6145 SHOUP ROAD SITE DEVELOPMENT PLAN

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



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 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:

BUILDING DATA

BUILDING HEIGHT:

MAXIMUM BY CODE:

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):

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	17.5	10
ADA	1 (VAN)		1 VAN

GEOLOGICICAL HAZARDS NOTE

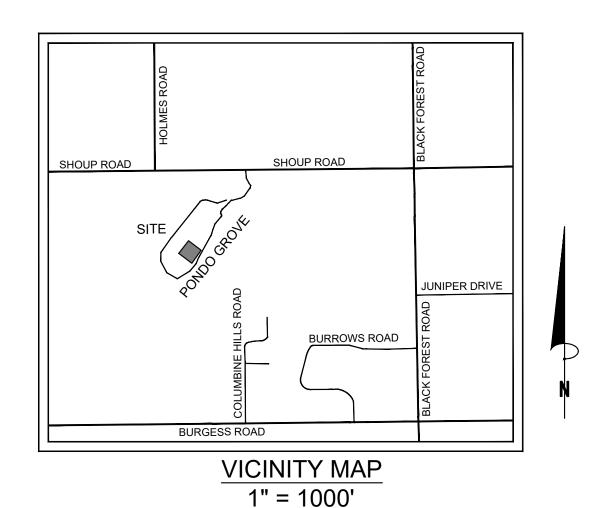
A "SUBSURFACE SOIL INVESTIGATION LAPP LODGE 6145 SHOUP RD EL PASO COUNTY, COLORADO" WAS PREPARED BY ENTECH, DATED JANUARY 25, 2022. NO LOTS HAVE BEEN IDENTIFIED IN THE REFERENCE REPORT AS BEING IMPACTED BY GEOLOGICAL HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE FOLLOWING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

> Include As-built condition stamp and EOR signature on each sheet. Per ECM 5.10.6 Engineering Record Drawings: Each sheet of the record drawings shall be designated as "Engineering Record Drawings" and signed and dated by the engineer of record.

> Even if everything was built exactly per plan, we need an electronic PDF of the original drawings to be signed, dated, and stamped with "As-Built" on each sheet.



She	et 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	
	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 MITICATION PLAN	
15	BUILDING ELEVATION	
16	BUILDING ELEVATION	
17	FLOOR PLAN	
18	LIGHTING PLAN	
19	LIGHTING DETAILS	

Please add a note clarifying why all

these sheets were crossed out (ie were no changes observed for those

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

LEGAL DESCRIPTION

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.

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

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.

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

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

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:

<u>OWNER:</u> LA FORET 6145 SHOUP RD COLORADO SPRINGS, CO 80908

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

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

KIMLEY-HORN AND ASSOCIATES, INC.

2 NEVADA NORTH AVE., SUITE 900

COLORADO SPRINGS, CO 80903

TEL: (719) 453-0182

CONTÀCT: JIM HOUK

PHONE: (719) 520-3600

EL PASO COUNTY: EL PASO COUNTY

DEVELOPMENT SERVICES DEPARTMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910



DESIGNED BY: KR

DRAWN BY: AJL

CHECKED BY: KRI

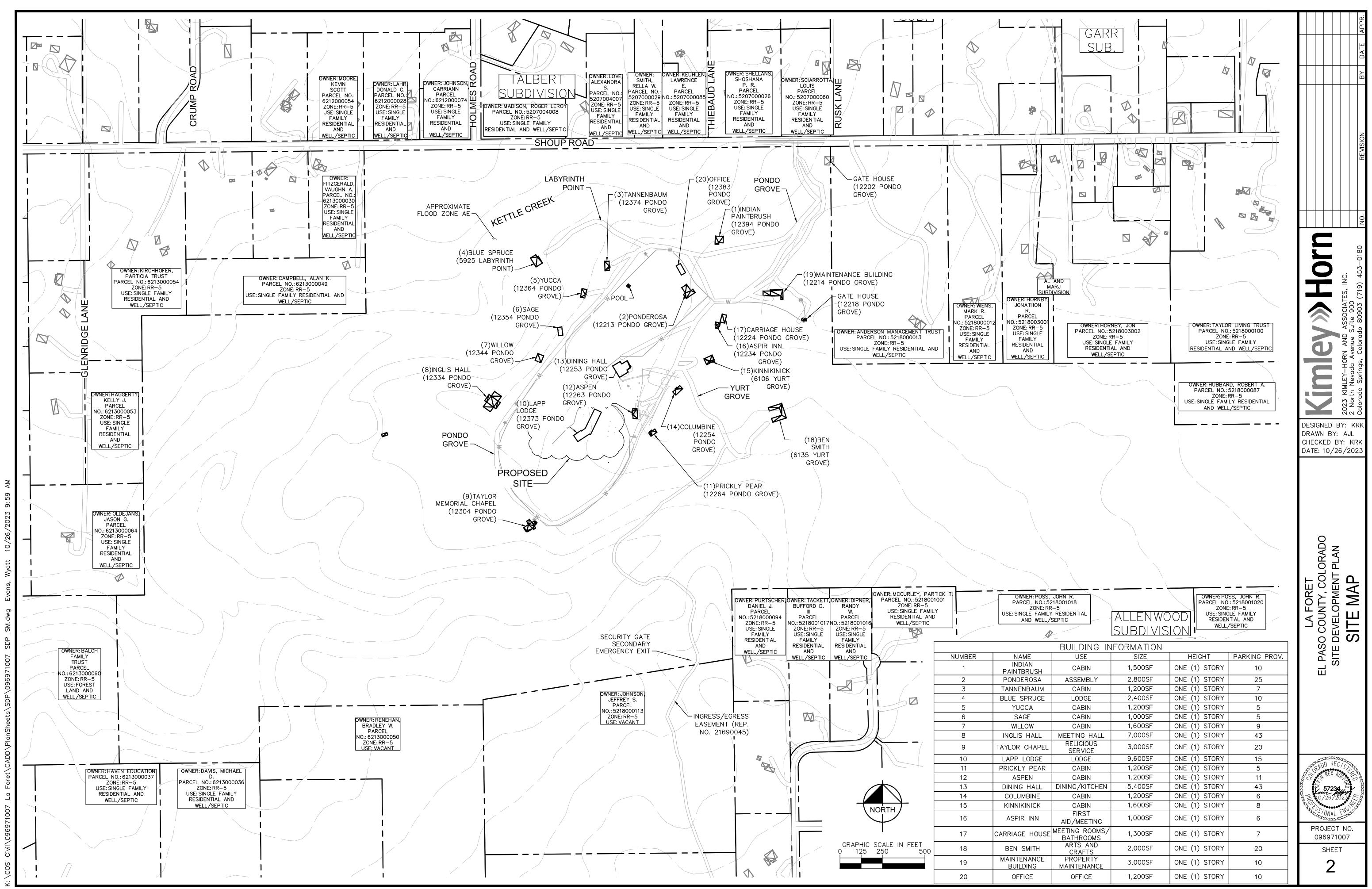
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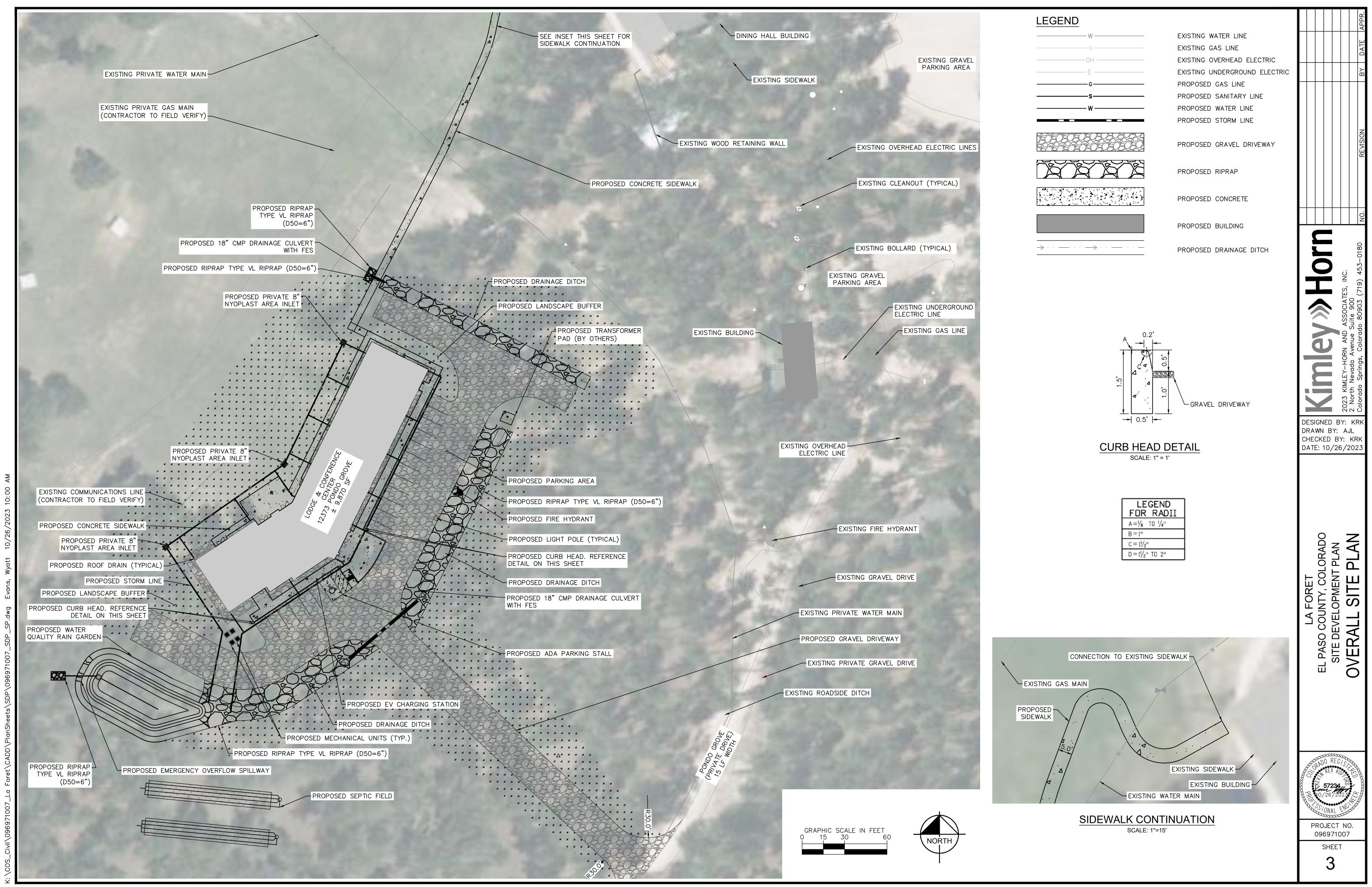
OLORADO NT PLAN

