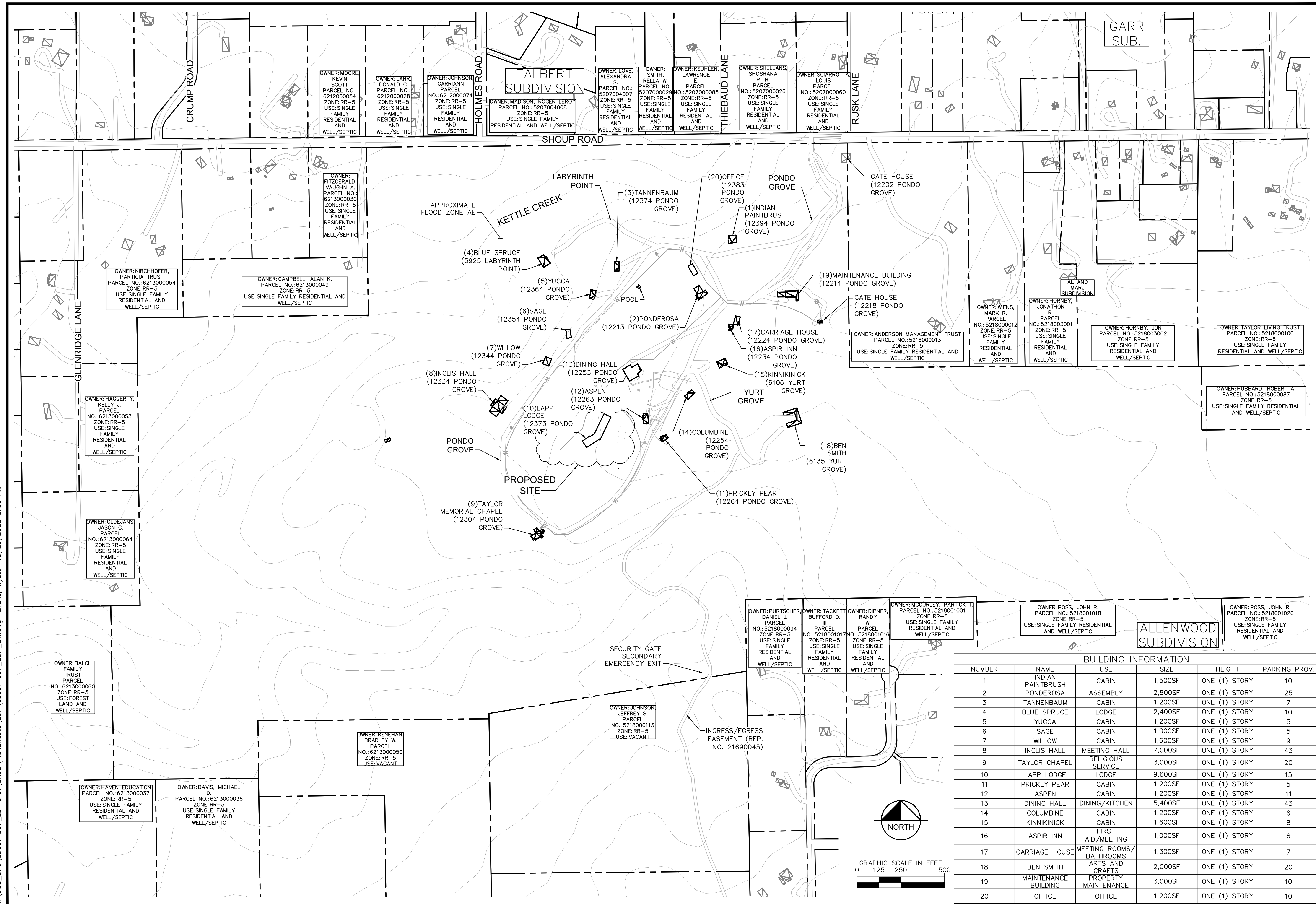
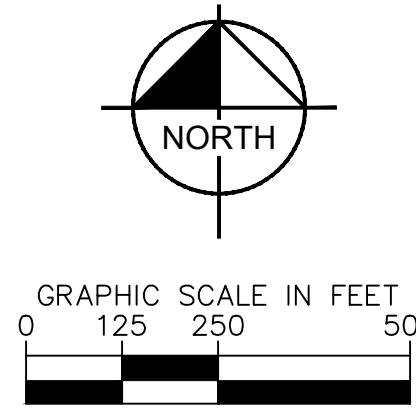


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BUILDING INFORMATION					
NUMBER	NAME	USE	SIZE	HEIGHT	PARKING PROV.
1	INDIAN PAINTBRUSH	CABIN	1,500SF	ONE (1) STORY	10
2	PONDEROSA	ASSEMBLY	2,800SF	ONE (1) STORY	25
3	TANNENBAUM	CABIN	1,200SF	ONE (1) STORY	7
4	BLUE SPRUCE	LODGE	2,400SF	ONE (1) STORY	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



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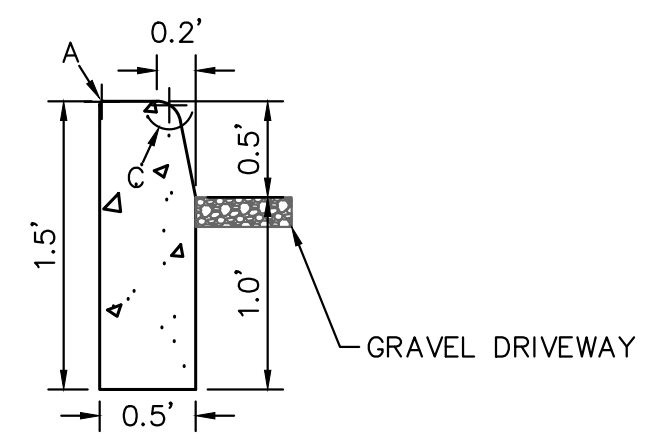
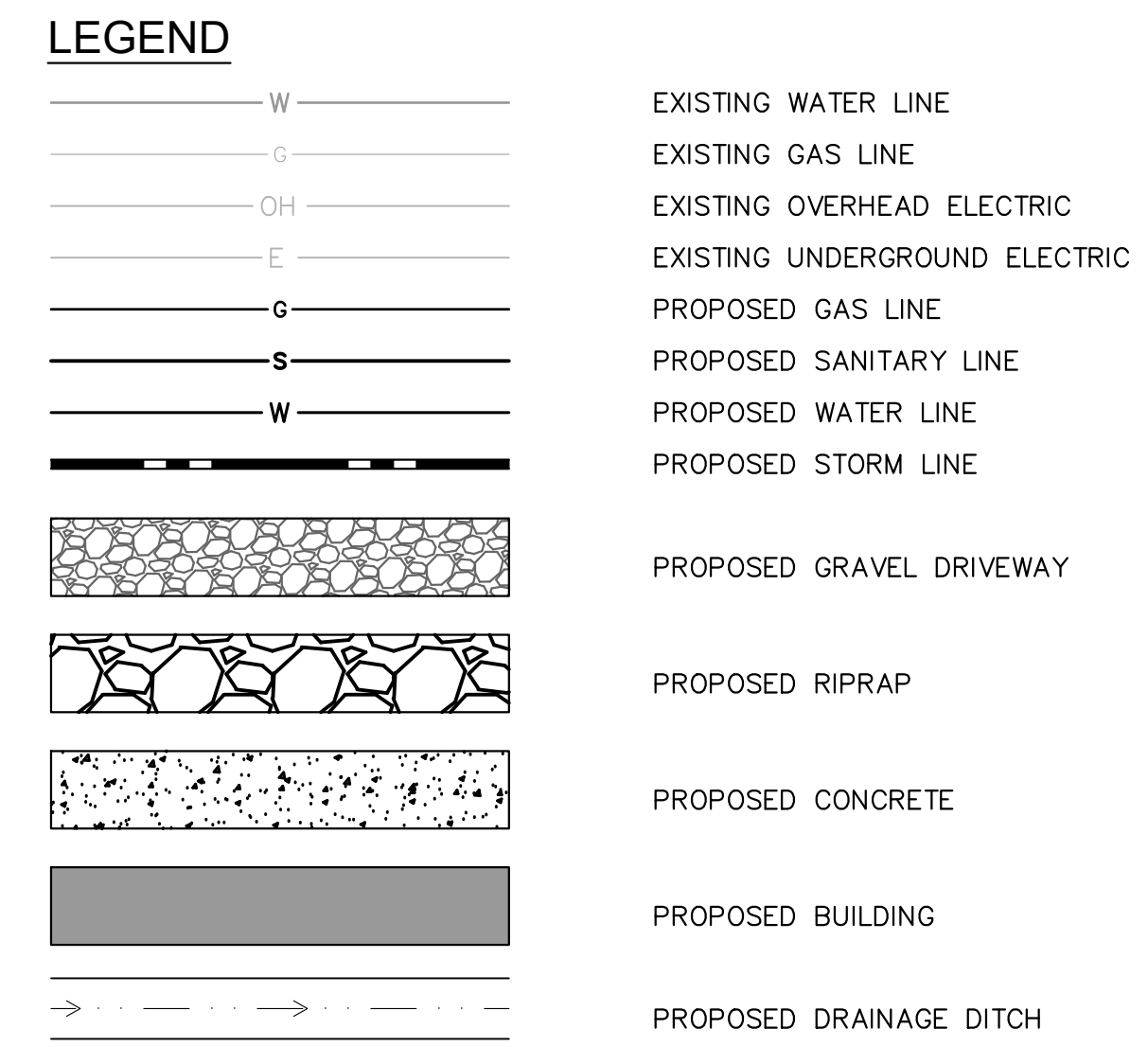
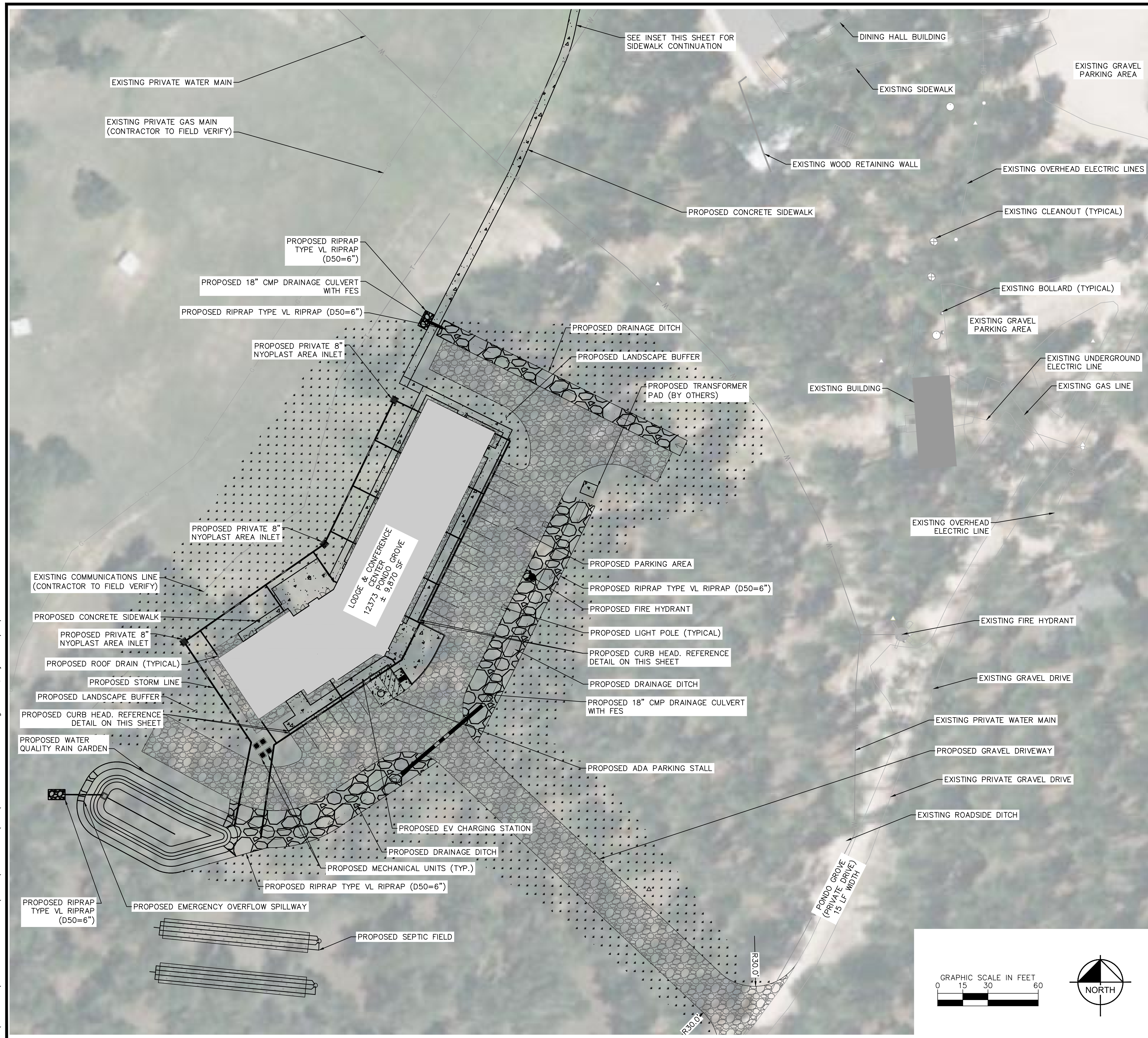
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LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
SITE MAP

