REQ. / PROV.	N/A	N/A	N/A	N/A
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	NB	WB	SB	EB

INTERNAL LANDSCAPING	
NET SITE AREA:	163,456 SF (3.75 AC)
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.	8,173 SF / 8,173 SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	17 / 17*
SHRUB SUBSTITUTES REQ. / PROV.	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

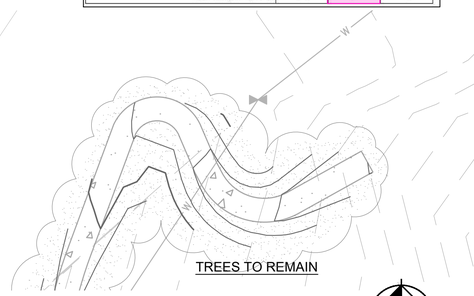
*NOTE: REQUIRED TREE COUNTS TO BE MET WITH RETENTION OF EXISTING TREES TO BE COORDINATED WITH LANDSCAPE ARCHITECT/OWNER.

PARKING LOT LANDSCAPING	
NUMBER OF VEHICLE SPACES PROVIDED:	19
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	2 / 2*
PARKING LOT FRONTAGES:	N/A
LENGTH OF FRONTAGE:	N/A
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	N/A
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PL

*NOTE: REQUIRED TREE COUNTS TO BE MET WITH RETENTION OF EXISTING TREES TO BE COORDINATED WITH LANDSCAPE ARCHITECT/OWNER.

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	*Calamovilfa 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



SIDEWALK CONTINUATION
SCALE: 1"=15'
NORTH

NO.	REVISION	BY	DATE	APPR.

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DRAWN BY: AJL
CHECKED BY: KRK
DATE: 10/26/2023

LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

COLORADO REGISTERED KEVIN REX KORTH 57234 10/26/2023 PROFESSIONAL ENGINEER

PROJECT NO.
096971007

SHEET
11

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PCD PROJECT NUMBER: PPR2324

LA FORET CONFERENCE & RETREAT CENTER

6145 SHOUP ROAD
SITE DEVELOPMENT PLAN

A PARCEL LOCATED IN SECTION 18, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND SECTION 13, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC., THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH HE WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

a. CONTRACTOR SHALL INSTALL 4"X¼" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

T. PARKING LOT ISLAND NOTE

1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

U. MAINTENANCE

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.

2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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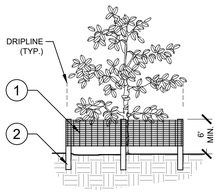
DESIGNED BY: KRK
DRAWN

LA FORET CONFERENCE & RETREAT CENTER

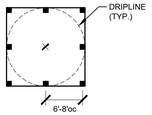
6145 SHOUP ROAD

SITE DEVELOPMENT PLAN

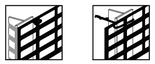
A PARCEL LOCATED IN SECTION 18, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND SECTION 13, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



ELEVATION



PLAN



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

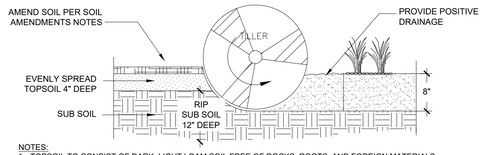
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

1/7 TREE PROTECTION FENCING
ELEVATION / PLAN
NTS



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.