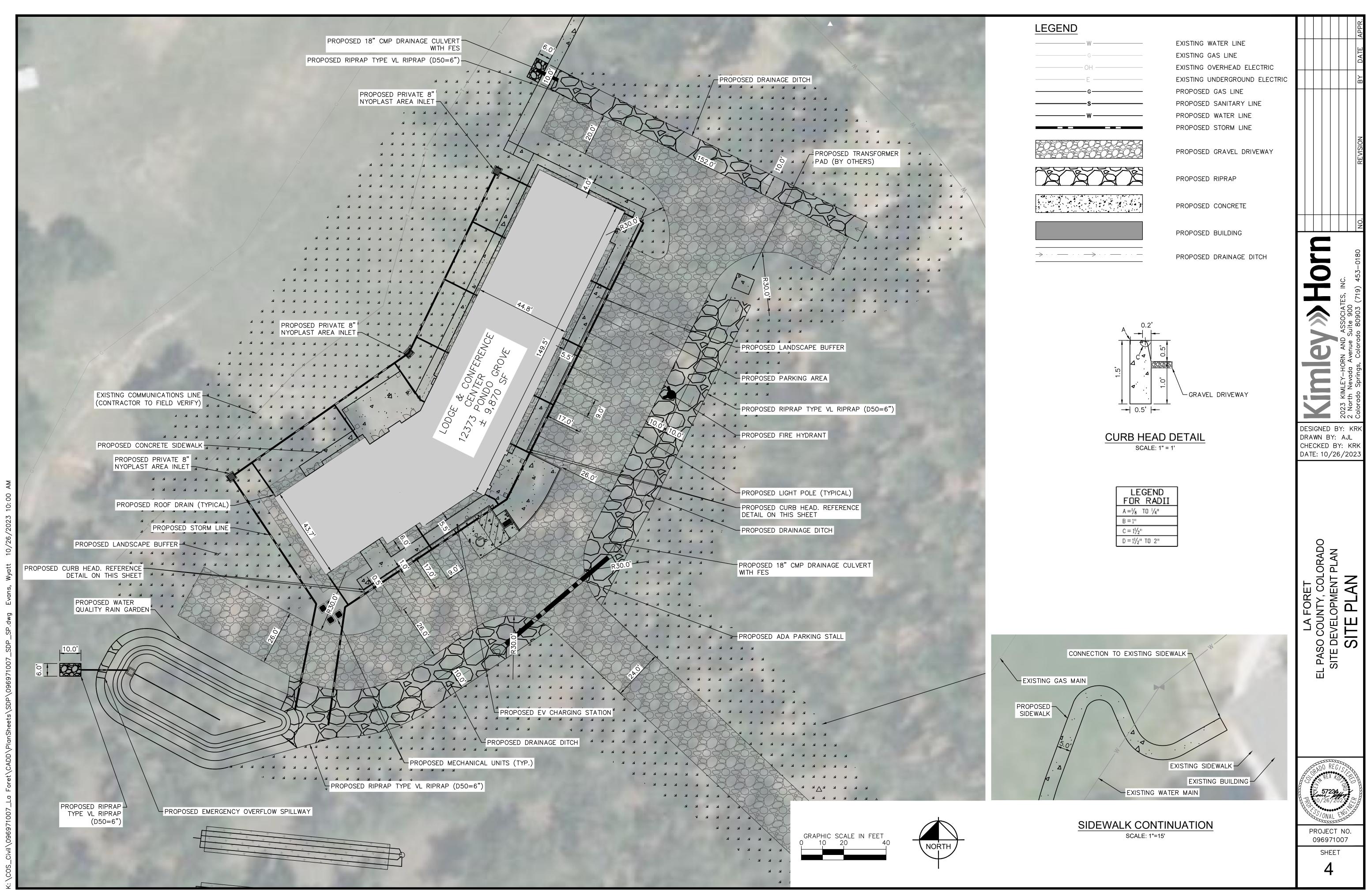
SHEE

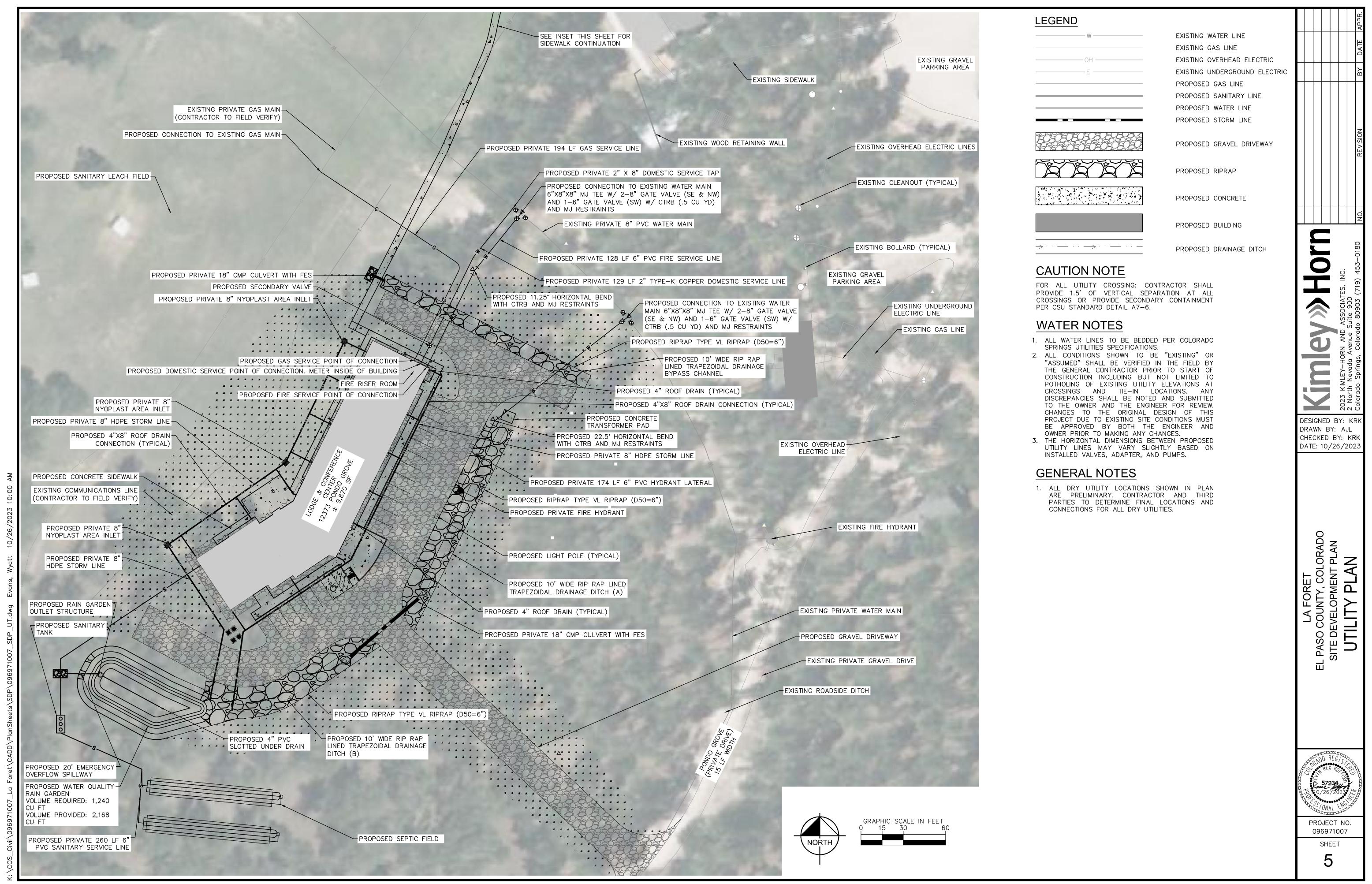
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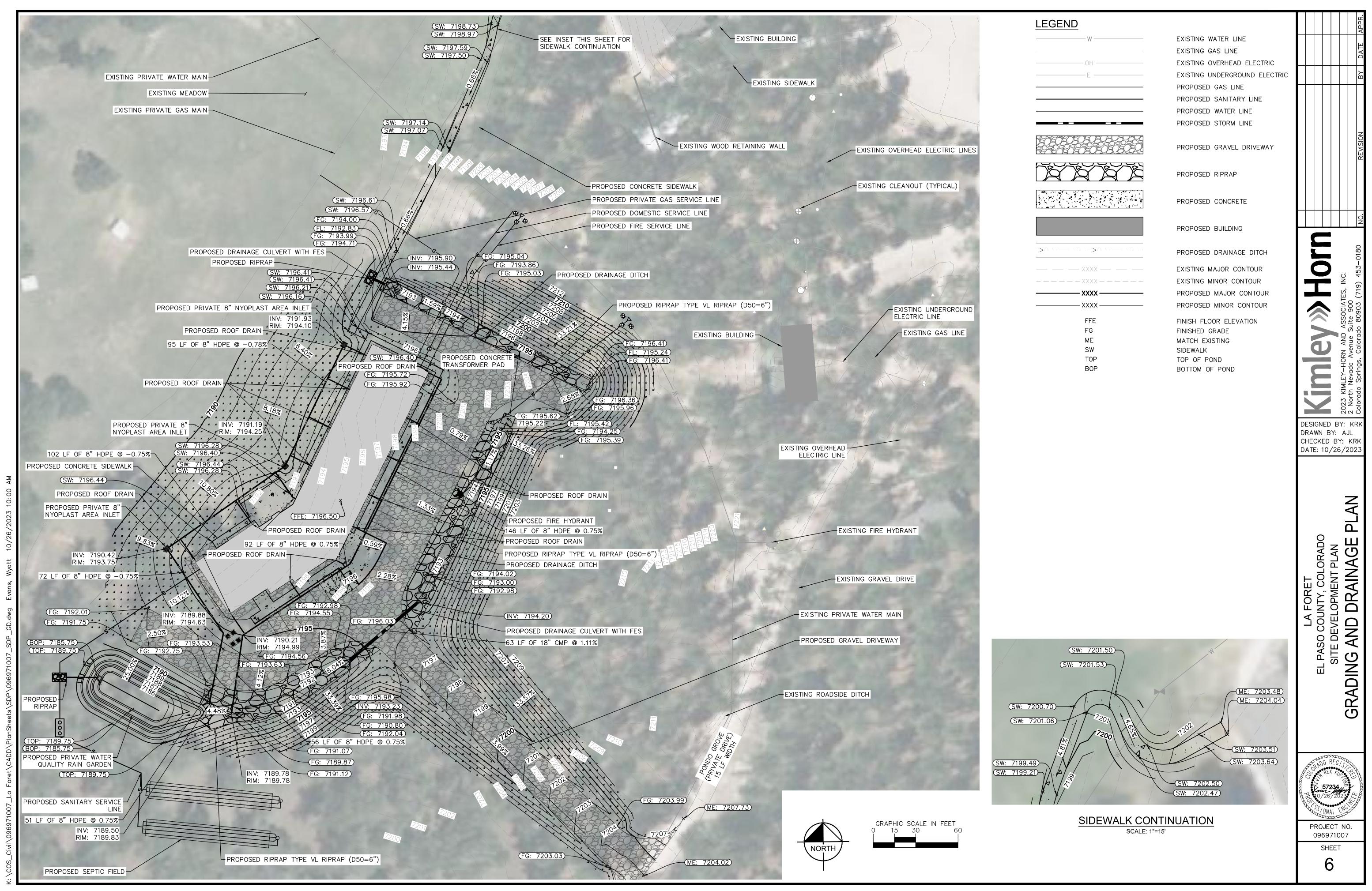
PROJECT NO. 096971007 SHEET