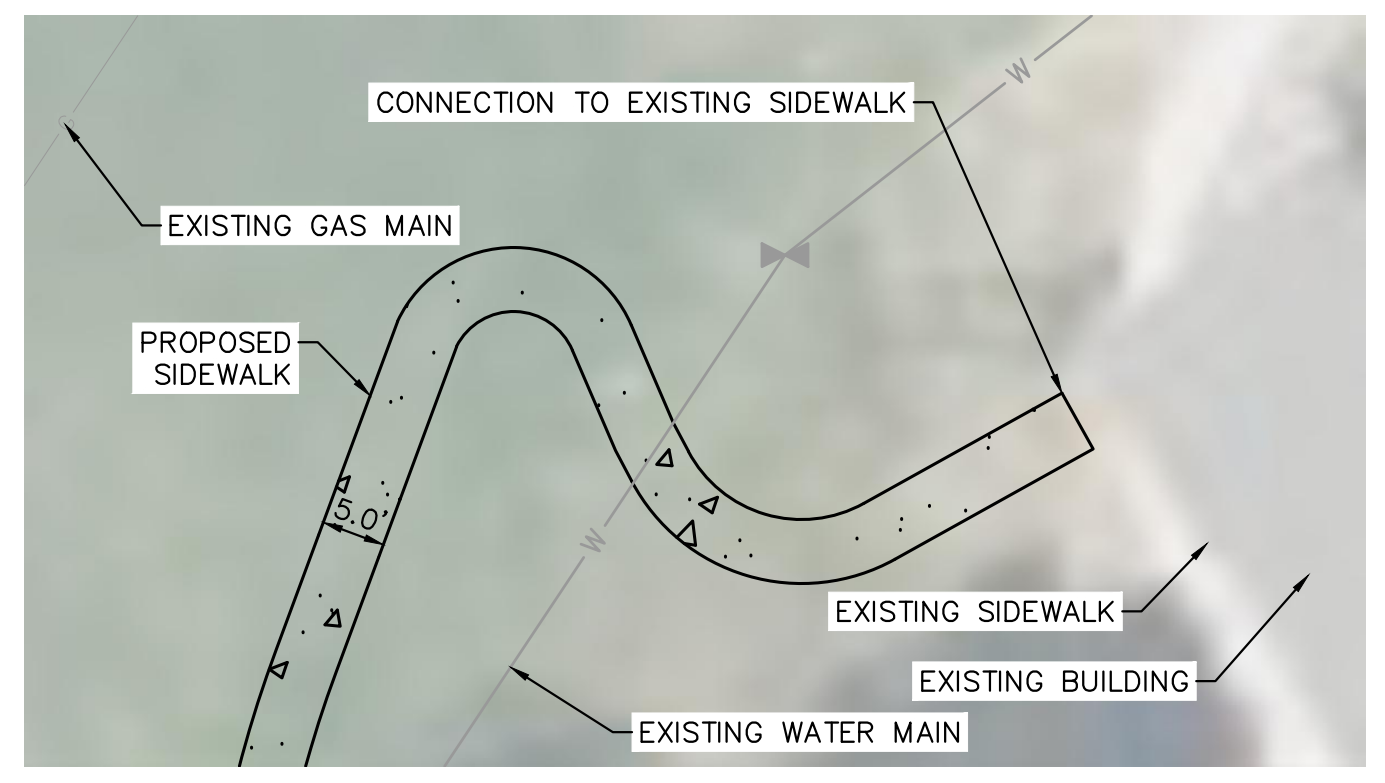
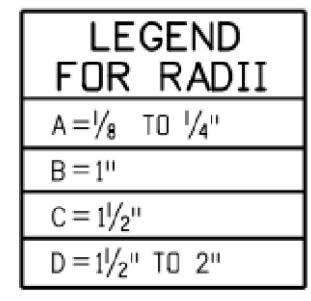
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SHEET
2

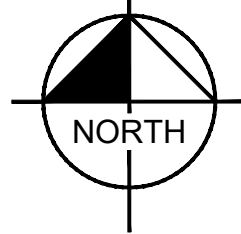
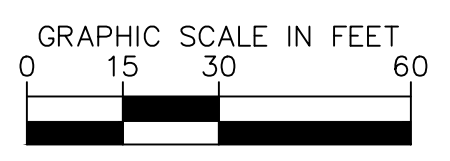
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CURB HEAD DETAIL
SCALE: 1" = 1'



SIDEWALK CONTINUATION
SCALE: 1" = 15'