2 SOIL PREP
NTS
096-971-007-01

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 10/26/2023

LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

LANDSCAPE DETAILS

PROJECT NO.
096971007

SHEET
13

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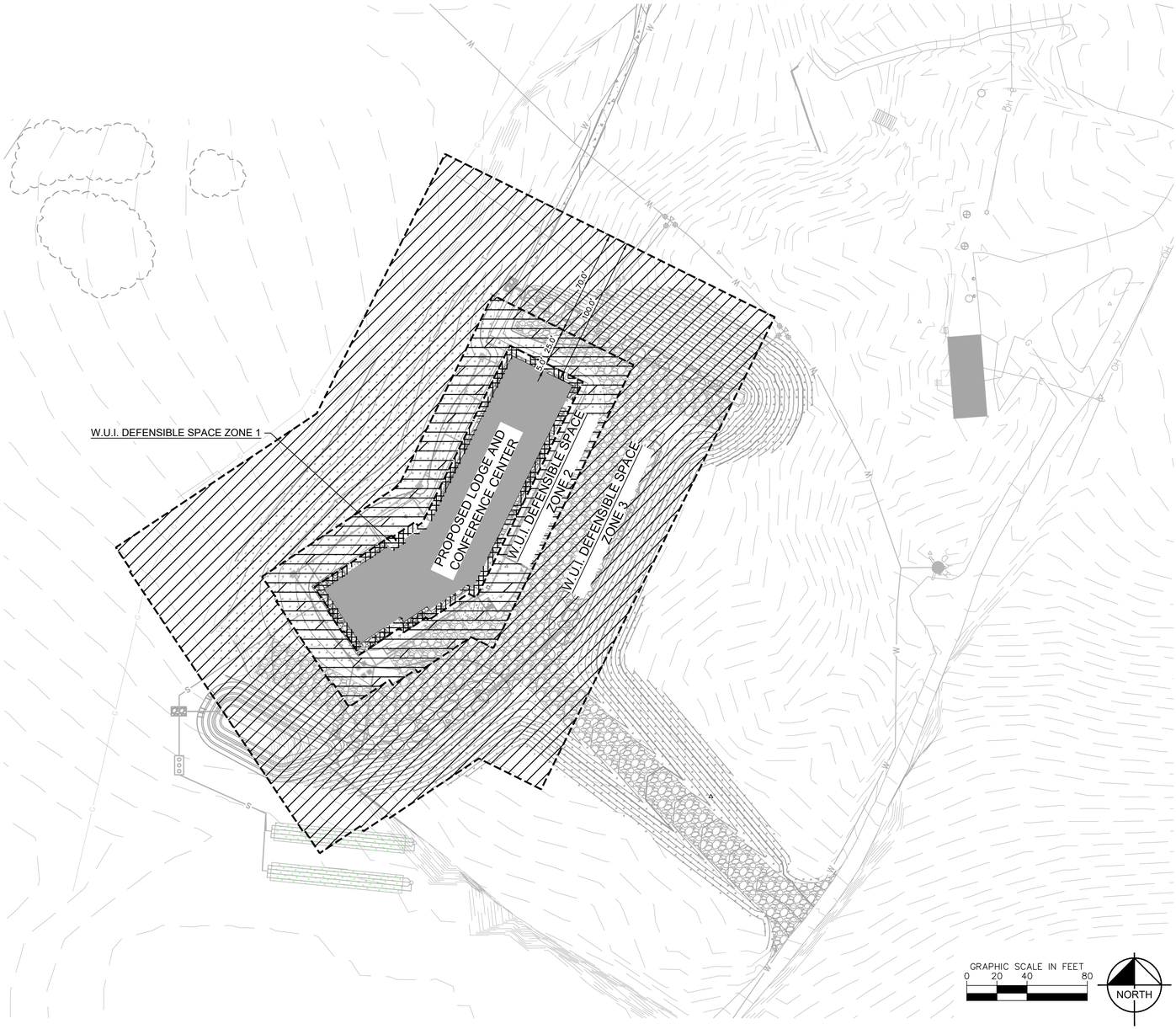
PCD PROJECT NUMBER: PPR2324

LA FORET CONFERENCE & RETREAT CENTER

6145 SHOUP ROAD

SITE DEVELOPMENT PLAN

A PARCEL LOCATED IN SECTION 18, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND SECTION 13, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



THE HOME IGNITION ZONE GUIDE
DEFENSIBLE ZONES:

ZONE 1: 0' - 5' FROM STRUCTURE

GOAL: THIS ZONE IS DESIGNED TO PREVENT FLAMES FROM COMING IN DIRECT CONTACT WITH THE STRUCTURE. USE NONFLAMMABLE, HARD SURFACE MATERIALS IN THIS ZONE, SUCH AS ROCK, GRAVEL, SAND, CEMENT, BARE EARTH OR STONE/CONCRETE PAVERS.