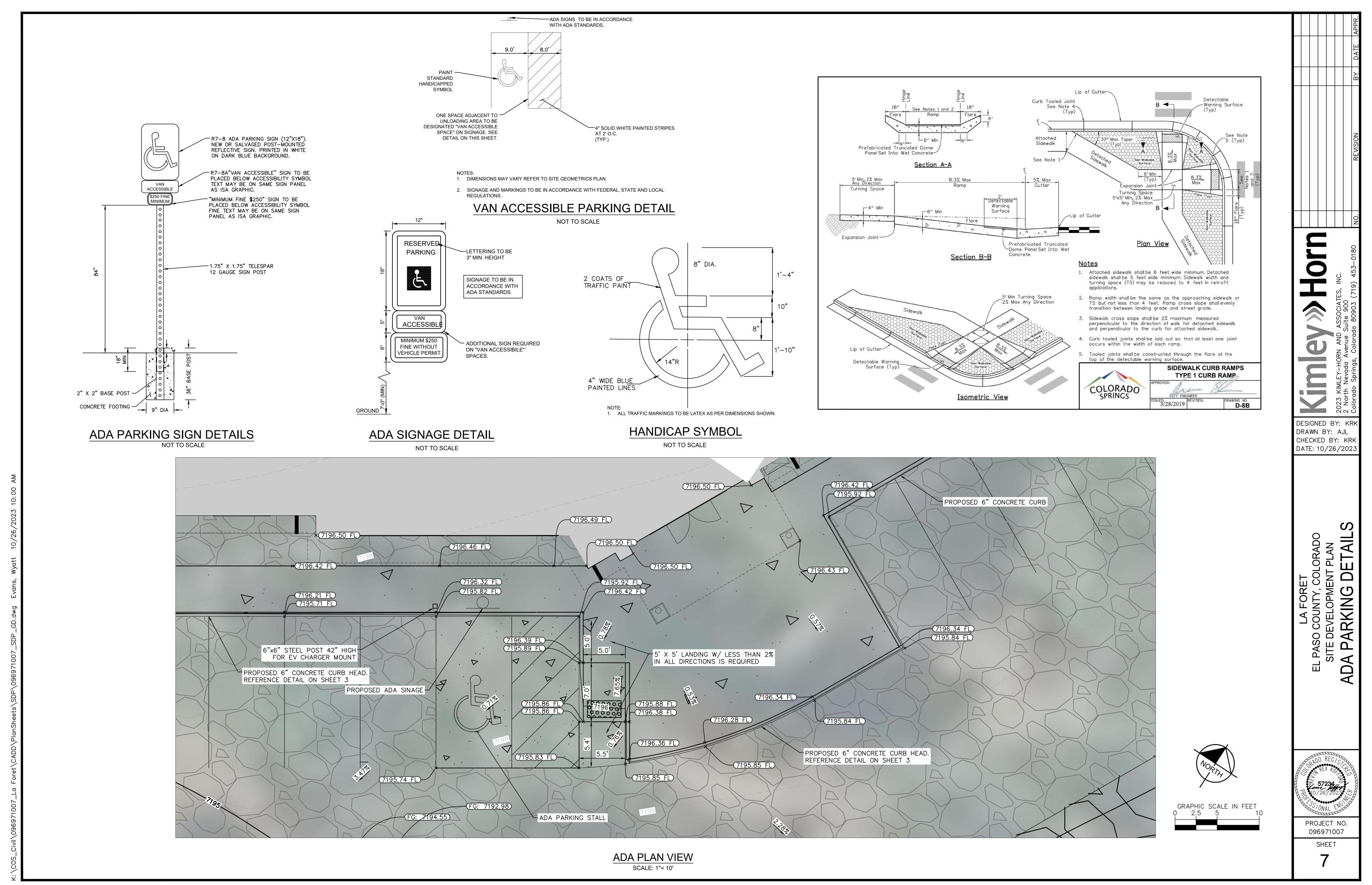


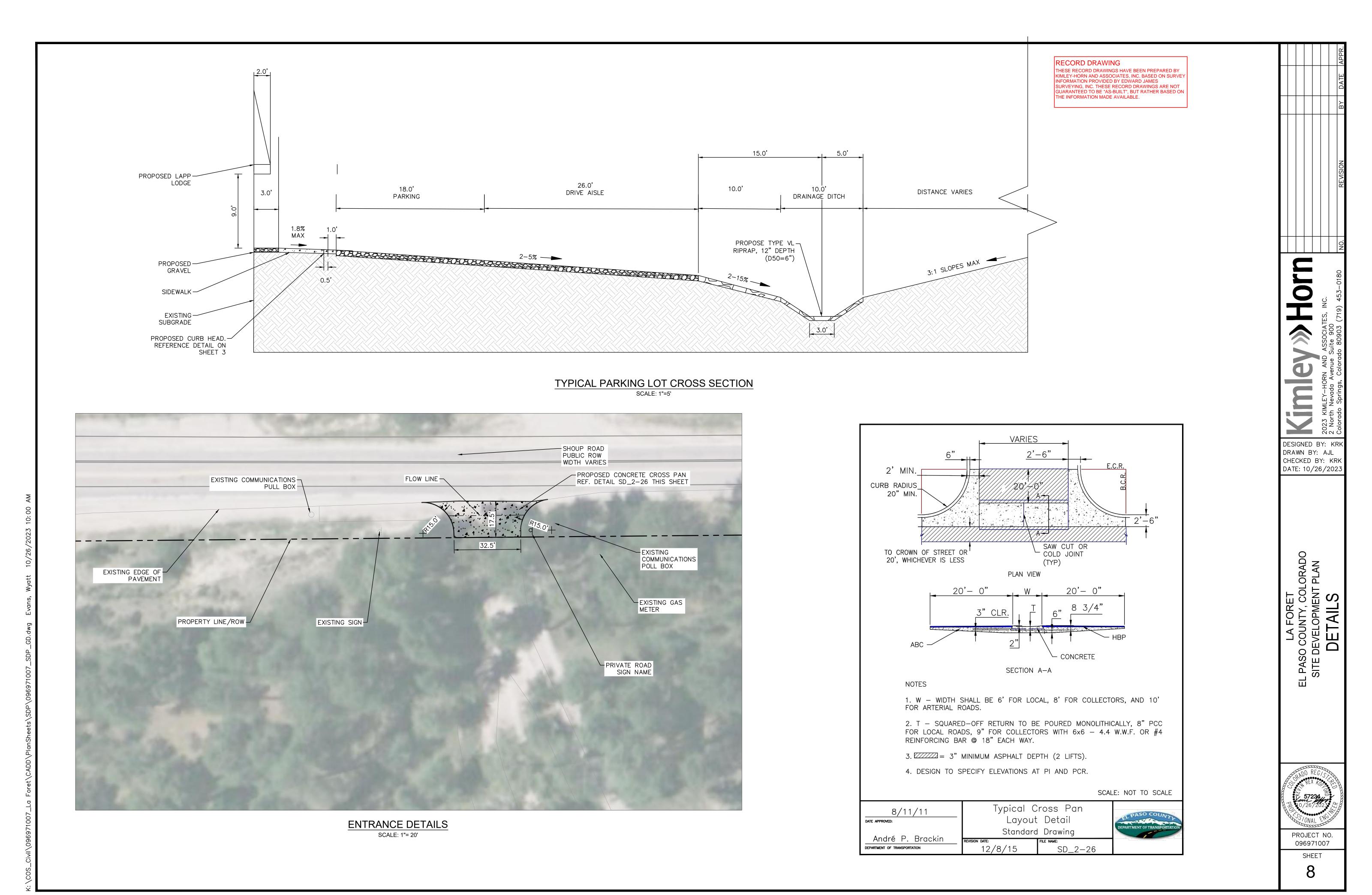


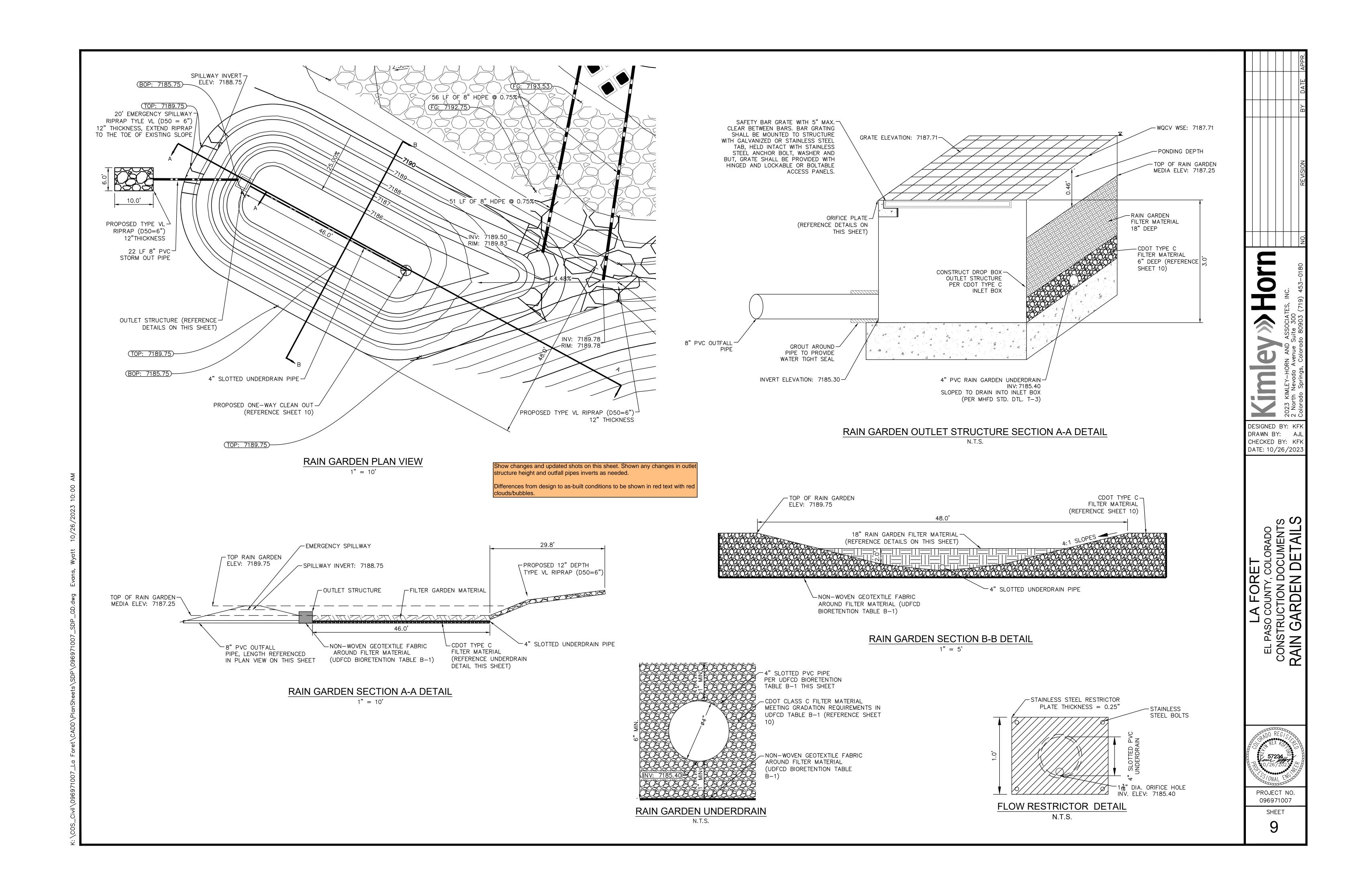












- 1. WHERE POSSIBLE, IRRIGATION SYSTEMS SHALL BE INSTALLED IN CONJUNCTION WITH FINISH GRADING. IF IRRIGATION INSTALLATION WILL LAG, BUFFER AND SWALE SHALL BE RESTORED TO ORIGINAL CONDITION FOLLOWING INSTALLATION. DISTURBED MEDIA LAYERS SHALL BE RESTORED, GEOTEXTILES AND EROSION CONTROL BLANKETS SHALL 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: 50 - 80 % SAND OR COARSER 5 - 40 % 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)

	9
Sieve Size	Mass Percent Passing
Sieve Size	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

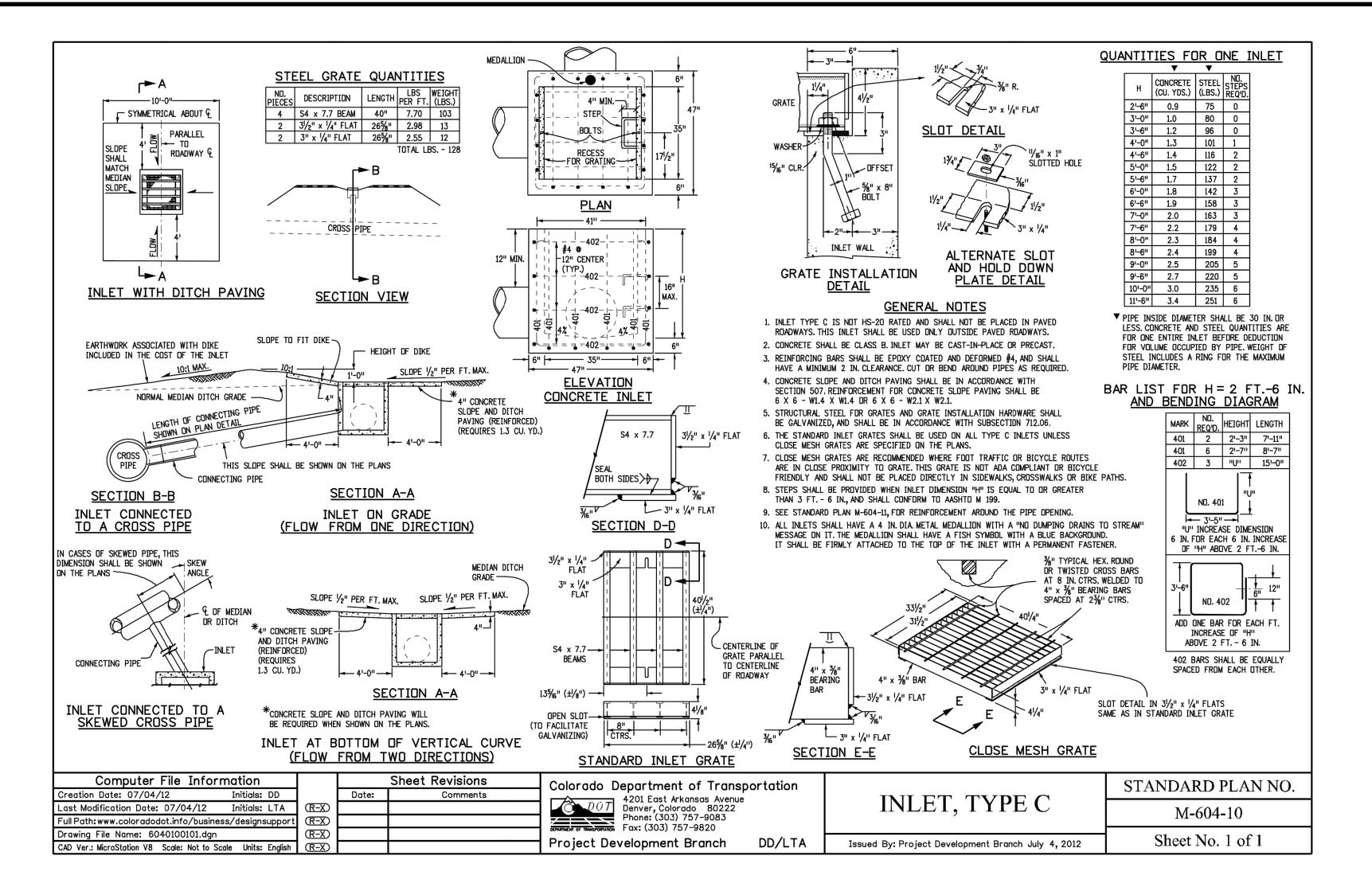