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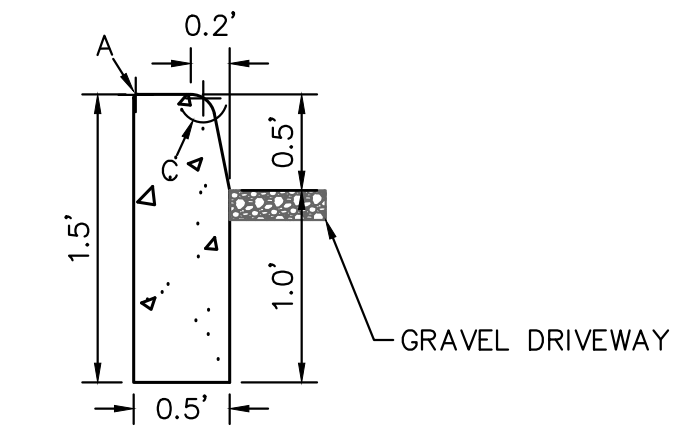
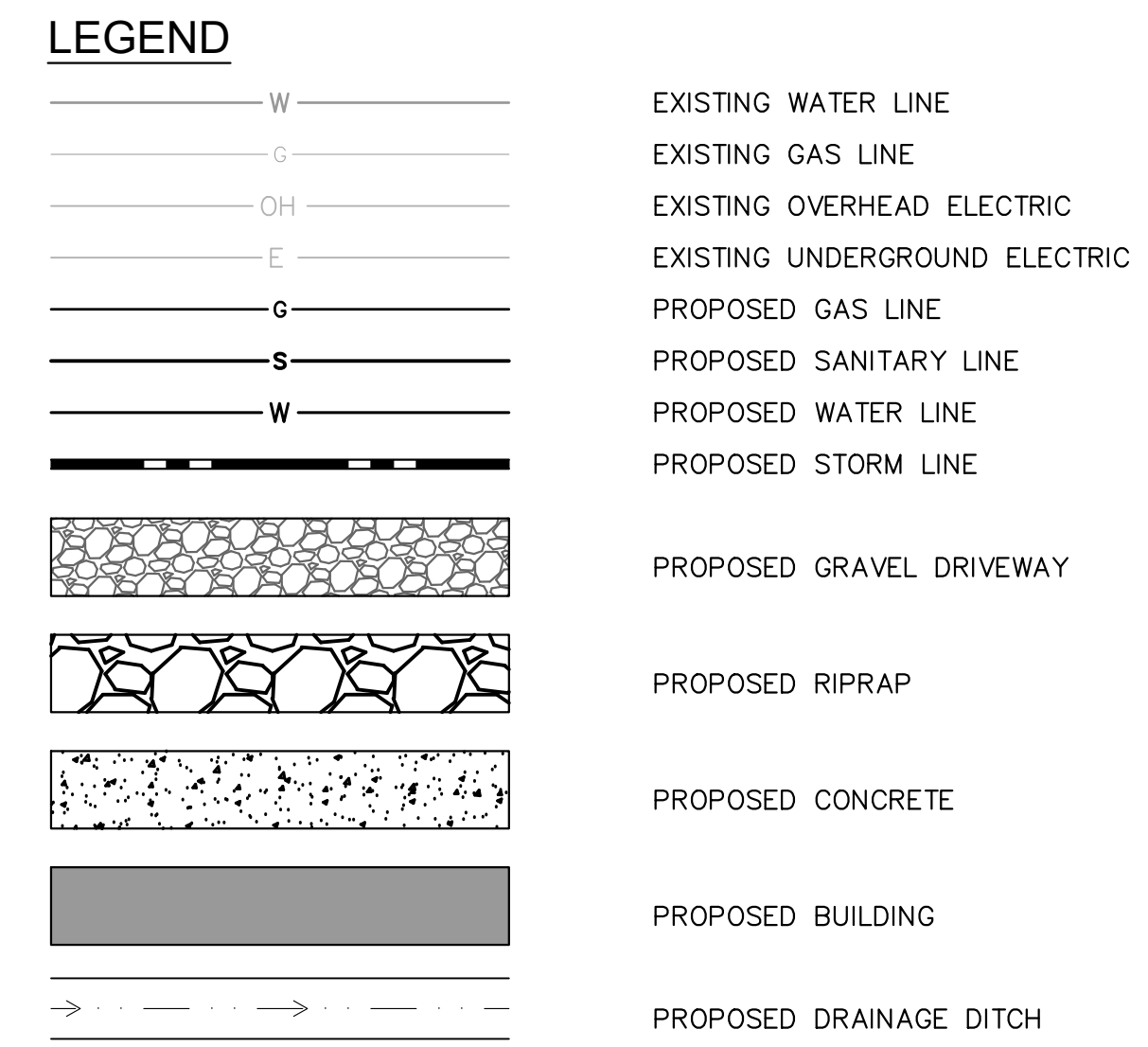
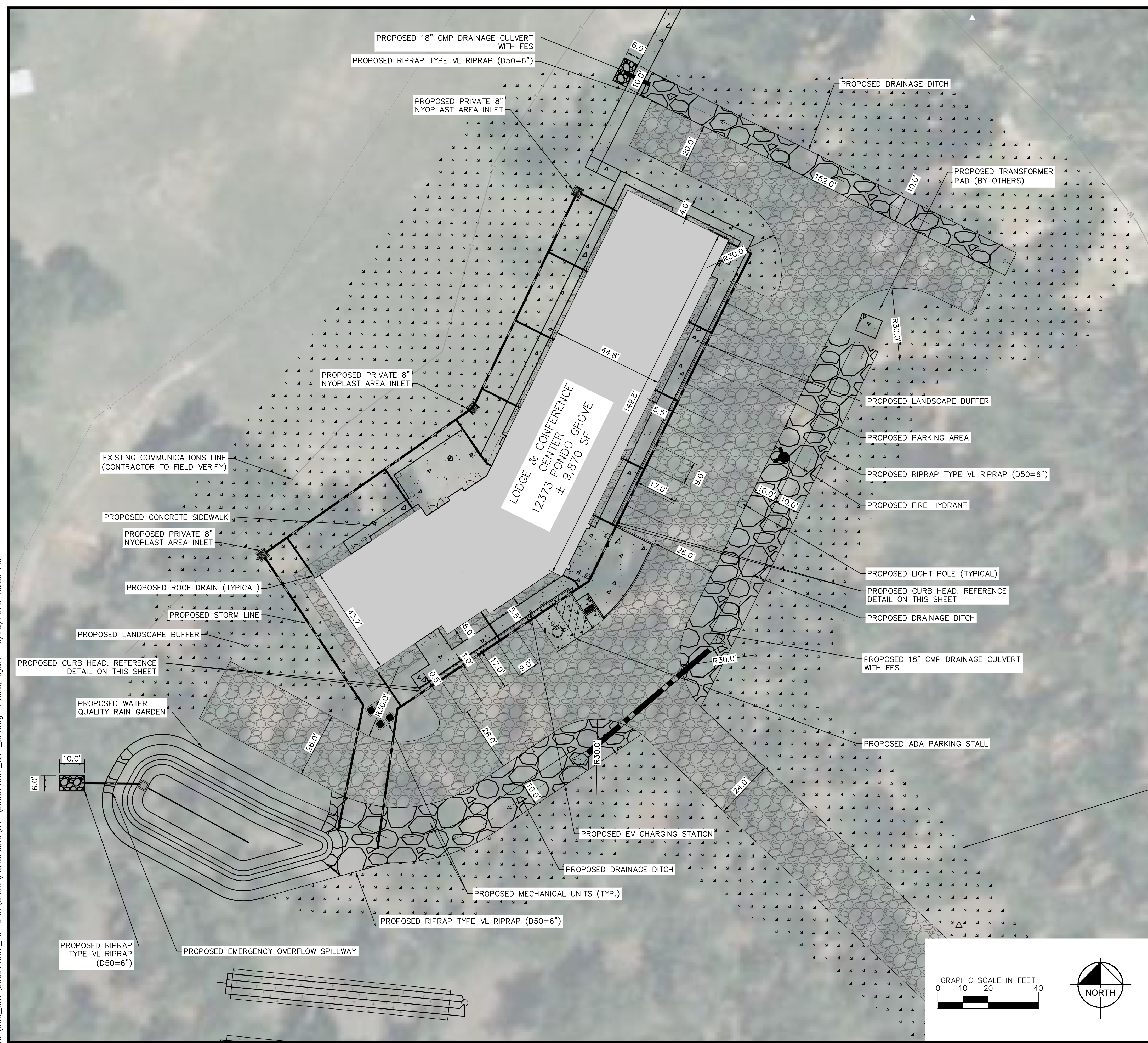
LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN



PROJECT NO.
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SHEET
3

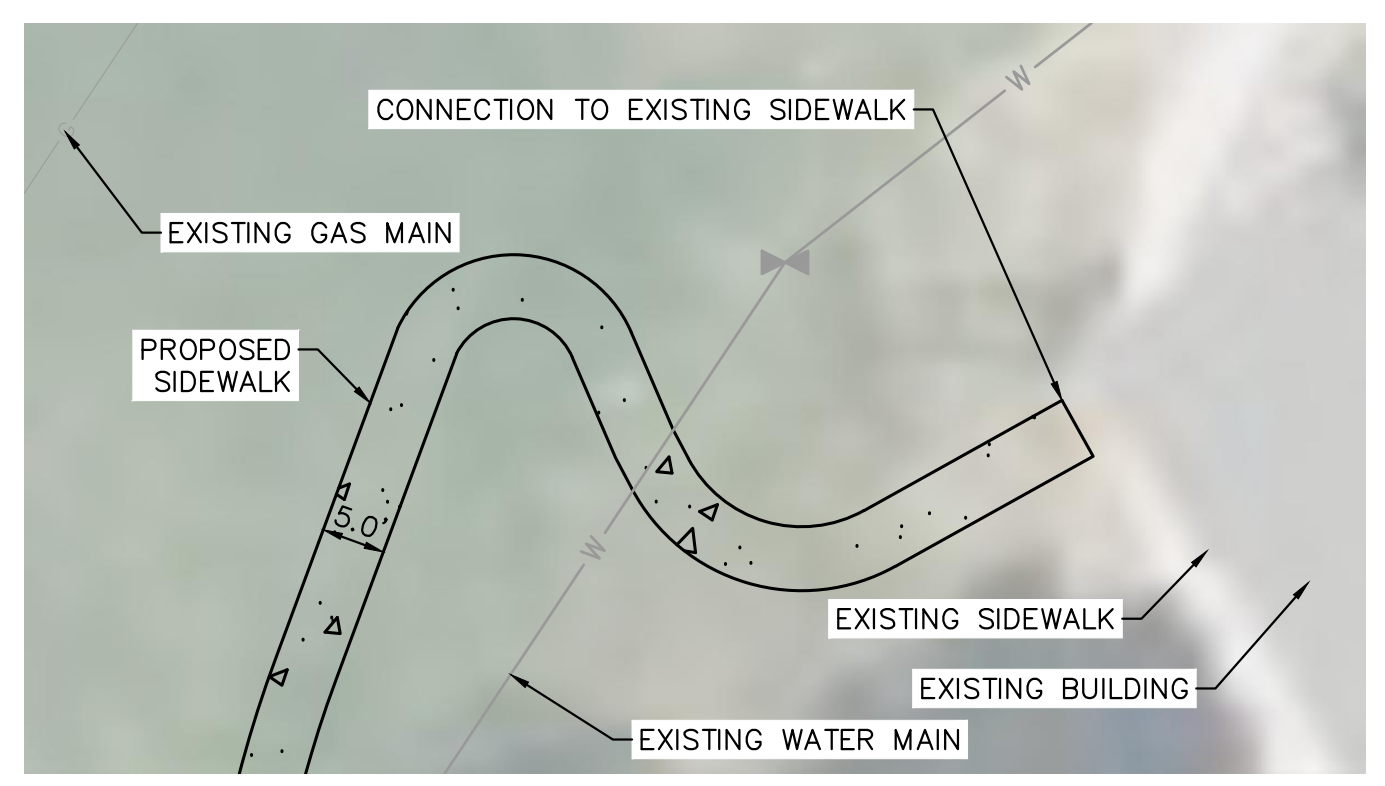
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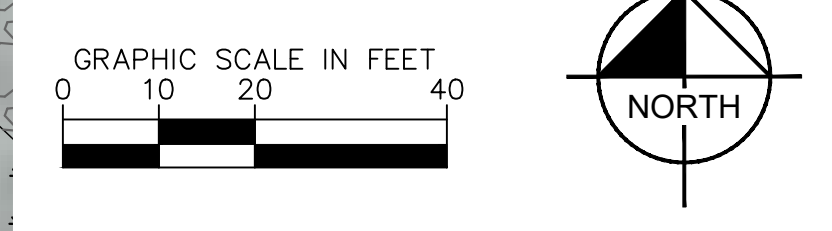
CURB HEAD DETAIL
SCALE: 1" = 1'

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'