CRITICAL STEPS:

- REMOVE ALL FLAMMABLE VEGETATION, INCLUDING SHRUBS, SLASH, MULCH AND OTHER WOODY DEBRIS.
- DO NOT STORE FIREWOOD OR OTHER COMBUSTIBLE MATERIALS INSIDE THIS ZONE.
- PRUNE TREE BRANCHES HANGING OVER THE ROOF AND REMOVE ALL FUELS WITHIN 10 FEET OF THE CHIMNEY.
- REGULARLY REMOVE ALL PINE NEEDLES AND OTHER DEBRIS FROM THE ROOF, DECK AND GUTTERS.
- RAKE AND DISPOSE OF PINE NEEDLES, DEAD LEAVES, MULCH AND OTHER ORGANIC DEBRIS WITHIN 5 FEET OF ALL DECKS AND STRUCTURES. FARTHER THAN 5 FEET FROM STRUCTURES, RAKING MATERIAL WILL NOT SIGNIFICANTLY REDUCE THE LIKELIHOOD OF IGNITION AND CAN NEGATIVELY AFFECT OTHER TREES.
- DO NOT USE SPACE UNDER DECKS FOR STORAGE.

ZONE 2: 5' - 30' FROM STRUCTURE

GOAL: THIS ZONE IS DESIGNED TO GIVE AN APPROACHING FIRE LESS FUEL, WHICH WILL HELP REDUCE ITS INTENSITY AS IT GETS NEARER TO STRUCTURES.

CRITICAL STEPS:

- MOW GRASSES TO 4 INCHES TALL OR LESS.
- AVOID LARGE ACCUMULATIONS OF SURFACE FUELS SUCH AS LOGS, BRANCHES, SLASH AND MULCH.
- REMOVE ENOUGH TREES TO CREATE AT LEAST 10 FEET* OF SPACE BETWEEN CROWNS. MEASURE FROM THE OUTERMOST BRANCH OF ONE TREE TO THE NEAREST BRANCH ON THE NEXT TREE.
- SMALL GROUPS OF TWO OR THREE TREES MAY BE LEFT IN SOME AREAS OF ZONE 2. SPACING OF 30 FEET* SHOULD BE MAINTAINED BETWEEN REMAINING TREE GROUPS TO ENSURE FIRE DOESN'T JUMP FROM ONE GROUP TO ANOTHER.
- REMOVE LADDER FUELS UNDER REMAINING TREES. THIS IS ANY VEGETATION THAT CAN BRING FIRE FROM THE GROUND UP INTO TALLER FUELS.
- PRUNE TREE BRANCHES TO A HEIGHT OF 6-10 FEET FROM THE GROUND OR A THIRD OF THE TOTAL HEIGHT OF THE TREE, WHICHEVER IS LESS.
- REMOVE STRESSED, DISEASED, DEAD OR DYING TREES AND SHRUBS. THIS REDUCES THE AMOUNT OF VEGETATION AVAILABLE TO BURN AND IMPROVES FOREST HEALTH.
- COMMON GROUND JUNIPERS SHOULD BE REMOVED WHENEVER POSSIBLE BECAUSE THEY ARE HIGHLY FLAMMABLE AND TEND TO HOLD A LAYER OF FLAMMABLE MATERIAL BENEATH THEM.
- YOU CAN KEEP ISOLATED SHRUBS IN ZONE 2, AS LONG AS THEY ARE NOT GROWING UNDER TREES. KEEP SHRUBS AT LEAST 10 FEET* AWAY FROM THE EDGE OF TREE BRANCHES.
- PERIODICALLY PRUNE AND MAINTAIN SHRUBS TO PREVENT EXCESSIVE GROWTH. REMOVE DEAD STEMS ANNUALLY.
- SPACING BETWEEN CLUMPS OF SHRUBS SHOULD BE AT LEAST 2 1/2 TIMES* THEIR MATURE HEIGHT. EACH CLUMP SHOULD HAVE A DIAMETER NO MORE THAN TWICE THE MATURE HEIGHT OF THE VEGETATION. EXAMPLE: FOR SHRUBS THAT GROW 6 FEET TALL, SPACE CLUMPS 15 FEET APART OR MORE (MEASURED FROM THE EDGE OF THE CROWNS OF VEGETATION CLUMPS). EACH CLUMP OF THESE SHRUBS SHOULD NOT EXCEED 12 FEET IN DIAMETER.