•	OHWOVEN GEOTEXTIEE			
	PROPERTY	CRIT ELONGATION<50%	<u>ERION</u> ELONGATION>50%	TEST METHOD
	GRAB STRENGTH	800N (180 LBS)	510N (115 LBS)	ASTM D4632
	PUNCTURE RESISTANCE	310N (70 LBS)	180N (40 LBS)	ASTM D6241
	TRAPEZOIDAL TEAR STRENGTH	310N (70 LBS)	180N (40 LBS)	ASTM D6241
	APPARENT OPENING SIZE	0.3MM(NO.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

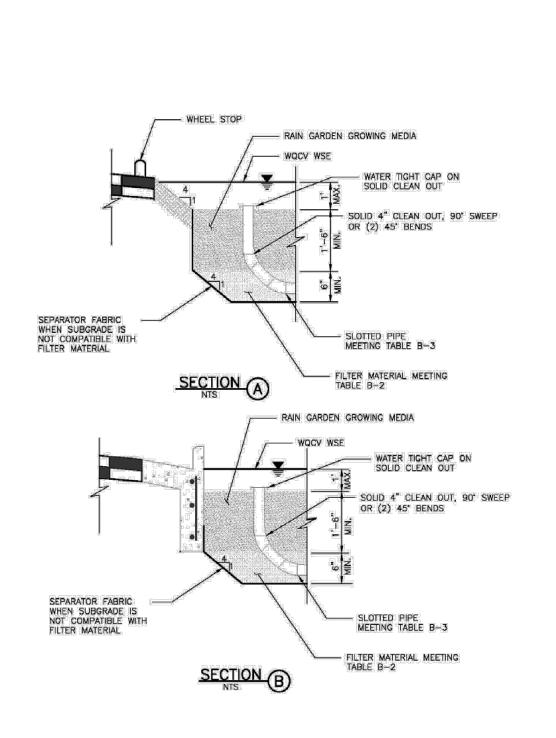
Table B-6. Native Seed Mix for Rain Gardens 2

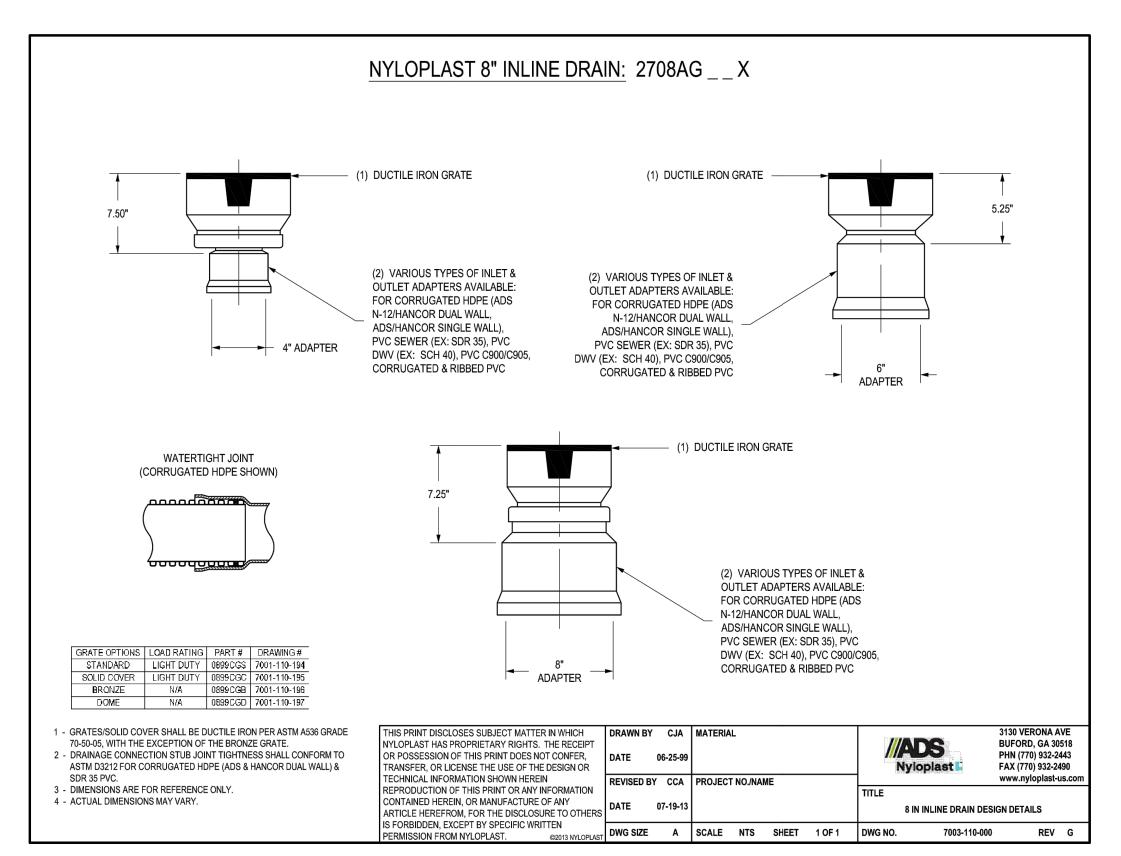
Common Name	Scientific Name	Variety	PLS ² lbs per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
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	3.9

Wildflower seed (optional) for a more diverse and natural look.