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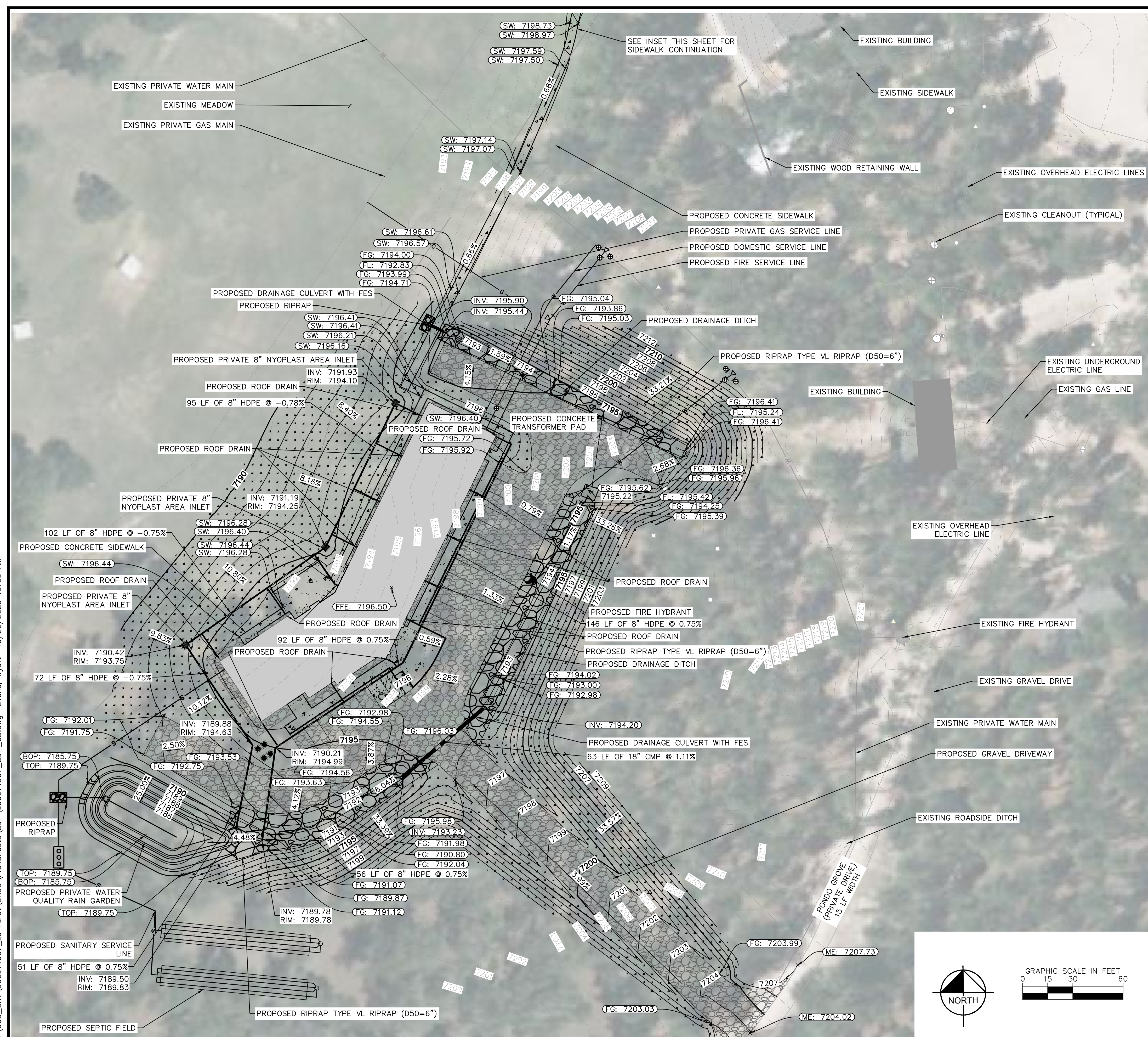
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LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN



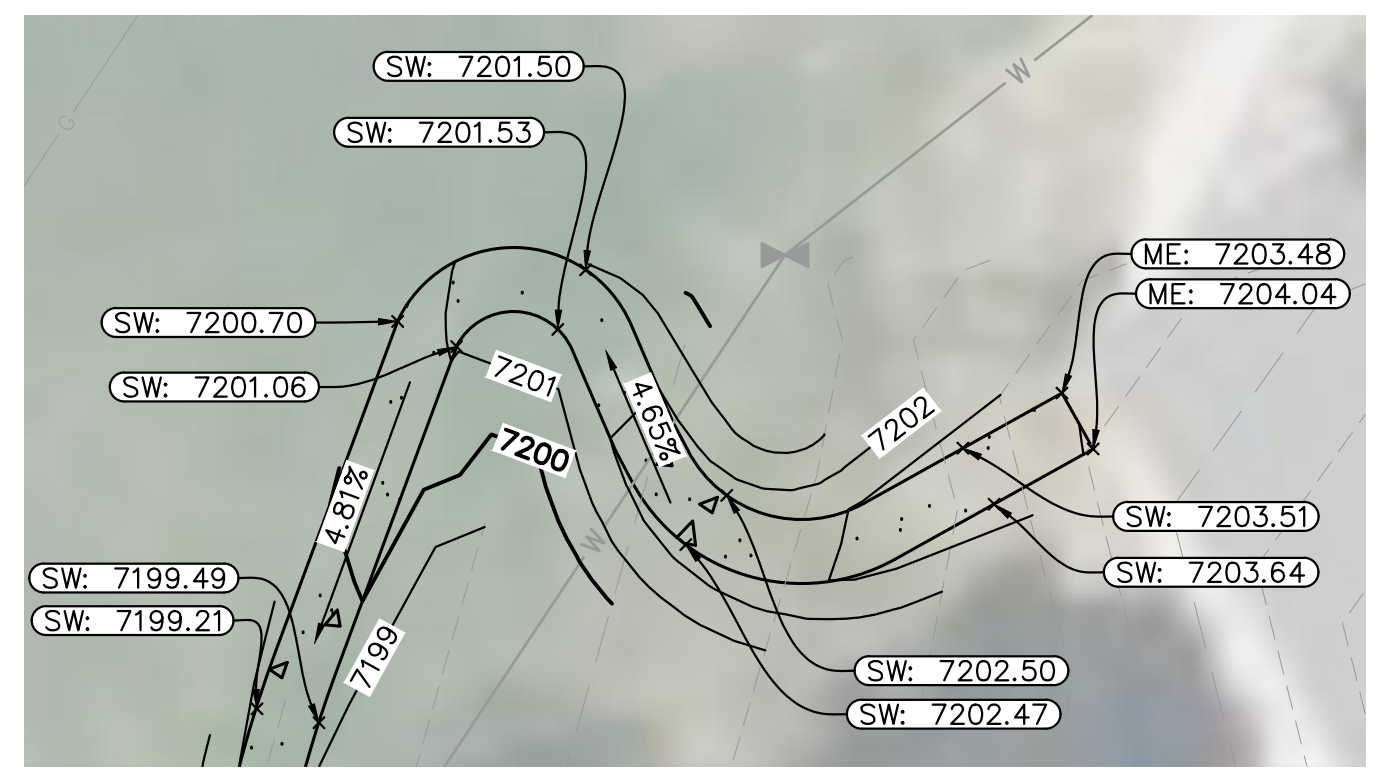
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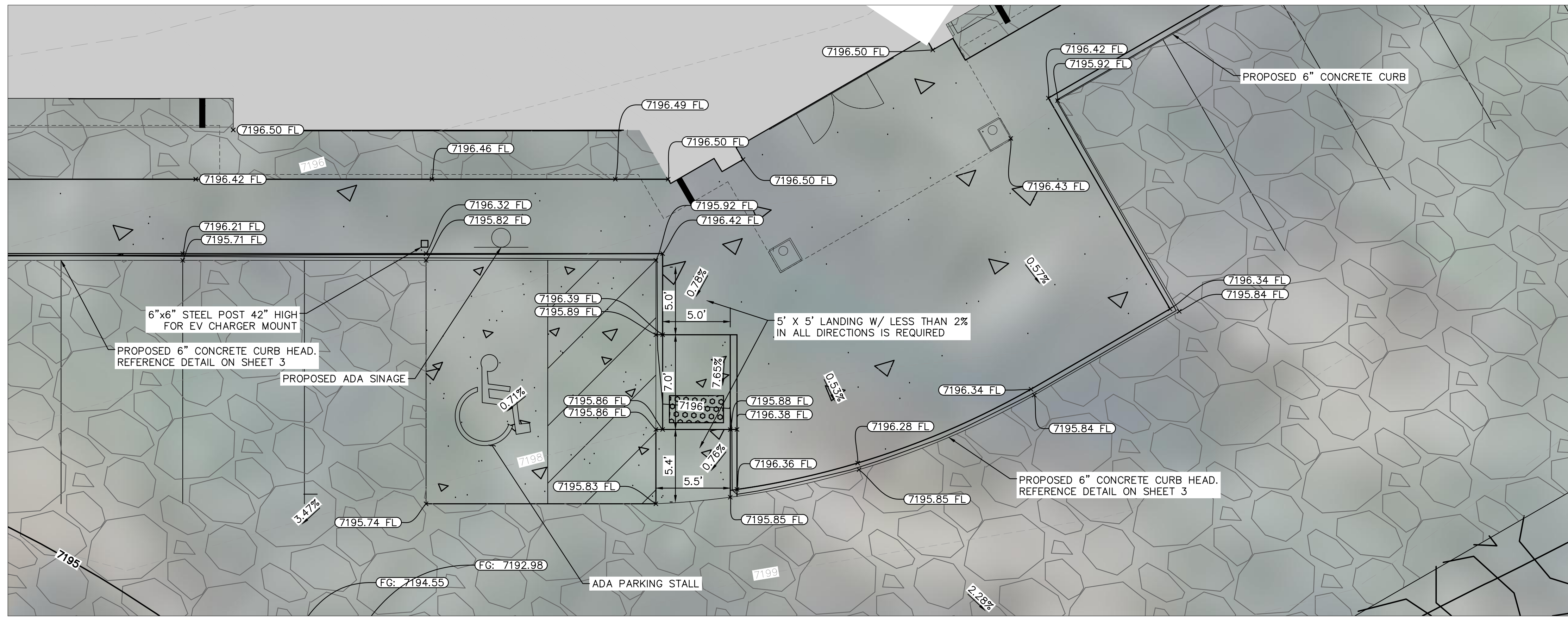
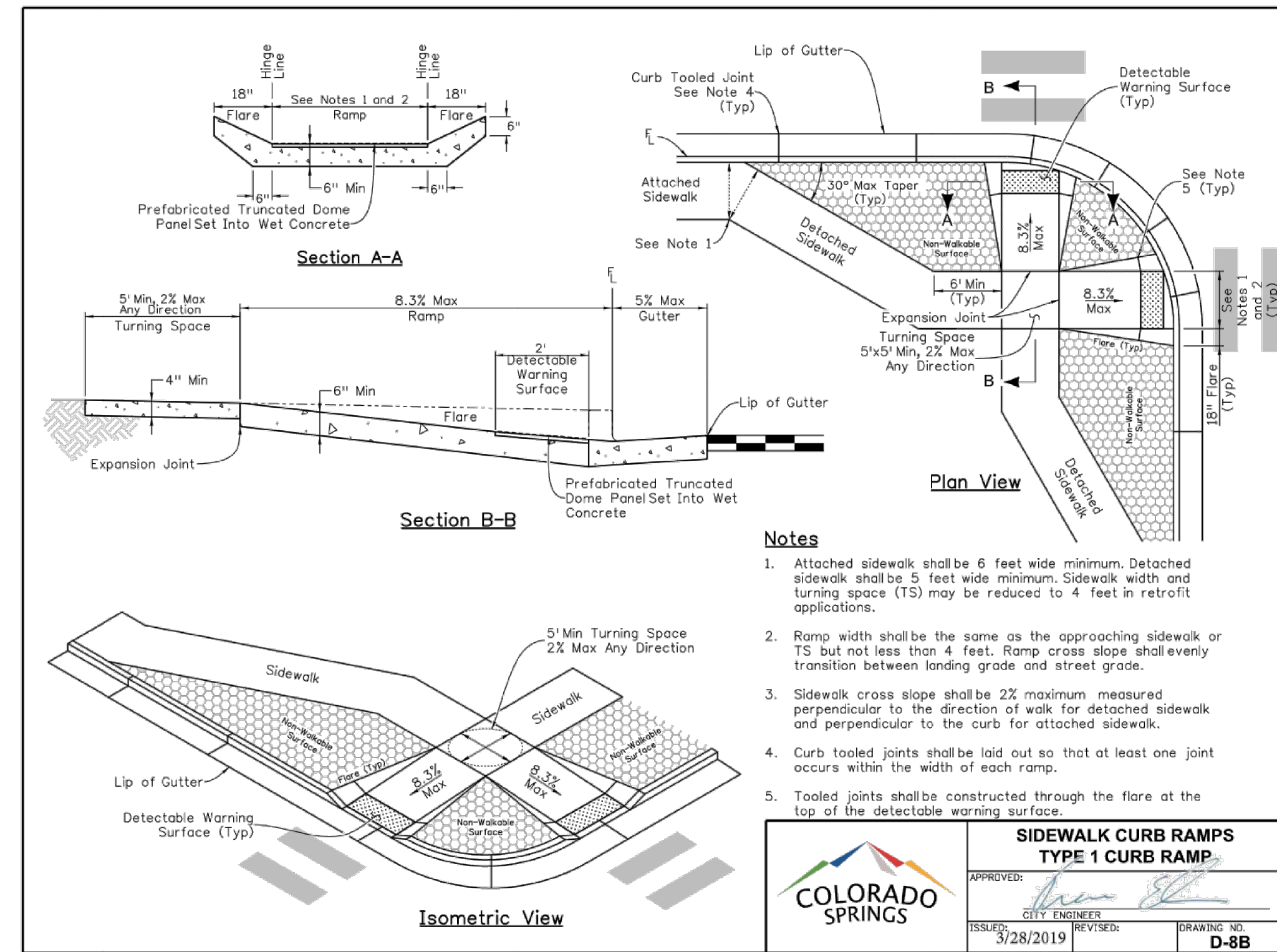
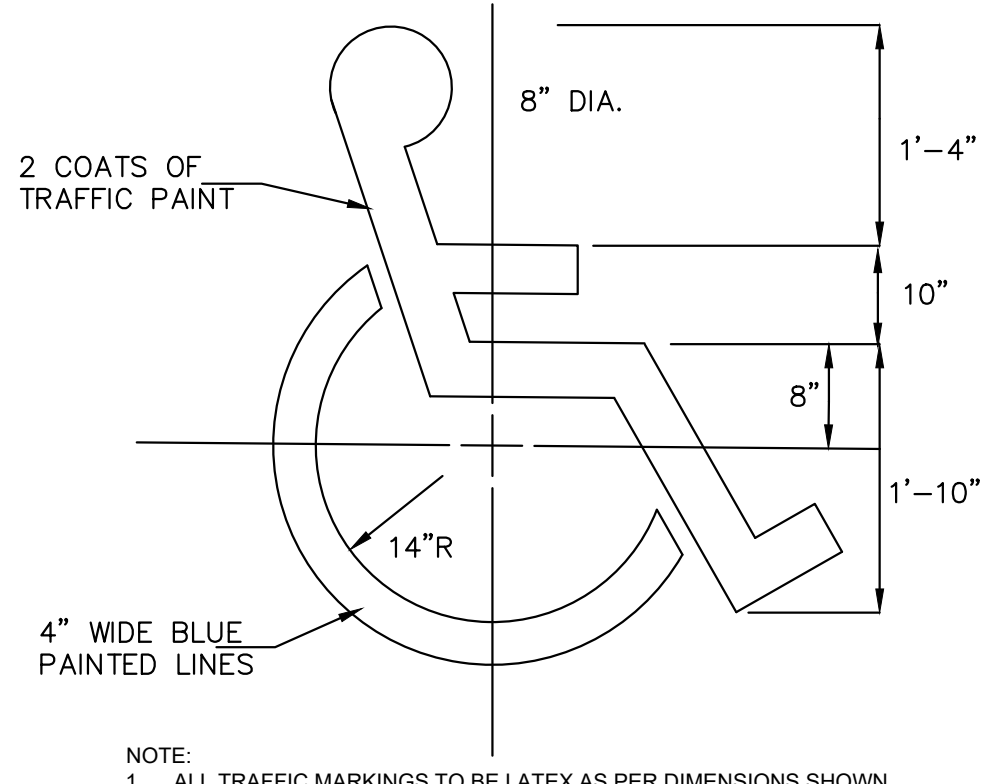
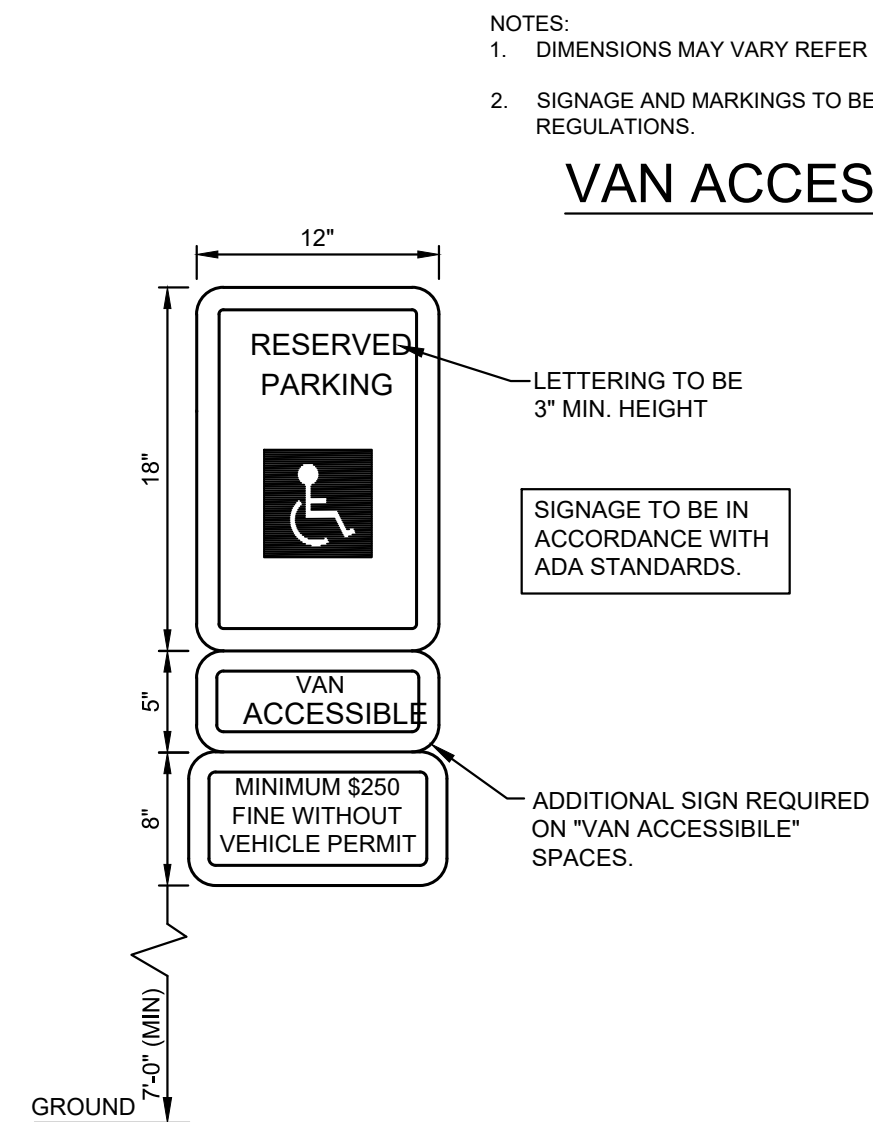
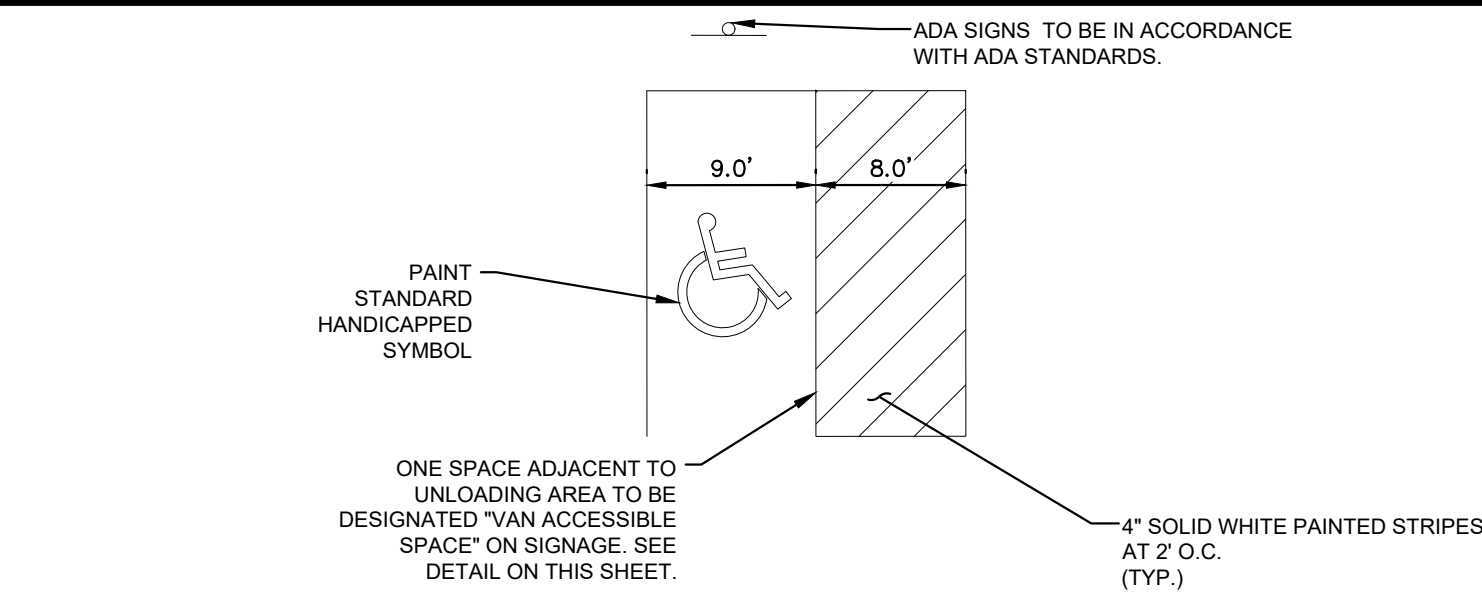
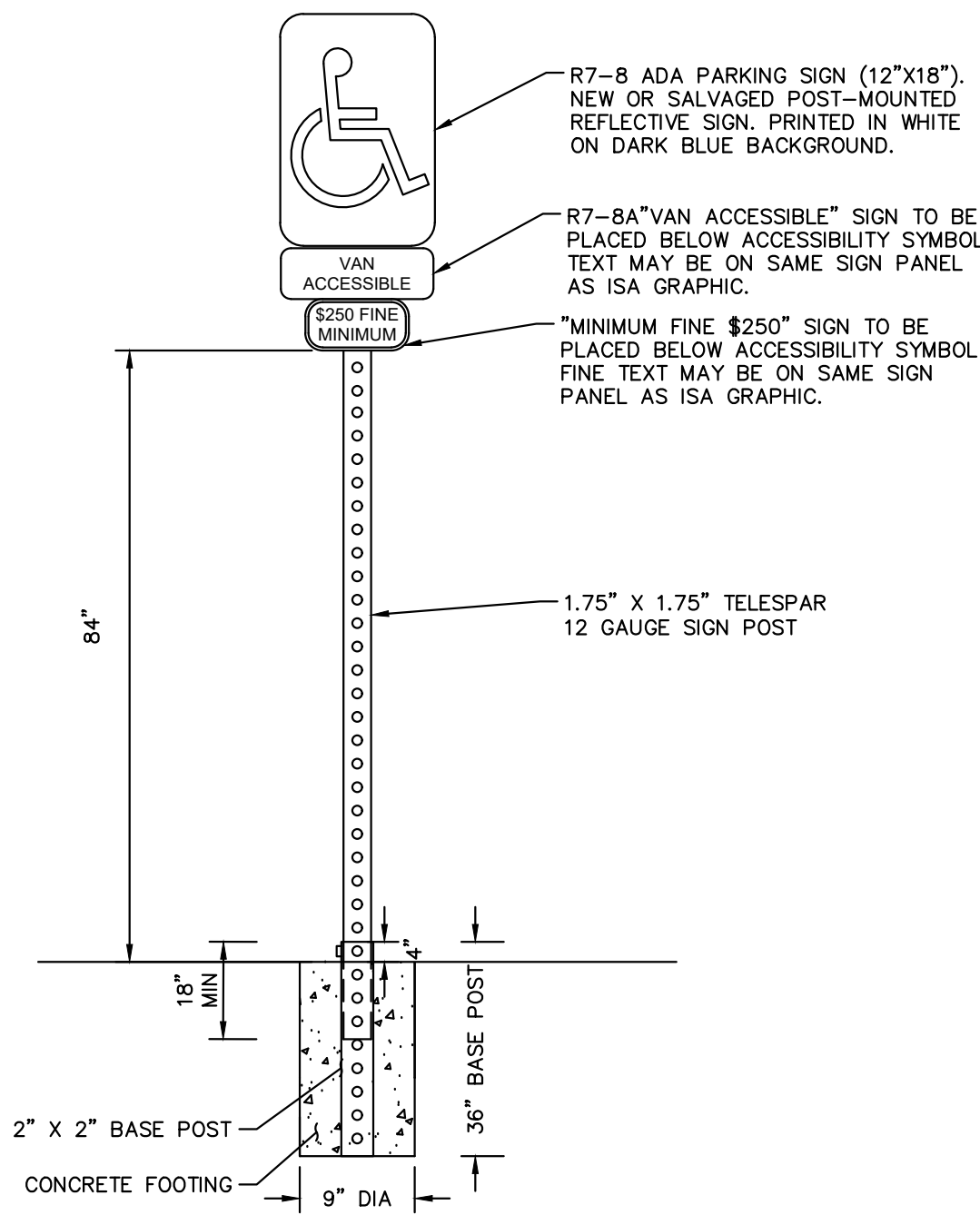
LEGEND