*HORIZONTAL SPACING RECOMMENDATIONS ARE MINIMUMS AND CAN BE INCREASED TO REDUCE POTENTIAL FIRE BEHAVIOR, PARTICULARLY ON SLOPES.

ZONE 3: 30' - 100' FROM STRUCTURE

GOAL: THIS ZONE FOCUSES ON MITIGATION THAT KEEPS FIRE ON THE GROUND, BUT IT'S ALSO A SPACE TO MAKE CHOICES THAT CAN IMPROVE FOREST HEALTH. HEALTHY FORESTS INCLUDE TREES OF MULTIPLE AGES, SIZES AND SPECIES, WHERE ADEQUATE GROWING ROOM IS MAINTAINED OVER TIME. IF THE DISTANCE OF 100 FEET TO THE EDGE OF ZONE 3 STRETCHES BEYOND OWNER'S PROPERTY LINES, IT'S ENCOURAGED TO WORK WITH ADJOINING PROPERTY OWNERS TO COMPLETE AN APPROPRIATE DEFENSIBLE SPACE. IF THE STRUCTURE IS ON STEEP SLOPES OR HAS CERTAIN TOPOGRAPHIC CONSIDERATIONS, THIS ZONE MAY BE LARGER.

CRITICAL STEPS:

- MOWING GRASSES IS NOT NECESSARY IN ZONE 3.
- WATCH FOR HAZARDS ASSOCIATED WITH LADDER FUELS. THE CHANCE OF A SURFACE FIRE CLIMBING INTO THE TREES IS REDUCED IN A FOREST WHERE SURFACE FUELS ARE WIDELY SEPARATED AND LOW TREE BRANCHES ARE REMOVED.
- TREE CROWN SPACING OF 6-10 FEET IS SUGGESTED. CONSIDER CREATING OPENINGS OR MEADOWS BETWEEN SMALL CLUMPS OF TREES SO FIRE MUST TRANSITION TO THE GROUND TO KEEP MOVING.
- ANY APPROVED METHOD OF SLASH TREATMENT IS ACCEPTABLE IN THIS ZONE, INCLUDING REMOVAL, PILING AND BURNING, LOP AND SCATTER, OR MULCHING. LOP-AND-SCATTER OR MULCHING TREATMENTS SHOULD BE MINIMIZED IN FAVOR OF TREATMENTS THAT REDUCE THE AMOUNT OF WOODY MATERIAL IN THE ZONE. THE FARTHER THIS MATERIAL IS FROM THE STRUCTURE, THE BETTER.

NO.	REVISION	BY	DATE	APPR.

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DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 10/26/2023

LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

WILDFIRE MITIGATION PLAN

COLORADO REGISTERED KEVIN REX KOPPELMAN 57234 10/26/2023 PROFESSIONAL ENGINEER

PROJECT NO.
096971007

SHEET
14

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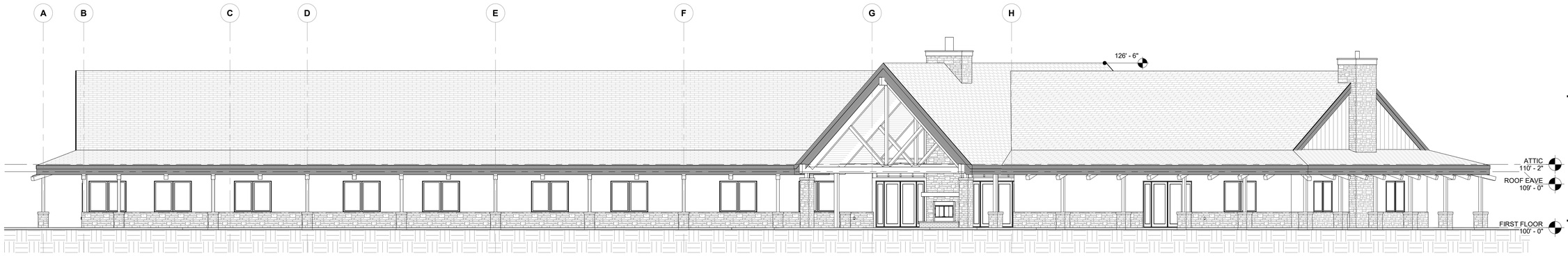
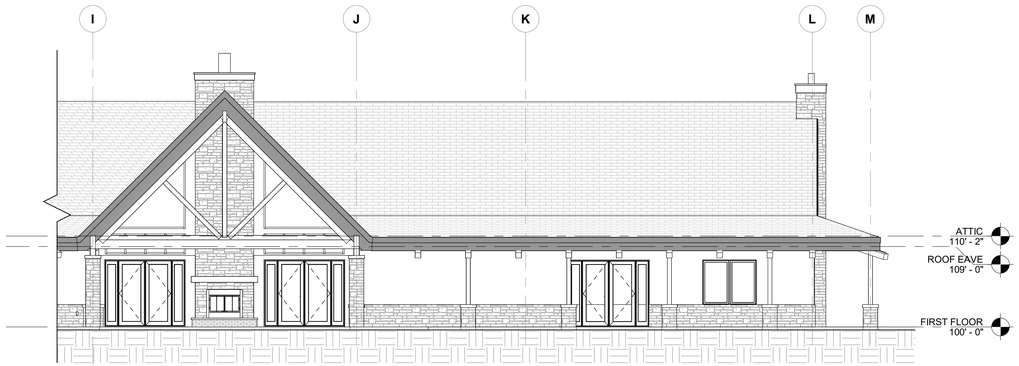
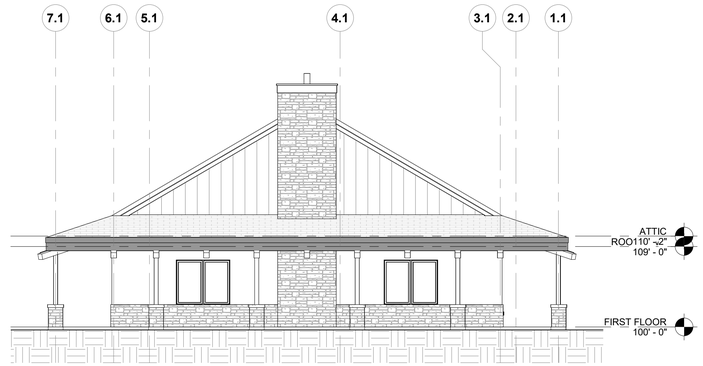
PCD PROJECT NUMBER: PPR2324



1 BUILDING ELEVATION - WEST
1/8" = 1'-0"



3 BUILDING ELEVATION SOUTH WING - WEST
1/8" = 1'-0"



2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

HB&A
Architecture AND Planning
102 E. Moreno Avenue
Colorado Springs, CO 80903
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www.hbaa.com

Architect

Associated with

Project

LA FORET LAPP LODGE
6145 SHOUP RD
COLORADO SPRINGS, CO 80908

Seal

Issue / Revision	Date
SCHEMATIC	JAN 2023

Issue / Revision

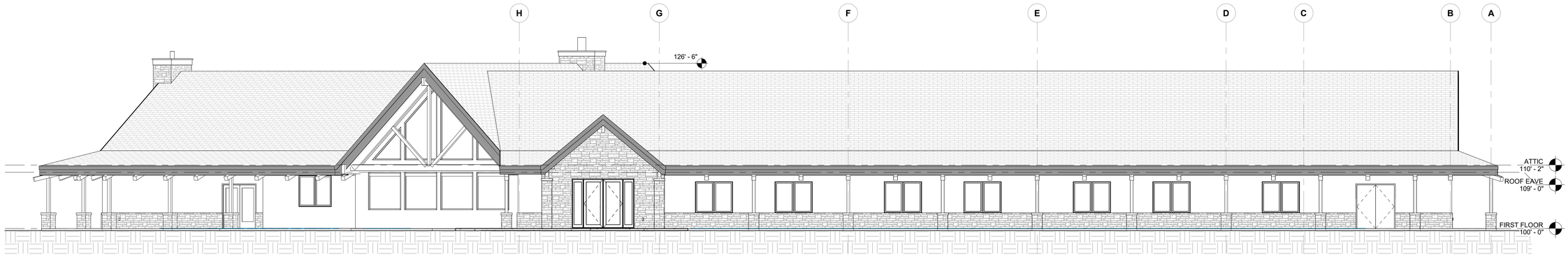
P#: 149-126
Pm: Approver
Dwr: Author
Qc: Checker