 2 PLS = Pure Live Seed.



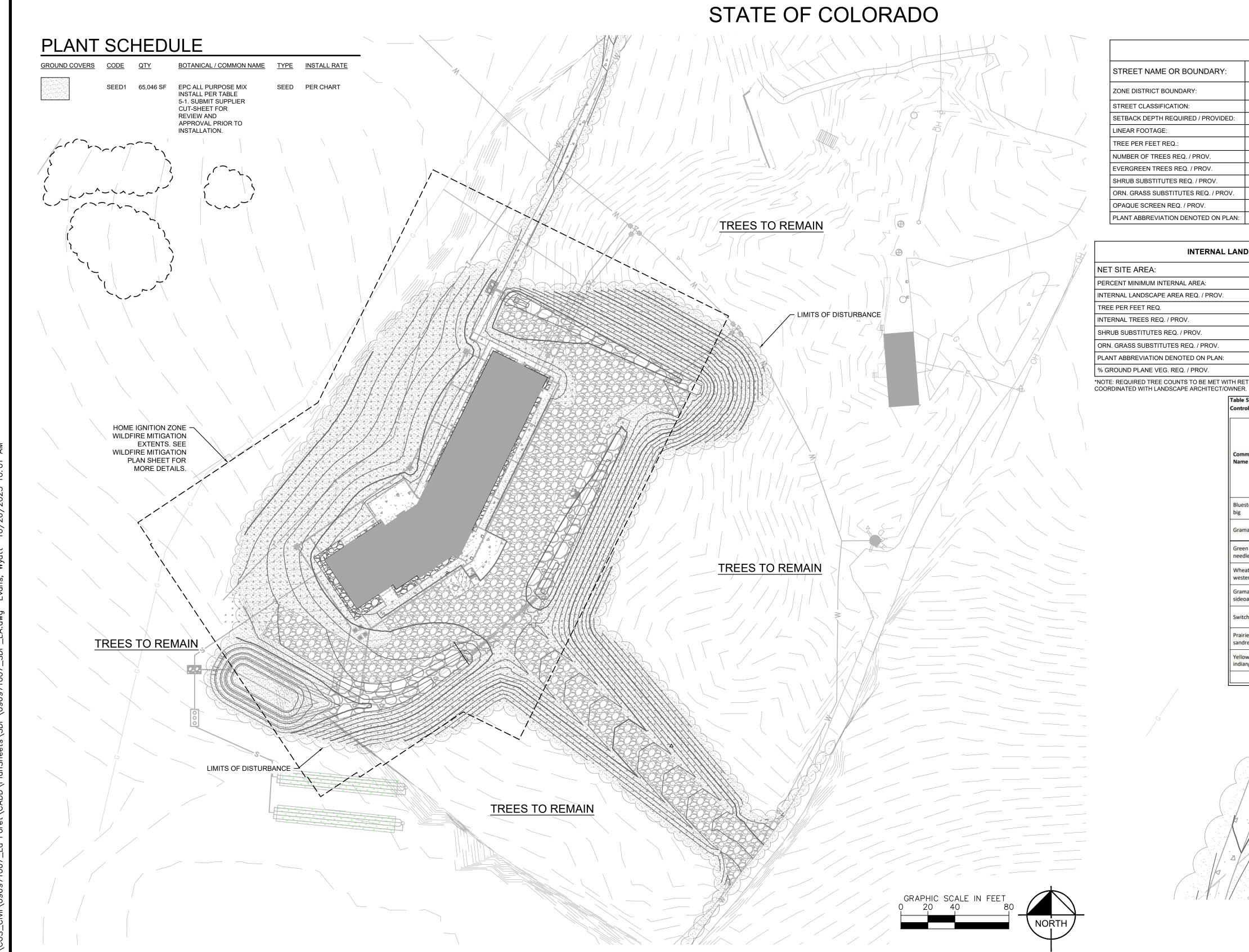




PROJECT NO. 096971007 SHEET

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,



	LANDSCAPE SETBA	CKS 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

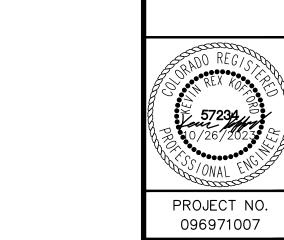
INTERNAL LANDSCAPING					
NET SITE AREA:	163,456 SF (3.75 AC)				
PERCENT MINIMUM INTERNAL AREA:	5%				
INTERNAL LANDSCAPE AREA REQ. / PROV.	8,173 SF / 8,173 SF				
TREE PER FEET REQ.	1 TREE PER 500 SF				
INTERNAL TREES REQ. / PROV.	17 / 17*				
SHRUB SUBSTITUTES REQ. / PROV.	N/A				
ORN. GRASS SUBSTITUTES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

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.

					Pounds PLS	
Common Name	Scientific Name	Growth Season / Form	% of Mix	Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
			15	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	Boutelaua 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 Iongifolia	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass ²	Sorghastrum nutans	Warm, sod	10	2	1	0.5
indiangrass ²	nutans	Seed rate (I	Contraction factor		9.7	4.8

SIDEWALK CONTINUATION



SHEET

DATE: 10/26/202

PCD PROJECT NUMBER: PPR2324

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

B. PROTECTION OF EXISTING STRUCTURES

- 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. GENERA
- MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
- MULCH ONE (1)
 TOPSOIL MIX ONE (1)
- 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,
- 6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR OPON 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 $\frac{3}{4}$ 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.
- 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
- CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
 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
- 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.

PLANT INSTALLATION OPERATIONS COMMENCE.

- 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.
- 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.
- ${}^{\star}\,\mathsf{WATERING/IRRIGATION}\,\mathsf{RESTRICTIONS}\,\mathsf{MAY}\,\mathsf{APPLY}\,\text{-}\,\mathsf{REFER}\,\mathsf{TO}\,\mathsf{PROPERTY'S}\,\mathsf{JURISDICTIONAL}\,\mathsf{AUTHORITY}.$
- G. FERTILIZER
 - 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
- 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 STOC
- 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
- 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
- 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
- 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 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.
- 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.
- 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.

COMPLY WITH APPLICABLE FEDERAL. STATE. COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND

- 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.
- ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
 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
-). 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.
- 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 FAIL 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)
- 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
- 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.
- 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.
- 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"X₈" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- 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.
- PLANT MATERIAL MAINTENANCE

 1 ALL PLANTS AND PLANTING INCLUI

LAWN 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.
- FINAL INSPECTION AND ACCEPTANCE OF WORK

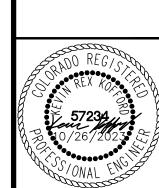
 1 FINAL INSPECTION AT THE END OF THE WARRA
- 1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE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

PARKING LOT ISLAND NOTE

- 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.
- 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.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGN
 ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

HOTE, INC.

2023 KIMLEY—HORN AND ASSI 2 North Nevada Avenue Suite

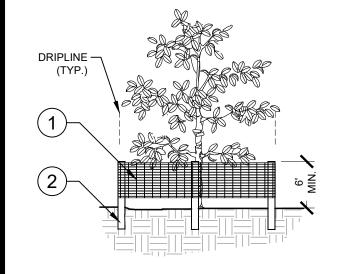


PROJECT NO. 096971007 SHEET

12

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

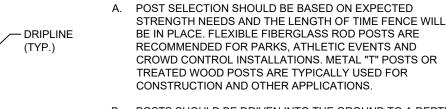


ELEVATION

6'H "PERIMETER PLUS" CONSTRUCTION
 FENCE BY CONWED PLASTICS OR OWNER'S
 REPRESENTATIVE APPROVED EQUAL.
 SUBMIT PRODUCT INFORMATION FOR
 APPROVAL PRIOR TO INSTALLATION.

 8' TALL METAL "T" POSTS OR 2" x 2" X 8'
 PRESSURE TREATED WOOD POSTS WITH 24"
 BURIAL BELOW GRADE.

INSTALLATION NOTES:

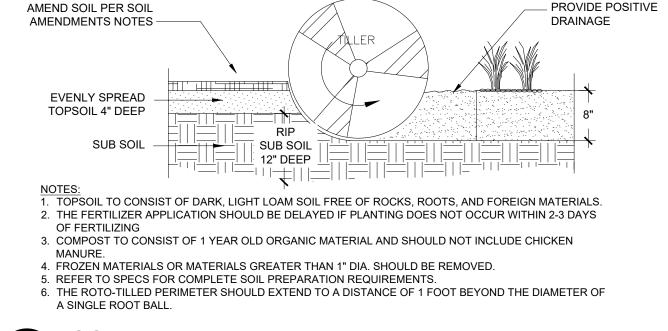


- B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
 C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY 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.