- W — EXISTING WATER 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
- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- - - - - PROPOSED MAJOR CONTOUR
- - - - - PROPOSED MINOR CONTOUR
- FFE FINISH FLOOR ELEVATION
- FG FINISHED GRADE
- ME MATCH EXISTING
- SW SIDEWALK
- TOP TOP OF POND
- BOP BOTTOM OF POND



SIDEWALK CONTINUATION
SCALE: 1"=15'

<p>Kimley-Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180</p>	<p>DESIGNED BY: KRK DRAWN BY: AJL CHECKED BY: KRK DATE: 10/26/2023</p>
<p>LA FORET EL PASO COUNTY, COLORADO SITE DEVELOPMENT PLAN GRADING AND DRAINAGE PLAN</p>	
<p>PROJECT NO. 096971007</p>	
<p>SHEET 6</p>	

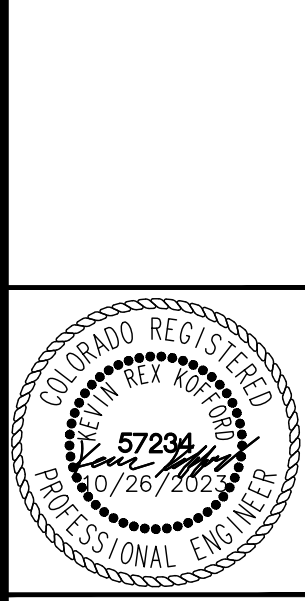


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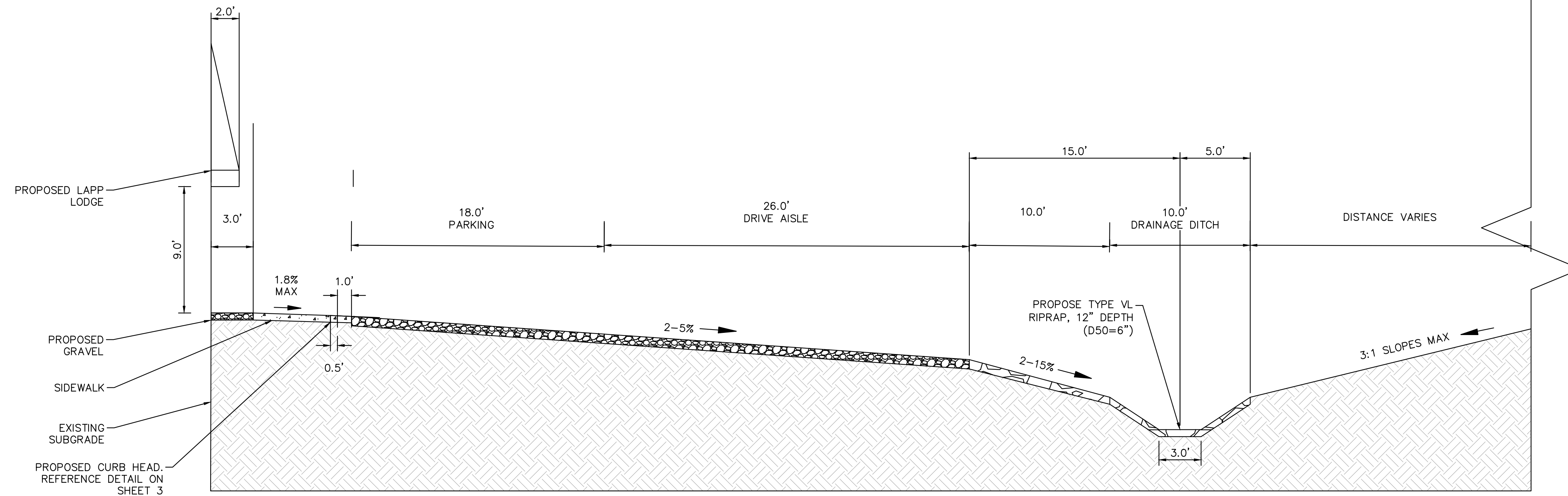
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SITE DEVELOPMENT PLAN
ADA PARKING DETAILS