Description

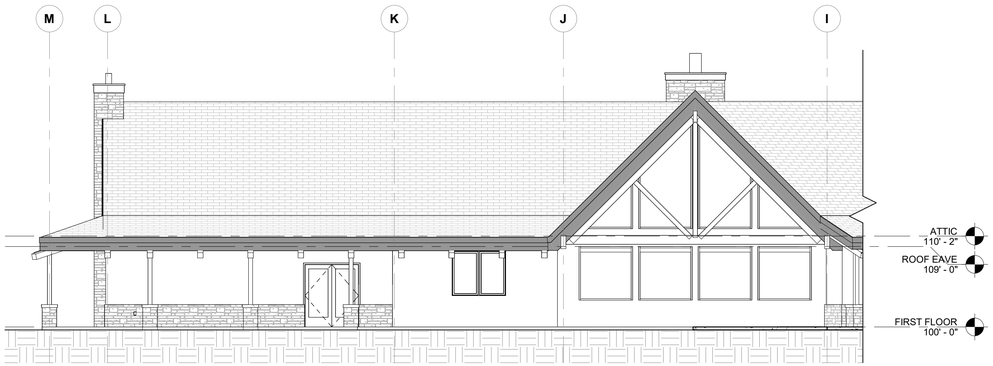
ELEVATIONS

Number

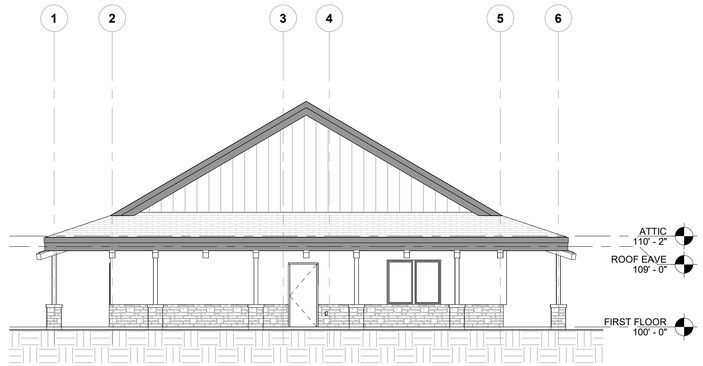
A-200



1 BUILDING ELEVATION - EAST
1/8" = 1'-0"



2 BUILDING ELEVATION SOUTH WING - EAST
1/8" = 1'-0"



3 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

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Seal

Issue / Revision	Date
SCHEMATIC	JAN 2023

Issue / Revision

P#: 149-126
Pm: Approver
Dwn: Author
Qc: Checker

Description
ELEVATIONS

Number
A-201

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
20' OFF OF PROPERTY	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	N.A.
SITE	Illuminance	Fc	0.17	10.3	0.0	N.A.	N.A.	0
Parking Lot	Illuminance	Fc	1.00	9.9	0.0	N.A.	N.A.	