SOIL PREP

NTS

096-971-007-01

23 KIMLEY-HORN AND ASSOCIATES, INC.
North Nevada Avenue Suite 900

DESIGNED BY: KR DRAWN BY: AJL CHECKED BY: KRP DATE: 10/26/2023

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

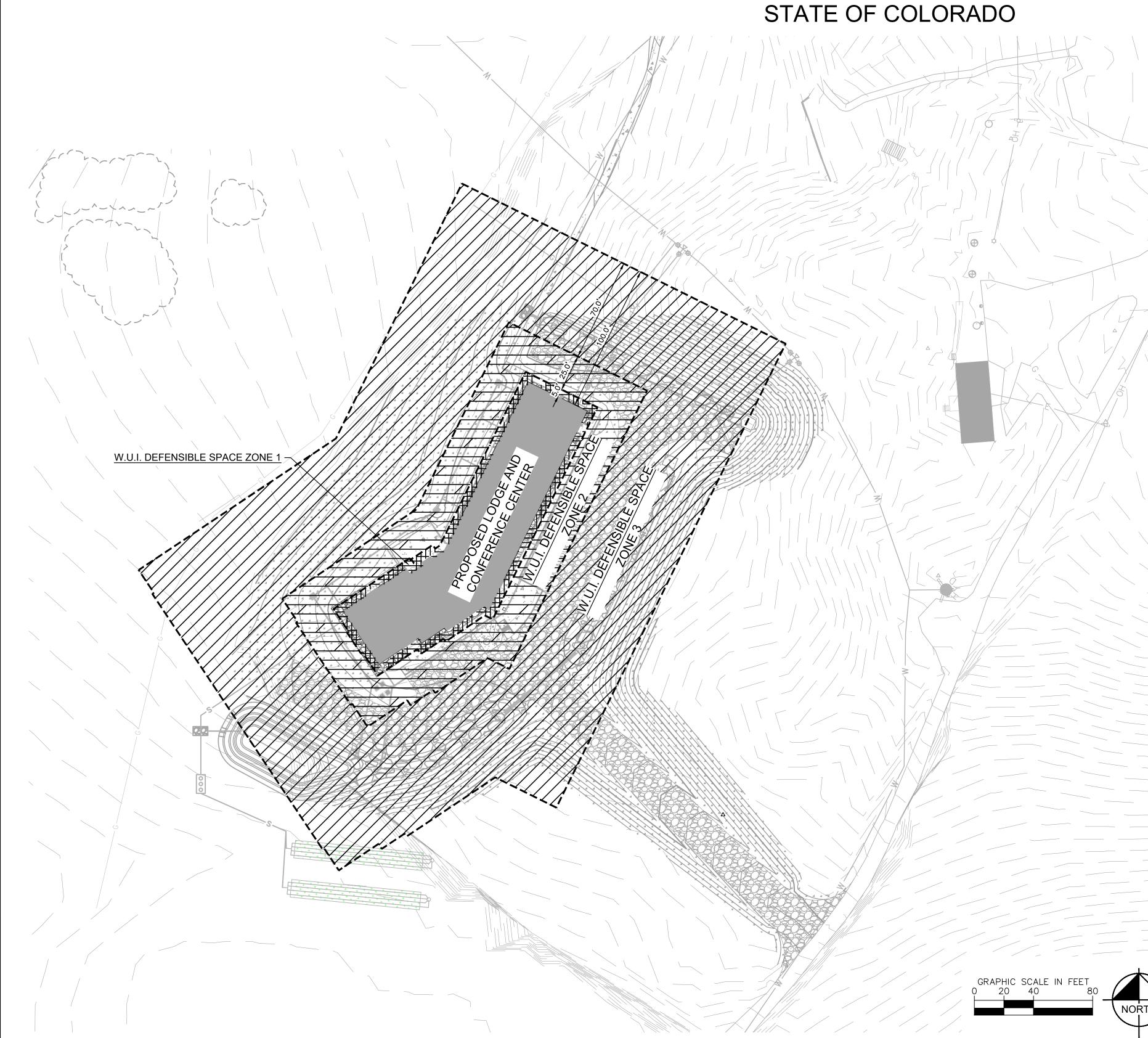


PROJECT N 096971007 SHEET

13

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.
- PRINE TREE BRANCHES HANGING OVER THE ROOF AND REMOVE ALL FLIELS WITHIN 10 FEET OF
- PRONE TREE BRANCHES HANGING OVER THE ROOF AND REMOVE ALL FUELS WITHIN TO FEET OF THE CHIM
 REGULARLY REMOVE ALL PINE NEEDLES AND OTHER DERRIS 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*:
- BE MAINTAINED BETWEEN REMAINING TREE GROUPS TO ENSURE FIRE DOESN'T JUMP FROM ONE GROUP TO ANOTHER.
- GROUND UP INTO TALLER FUELS.

 PRIME TREE PRANCUES TO A HEIGHT OF CAR FEET FROM THE CROWN OF A THIRD OF THE TOTAL HEIGHT OF
- 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.

 TREE, WHICHEVER IS LESS.
- REMOVE STRESSED, DISEASED, DEAD OR DYING TREES AND SHRUBS. THIS REDUCES THE AMOUNT OF VEGETATIO AVAILABLE TO BURN AND IMPROVES FOREST HEALTH.
- COMMON GROUND JUNIPERS SHOULD BE REMOVED WHENEVER POSSIBLE BECAUSE THEY ARE HIGHLY FLAMMAI

 AND TEND TO HOLD A LAYER OF ELAMMABLE MATERIAL BENEATH THEM
- YOU CAN KEEP ISOLATED SHRUBS IN ZONE 2, AS LONG AS THEY ARE NOT GROWING UNDER TREES. KEEP SHRU
 AT LEAST 10 FEET* AWAY FROM THE EDGE OF TREE BRANCHES.
- PERIODICALLY PRUNE AND MAINTAIN SHRUBS TO PREVENT EXCESSIVE GROWTH. REMOVE DEAD STEMS ANNUAL
 SPACING BETWEEN CLUMPS OF SHRUBS SHOULD BE AT LEAST 2 1/2 TIMES* THEIR MATURE HEIGHT. EACH CLUM 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 EL OF ZONE 3 STRETCHES BEYOND OWNER'S PROPERTY LINES, IT'S ENCOURAGED TO WORK WITH ADJOINING PROPE 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 AF
 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.

 AND ARREST OF A COLUMN TREATMENT IS A COURT OF THE WORLD 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.



DATE: 10/26/202

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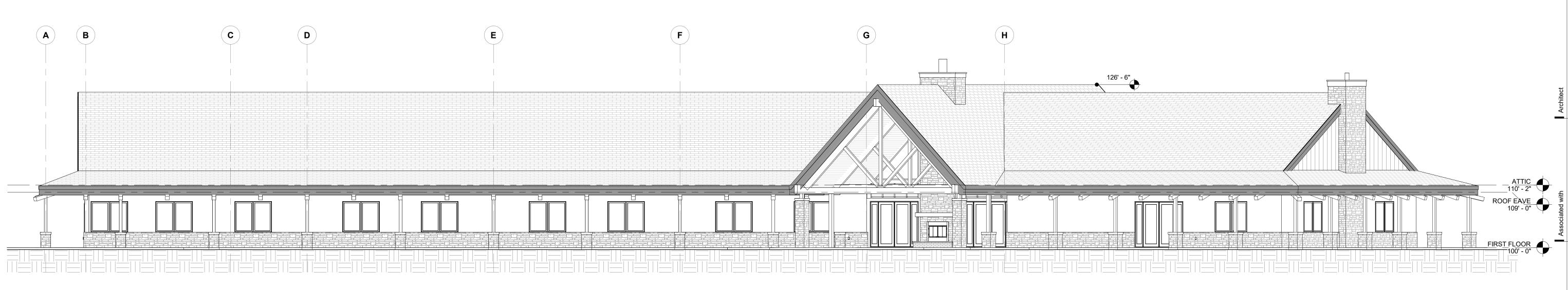
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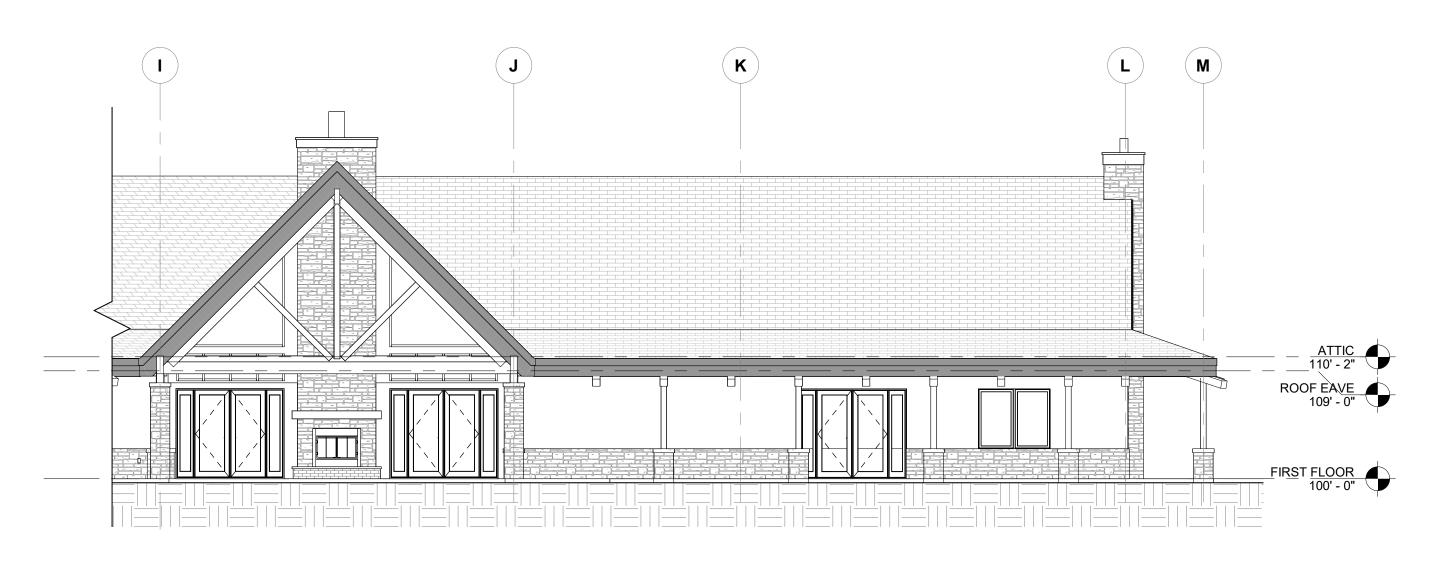
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14

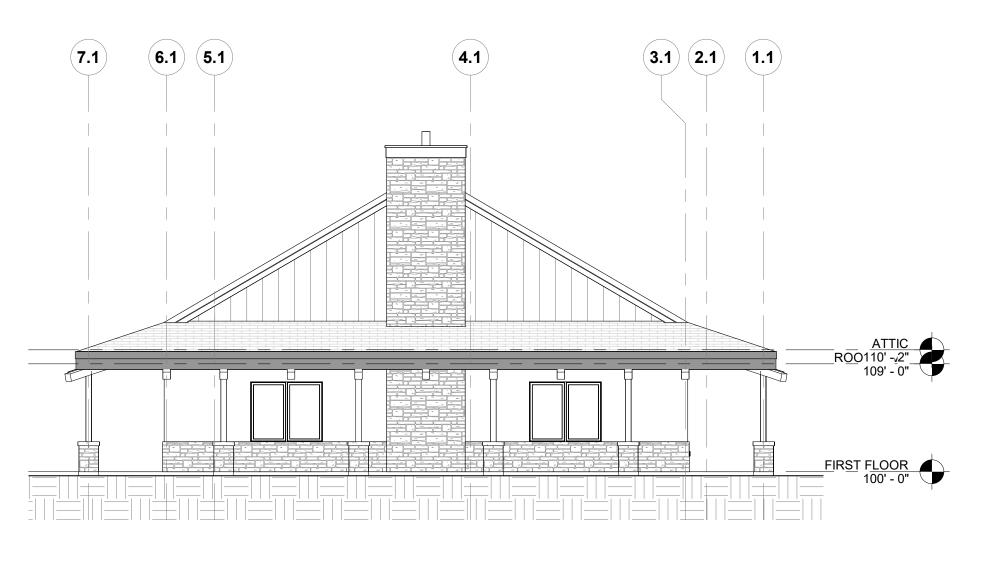
PCD PROJECT NUMBER: PPR2324



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 Planning 102 E. Moreno Avenue Colorado Springs, CO 80903