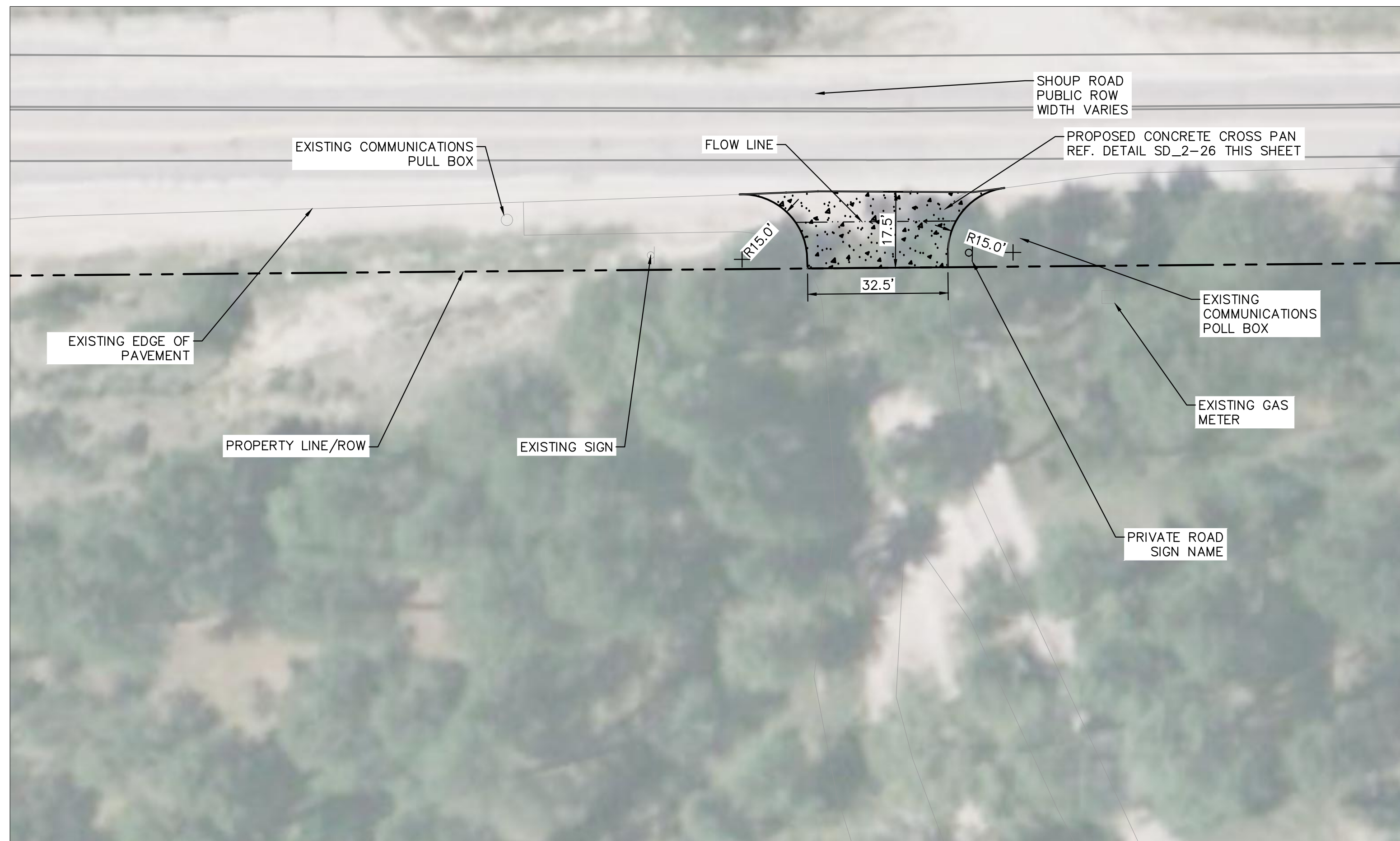
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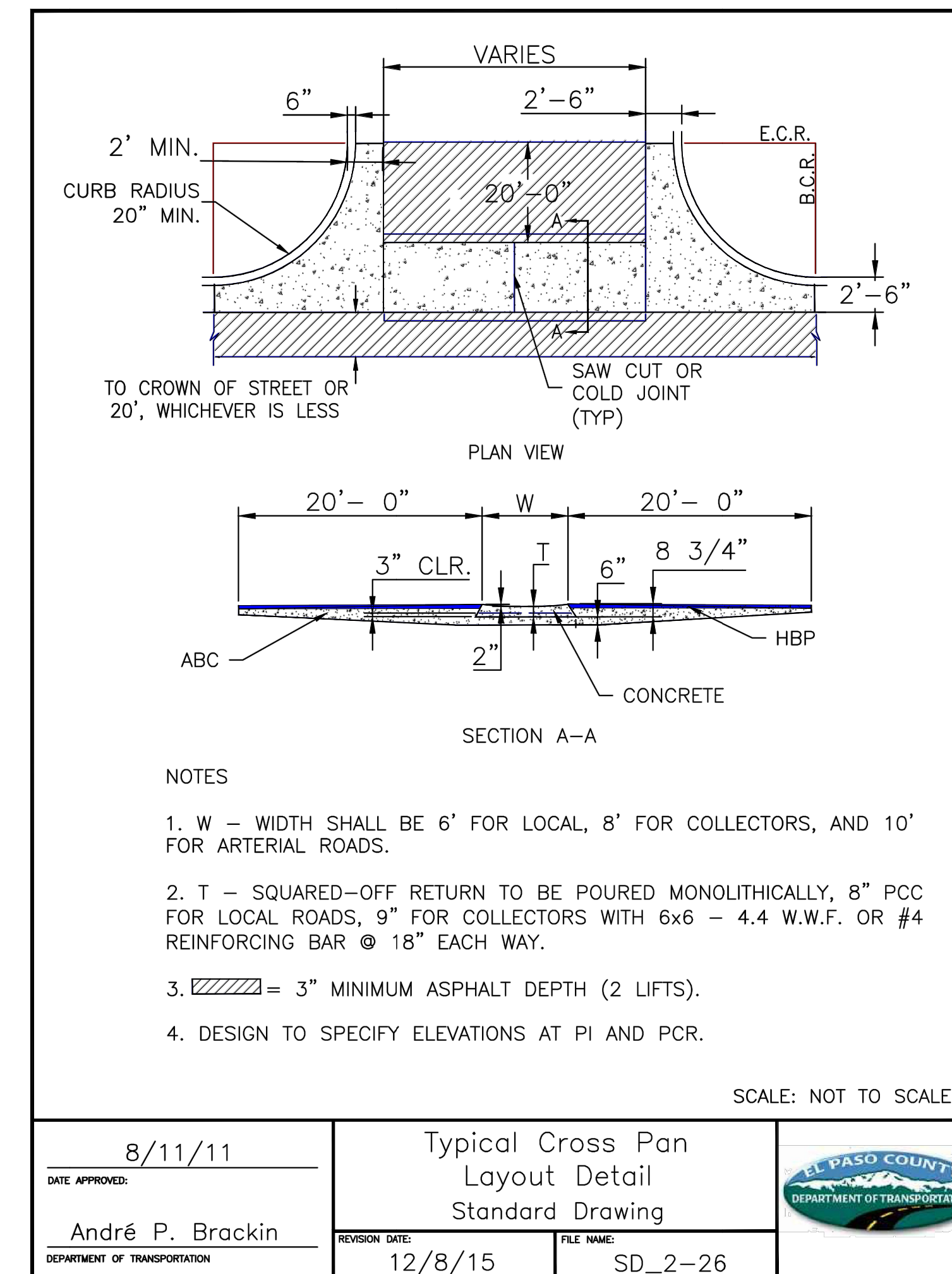
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TYPICAL PARKING LOT CROSS SECTION
SCALE: 1"=5'



ENTRANCE DETAILS
SCALE: 1"=20'



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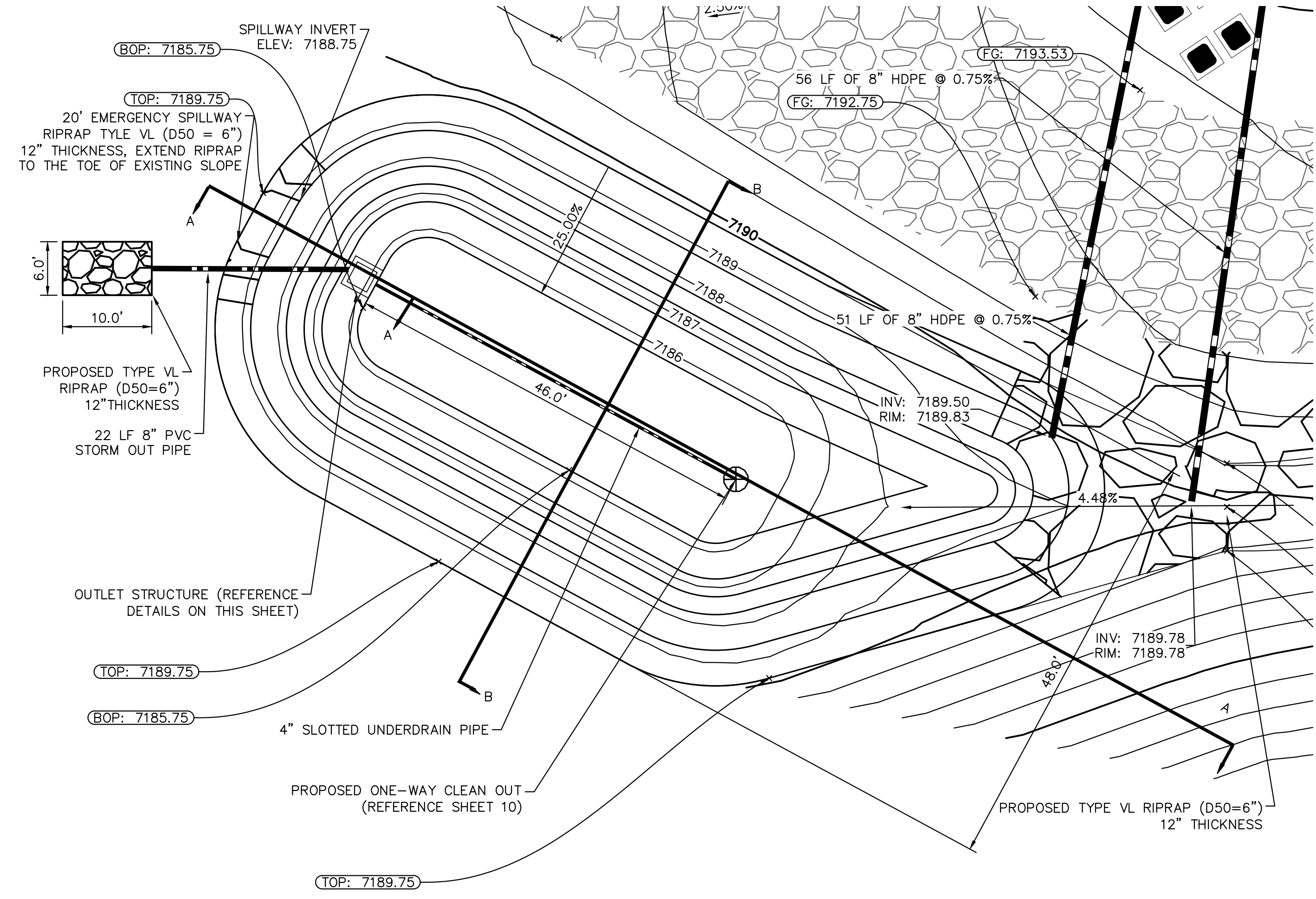
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LA FORET
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
DETAILS