Luminaire Schedule												
Symbol	Qty	Label	Arrangement	Description	Tag	Fixture Height	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]	[TESTLAB]
	3	RSX1 LED P2 30K R4	Single	RSX1 LED P2 30K R4	DD	12'-0"	0.900	9076	72.95	218.85	Lithonia Lighting	SCALED PHOTOMETRY
	4	WS-W17218_IESF	Single	WS-W17218	CC	7'-0"	0.900	490	18.4212	73.685	WAC Lighting	WAC Lighting
	21	LDN6 35_05 L06AR LSS	Single	LDN6 35_05 L06AR LSS	AA	10'-0"	0.900	522	5.83	122.43	Lithonia Lighting	SCALED PHOTOMETRY

1 PHOTOMETRIC LIGHTING PLAN
1"=30'-0"

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Associated with
Chavez Tiffany & Ayers Engineering Corporation

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Seal
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JOSHUA J. AYERS
45899
PROFESSIONAL ENGINEER
6.15.23

Issue / Revision — Date
DEVELOPMENT PLANS 6/15/23

Issue / Revision

P#
Project Number

Pjm
Approver JJA

Dwr
Author EJR

Qc
Checker JJA

Description
PHOTOMETRIC LIGHTING PLAN

Number
13 OF 14

LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are RoHS compliant

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

LDN6 3500K AR LSS 80CRI

Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

Catalog Number

Notes

Type AA

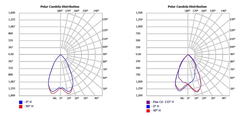
LDN6 STATIC WHITE

6" Open and Wallwash LED
Non-IC
New Construction Downlight

Open Trim

Wallwash Trim

DISTRIBUTIONS

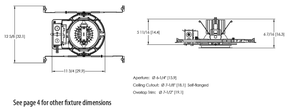


Open

Wallwash

DIMENSIONS

LDN6 500-3000 Lumens



See page 4 for other fixture dimensions

LDN6

Design Select options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** LDN6 35/15 L06 AR LSS MVOLT EZ10

LDN6									
Series	**Color temperature**	**Lumens** ‡	**Trim Style**	**Trim Color**	**Trim Finish**	**Flange Color** ‡	**Voltage**
LDN6 6" round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens 50 5000 lumens	L06 Downlight LW6 Wallwash	AR Clear WR ‡ White BR ‡ Black TCPC ‡ Custom painted trim TRALTBD ‡ RAL painted trim	LSS Semi-specular LD Matte-diffuse LS Specular	TRW White painted flange TRBL Black painted flange FCPC Custom painted flange only FRALTBD RAL painted flange only	MVOLT Multi-volt 120 120V 277 277V 347 ‡ 347V

Driver		Emergency ‡		Control Input ‡		Options	
GZ10	0-10V driver dims to 10%	(blank)	No Emergency Needed	(blank)	No Control Input Needed	HAO ‡	High ambient option (40°C)
GZ1	0-10V driver dims to 1%	EL	Battery pack (10W constant power), non-120 compliant, integral test switch	JOT	Wireless room control with "Just One Touch" pairing	CP ‡	Chicago Plenum
D10	Minimum dimming 10% driver for use with JOT	ELR	Battery pack (10W constant power), non-120 compliant, remote test switch	NPP16D	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	RRL___	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC125.
D1	Minimum dimming 1% driver for use with JOT	ELSD	Self-diagnostic battery pack (10W constant power), non-120 compliant, integral test switch	NPP16DER	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	BAA	Buy America(n) Act Compliant
EZ1	0-10V eldoLED driver with smooth and flicker-free deep-dimming performance down to 1%	ELRSD	Self-diagnostic battery pack (10W constant power), non-120 compliant, integral test switch and remote test switch	NPS80EZ	nLight® dimming pack controls 0-10V eldoLED drivers (EZ1).	90CRI	High CRI (90+)
EDA8	eldoLED DALI SOLDRIVE dim to dark	ELRTSD	Battery pack (10W constant power), T20 compliant, integral test switch	NPS80EZER	nLight® dimming pack controls 0-10V eldoLED driven (EZ1). ER controls fixtures on emergency circuit.	SF ‡	Single fuse
		E10WCP	Battery pack (10W constant power), T20 compliant, integral test switch	N80	nLight™ Lumen Compensation		
		E10WCPR	Battery pack (10W constant power), T20 compliant, remote test switch	NLTAIR2	nLight® Air enabled		
		E10WRSTAR	Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIRE2	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options		
				NLTAIREM2	nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.		