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LODGE

6145 SHOUP RD COLORADO SPRINGS, CO 80908 FORET

Issue / Revision
SCHEMATIC 149-126

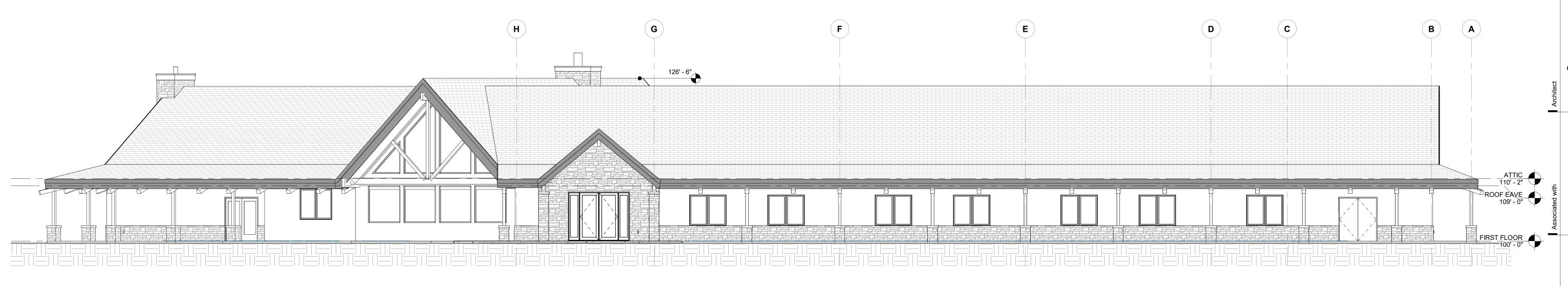
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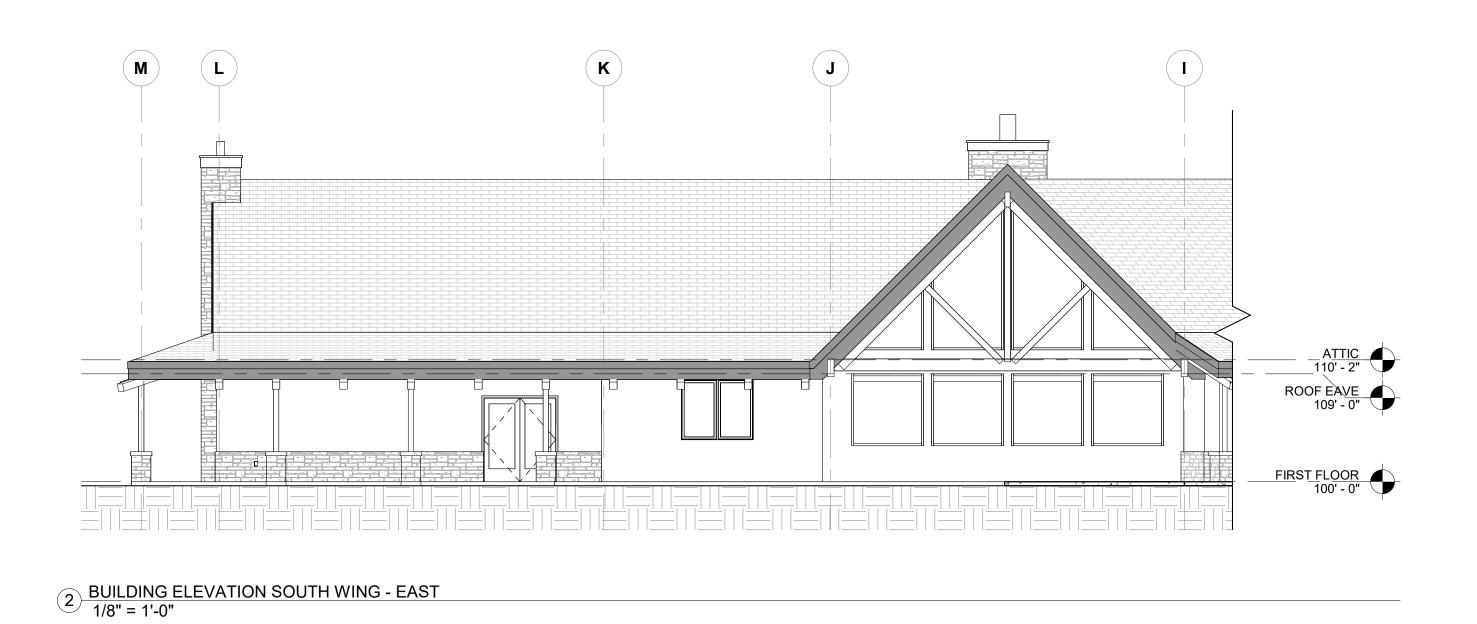
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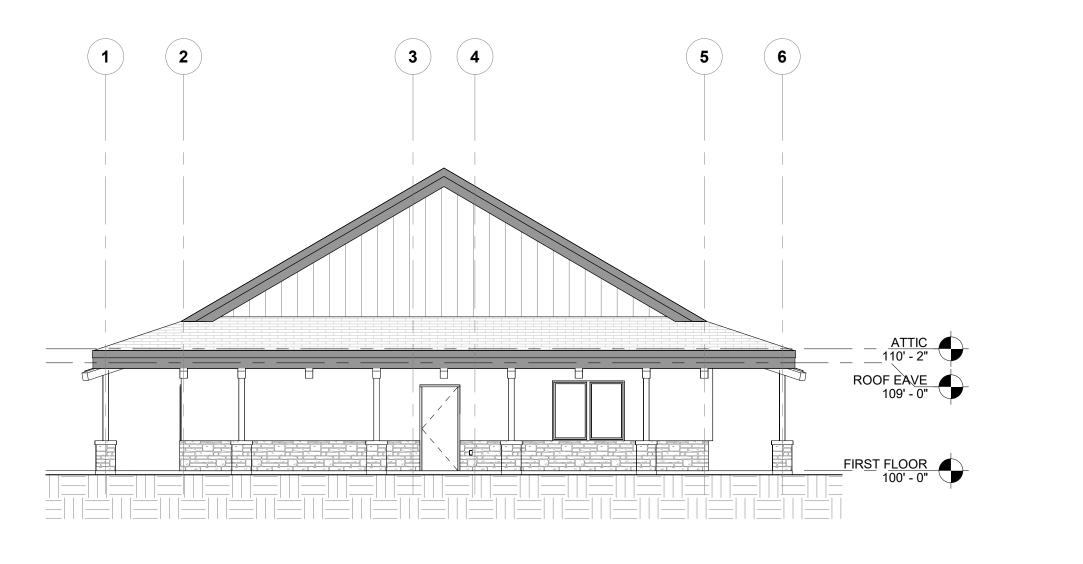
ELEVATIONS

A-200



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





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

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Planning

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FORET LAPP LODGE

6145 SHOUP RD COLORADO SPRINGS, CO 80908

Issue / Revision Date
SCHEMATIC JAN 2023

149-126
Approver

ELEVATIONS

Author

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A-201

	Calculation Summary		CalcType	Units	Avg	Max	Min Av
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Calculation Summary
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Symbol	Qty	Label	Arrangement	Description	Tag	Fixture	LLF	Luminaire	Luminaire	Total	[MANUFAC]	[TESTLAB]
						Height		Lumens	Watts	Watts		
	3	RSX1 LED P2 30K R4	Single	RSX1 LED P2 30K R4	DD	12'-0"	0.900	9076	72.95	218.85	Lithonia	SCALED
•—											Lighting	PHOTOMETRY
Ф	4	WS-W17218_IESF	Single	WS-W17218	CC	7'-0"	0.900	490	18.4212	73.685	WAC Lighting	WAC Lighting
9	21	LDN6 35_05 LO6AR LSS	Single	LDN6 35_05 LO6AR LSS	AA	10'-0"	0.900	522	5.83	122.43	Lithonia	SCALED
											Lighting	PHOTOMETRY

Architecture Planning

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Chavez Tiffany & Ayers Engineering Corporation

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80608 RD , CO SHOUP I SPRING, 6145 COLORADO

Issue / Revision Date

DEVELOPMENT PLANS 6/15/23

Project Number

PHOTOMETRIC LIGHTING PLAN

13 OF 14



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. $\textbf{UGR} - \underline{\textbf{UGR}} is zero for fixtures a imed at nadir with a cut-off equal to or less than 60 deg, per CIE 117-1996 Discomfort$ 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) $government procurement requirements under FAR, DFARS and DOT regulations. Please refer to \underline{www.acuitybrands.}$

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

EDITO-3300K	AR LSS 80CR		
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

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



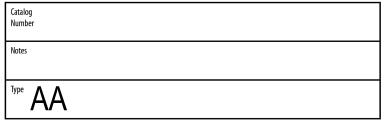
DOWNLIGHTING











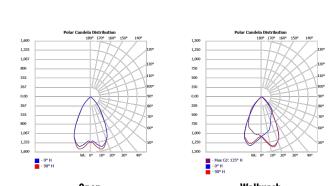
LDN6 STATIC WHITE

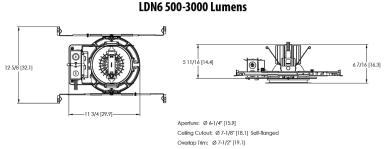




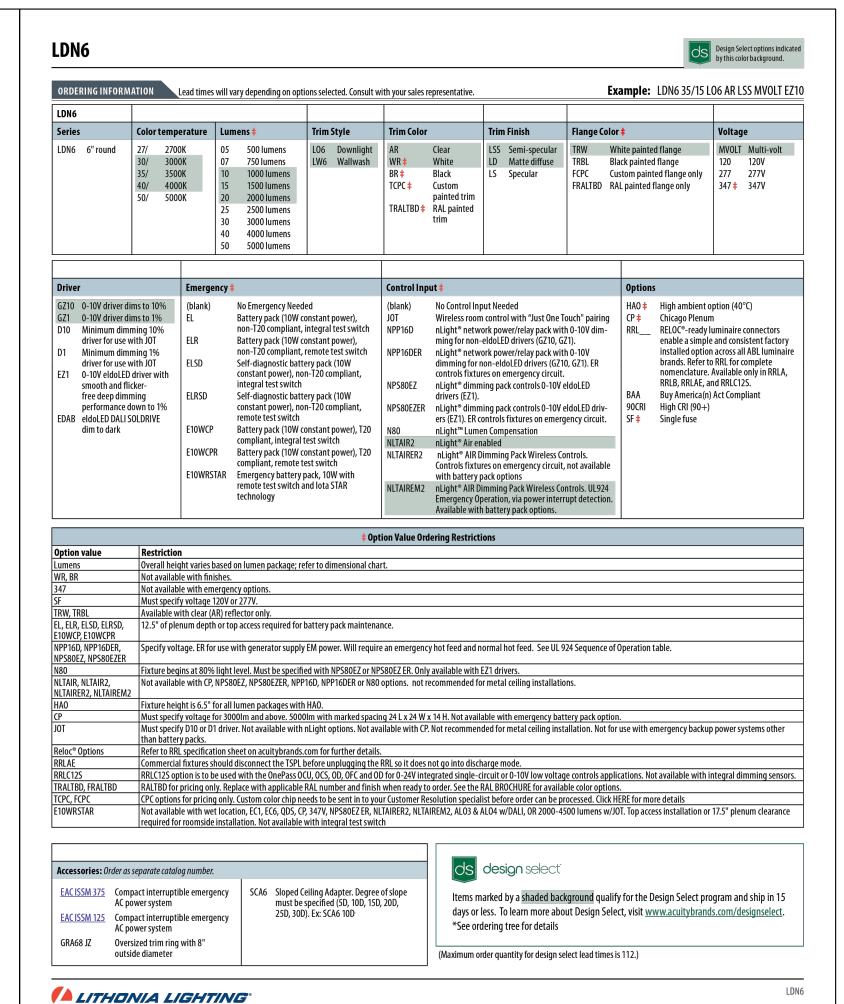
DISTRIBUTIONS

DIMENSIONS



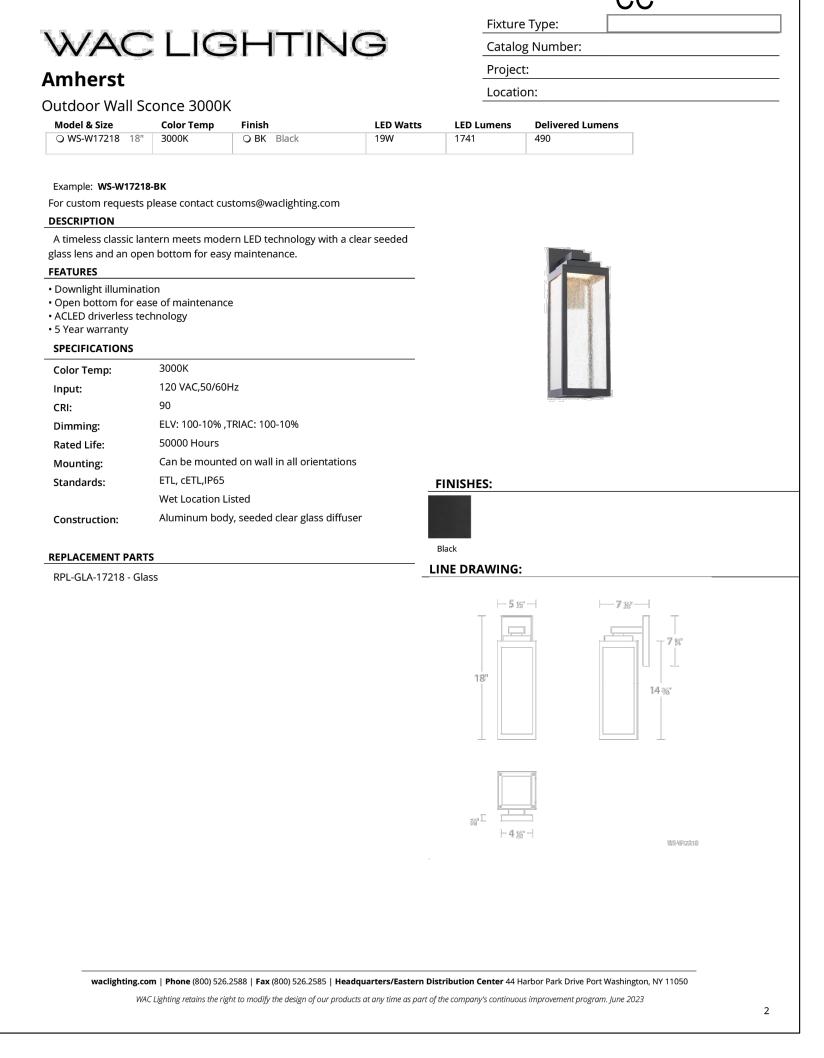


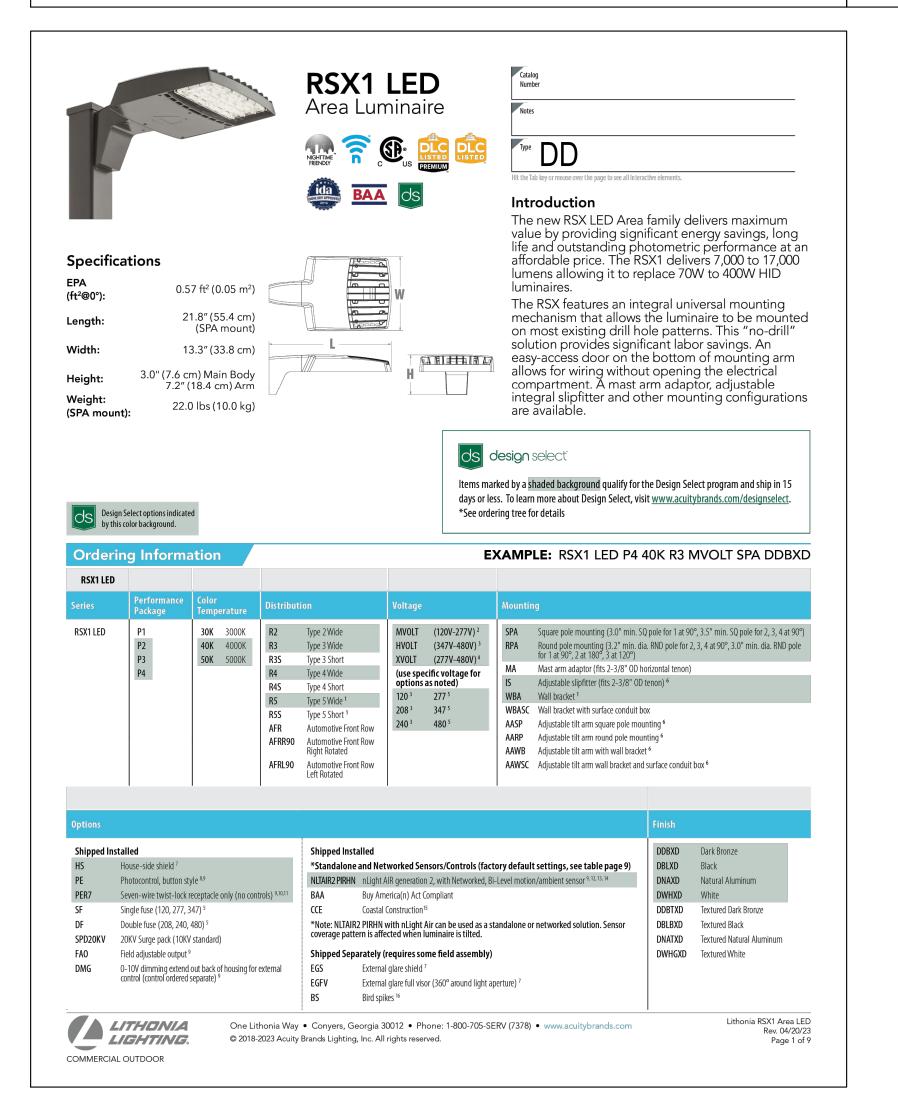
See page 4 for other fixture dimensions

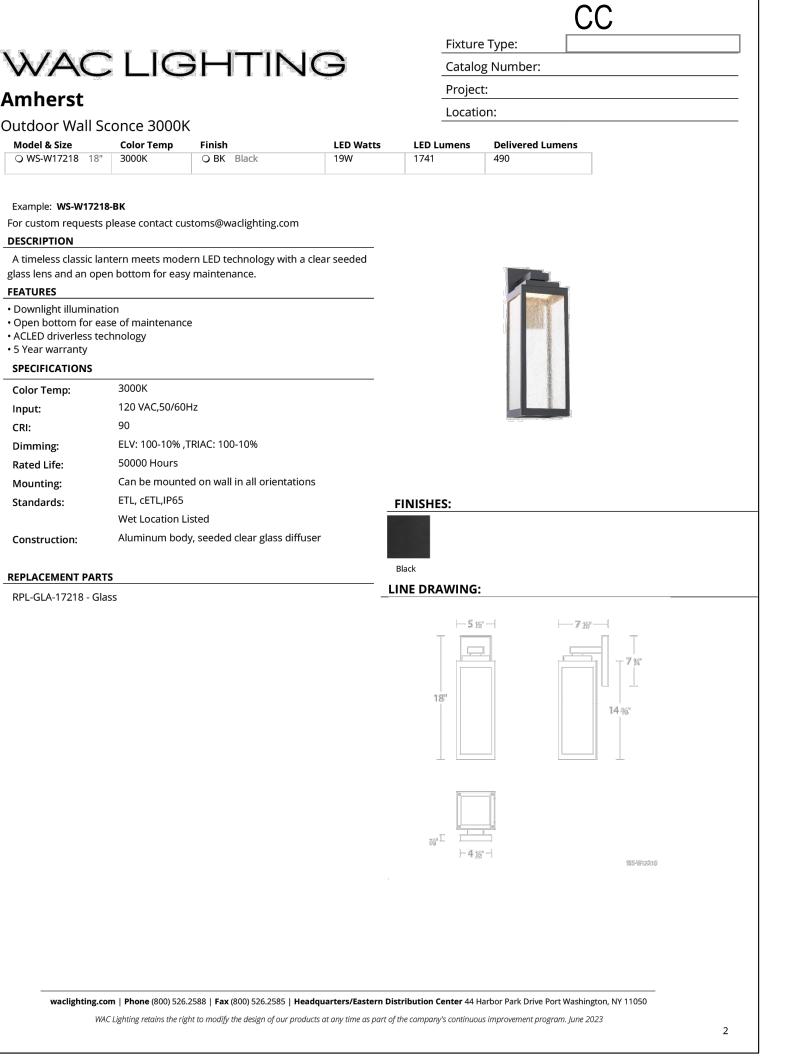


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DOWNLIGHTING: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com







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Chavez Tiffany & Ayers

Engineering Corporation

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Issue / Revision DEVELOPMENT PLANS 6/15/23

Project Number Approver Author

Checker

LIGHT **FIXTURE CUT SHEETS**

JJA

14 OF 14