‡ Option Value Ordering Restrictions	
Option value	**Restriction**
Lumens	Overall height varies based on lumen package; refer to dimensional chart.
WR, BR	Not available with finishes.
347	Not available with emergency options.
SF	Must specify voltage 120V or 277V.
TRW, TRBL	Available with clear (AR) reflector only.
EL, ELR, ELSD, ELRSD, E10WCP, E10WCPR	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER, NPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. See UL 924 Sequence of Operation table.
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ1 drivers.
NLTAIR, NLTAIR2, NLTAIRE2, NLTAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. not recommended for metal ceiling installations.
HAO	Fixture height is 6.5" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
Reloc® Options	Refer to RRL specification sheet on acuitybrands.com for further details.
RRLAE	Commercial fixtures should disconnect the TSPL before unplugging the RRL so it does not go into discharge mode.
RRLC125	RRLC125 option is to be used with the OmniPro OCS, OCS, OD, OFC and OD for 0-2kV integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details
E10WRSTAR	Not available with wet location, ET1, ECG, ODS, CP, 347V, NPS80EZ ER, NLTAIRE2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch

Accessories: *Order as separate catalog number.*

EAC ISSM 375	Compact interruptible emergency AC power system	SCA6	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D
EAC ISSM 125	Compact interruptible emergency AC power system		
GRA68 JZ	Oversized trim ring with 8" outside diameter		

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

(Maximum order quantity for design select lead times is 112.)

DOWNLIGHTING: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

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CC

Fixture Type:

Catalog Number:

Project:

Location:

WAC LIGHTING

Amherst

Outdoor Wall Sconce 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ WS-W17218 18"	3000K	○ BK Black	19W	1741	490

Example: **WS-W17218-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

A timeless classic lantern meets modern LED technology with a clear seeded glass lens and an open bottom for easy maintenance.

FEATURES

- Downlight illumination
- Open bottom for ease of maintenance
- ACLED driverless technology
- 5 Year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10% ,TRIAC: 100-10%
Rated Life:	50000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL,IP65 Wet Location Listed
Construction:	Aluminum body, seeded clear glass diffuser

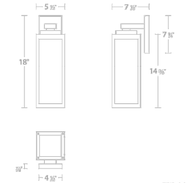
FINISHES:

Black

REPLACEMENT PARTS

RPL-GLA-17218 - Glass

LINE DRAWING:



RSX1 LED
Area Luminaire

Catalog Number

Notes

Type DD

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

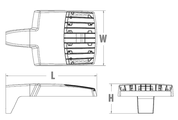
EPA (ft²@0°): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm

Weight (SPA mount): 22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) [2] HVOLT (347V-480V) [3] XVOLT (277V-480V) [3] **(use specific voltage for options as noted)** 120 [3] 277 [3] 208 [3] 347 [3] 240 [3] 480 [3]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4] WBA Wall bracket [5] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [6] AARP Adjustable tilt arm round pole mounting [6] AAWB Adjustable tilt arm with wall bracket [6] AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
HS	House-side shield [7]	DBLXD	Black
PE	Photocontrol, button style [8,9]	DNAXD	Natural Aluminum
PER7	Seven-wire twist-lock receptacle only (no controls) [8,10,11]	DWHXD	White
SF	Single fuse (120, 277, 347) [3]	DDBTXD	Textured Dark Bronze
DF	Double fuse (208, 240, 480) [3]	DBLBXD	Textured Black
SPD20KV	20kV Surge pack (10kV standard)	DNATXD	Textured Natural Aluminum
FAO	Field adjustable output [9]	DWHGXD	Textured White
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9]		
Shipped Installed			
***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**			
NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [8,10,11,14]		
BAA	Buy America(n) Act Compliant		
CCE	Coastal Construction [9]		
Shipped Separately (requires some field assembly)			
EGS	External glare shield [7]		
EGFV	External glare full visor (360° around light aperture) [7]		
BS	Bird spikes [9]		

***Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**

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PROFESSIONAL ENGINEER

6.15.23

Issue / Revision

Issue / Revision	Date
DEVELOPMENT PLANS	6/15/23

Project Number	
Approver	JJA
Author	EJR
Checker	JJA

Description

LIGHT FIXTURE CUT SHEETS

Number

14 OF 14