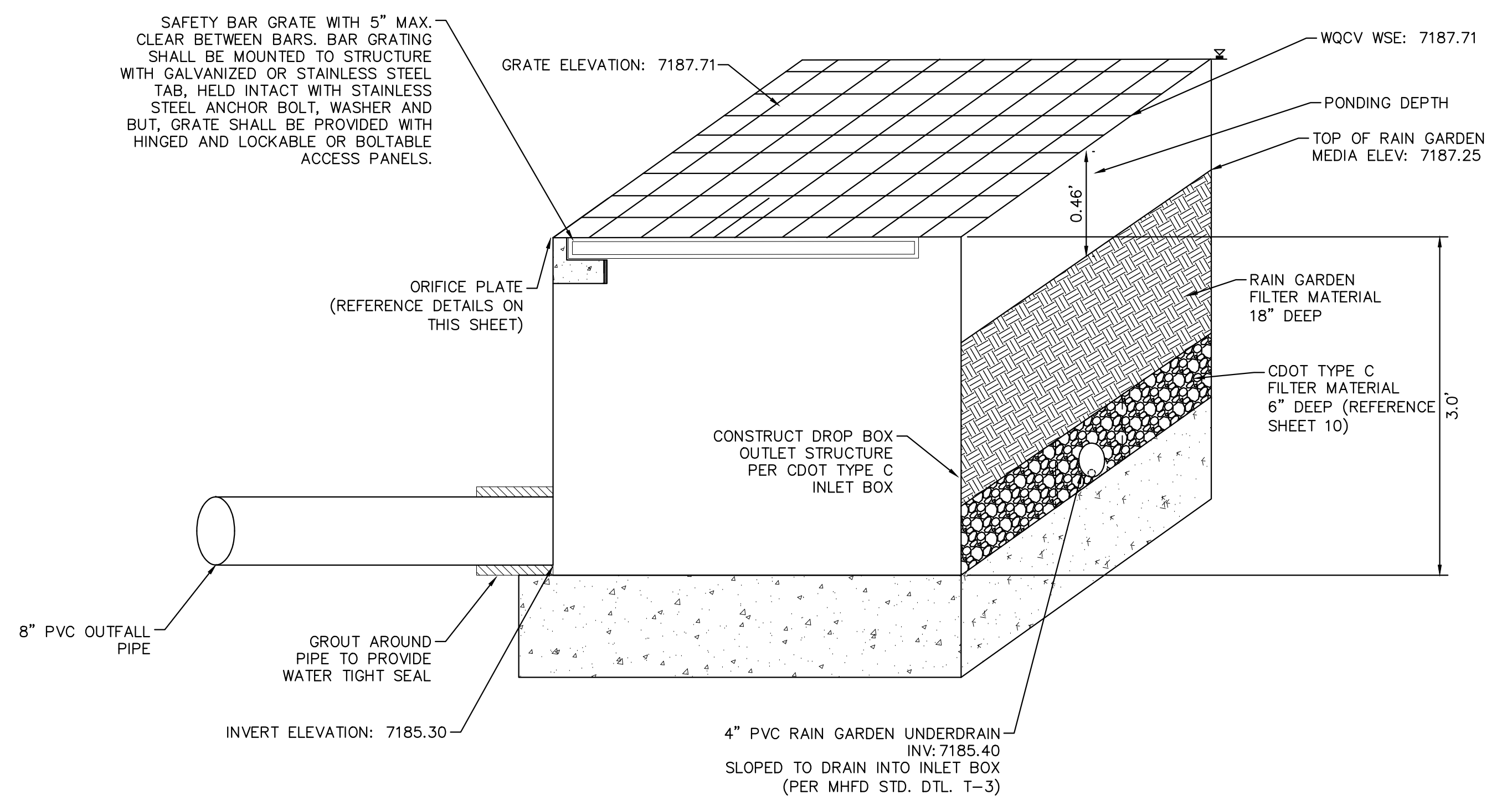


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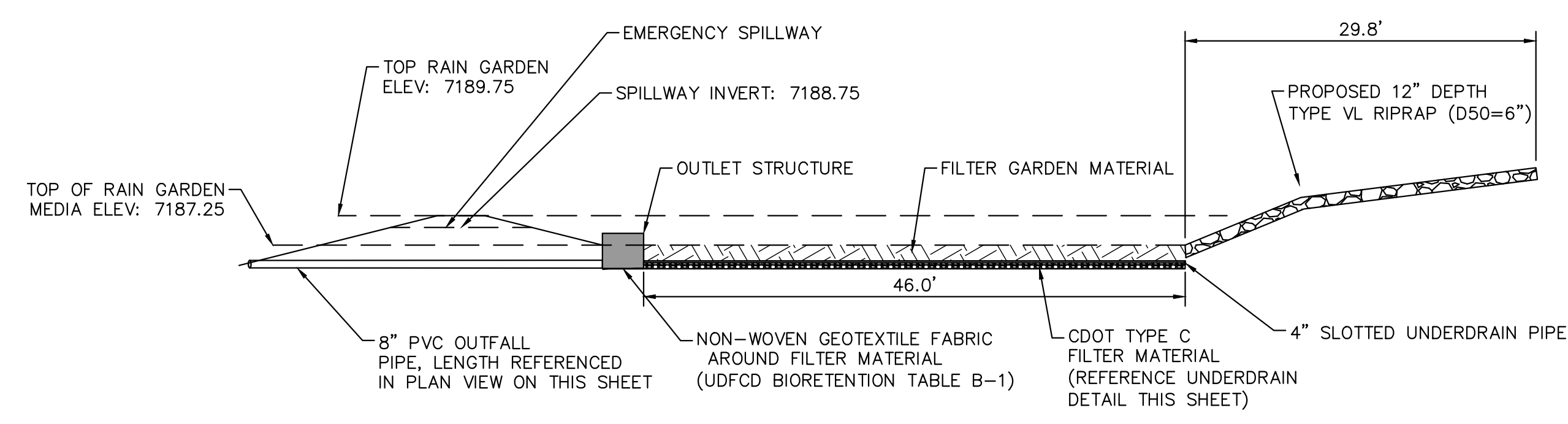
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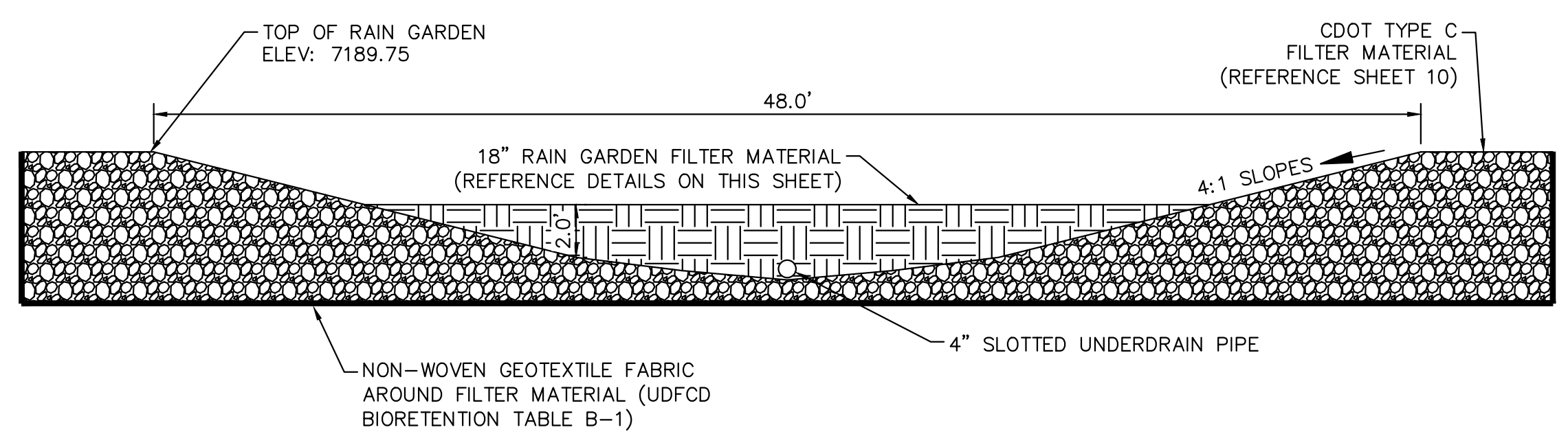
RAIN GARDEN PLAN VIEW
1" = 10'



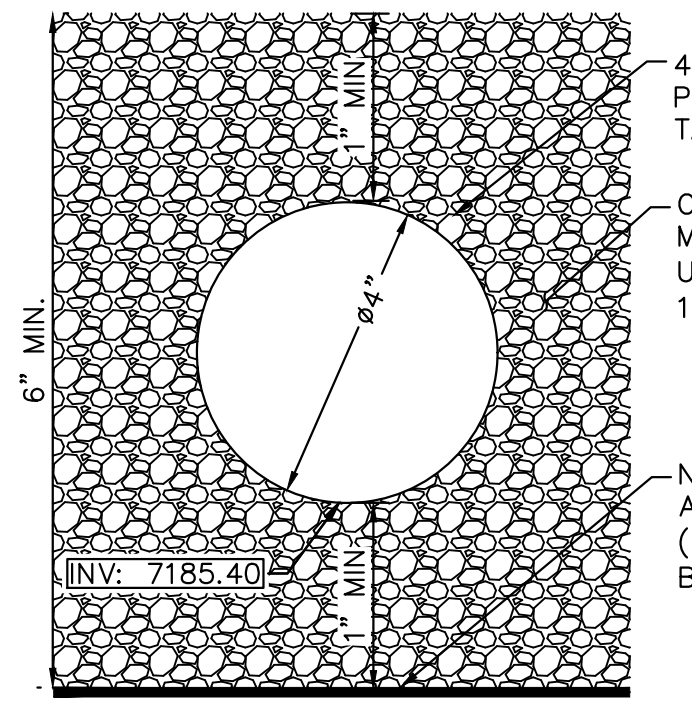
RAIN GARDEN OUTLET STRUCTURE SECTION A-A DETAIL
N.T.S.



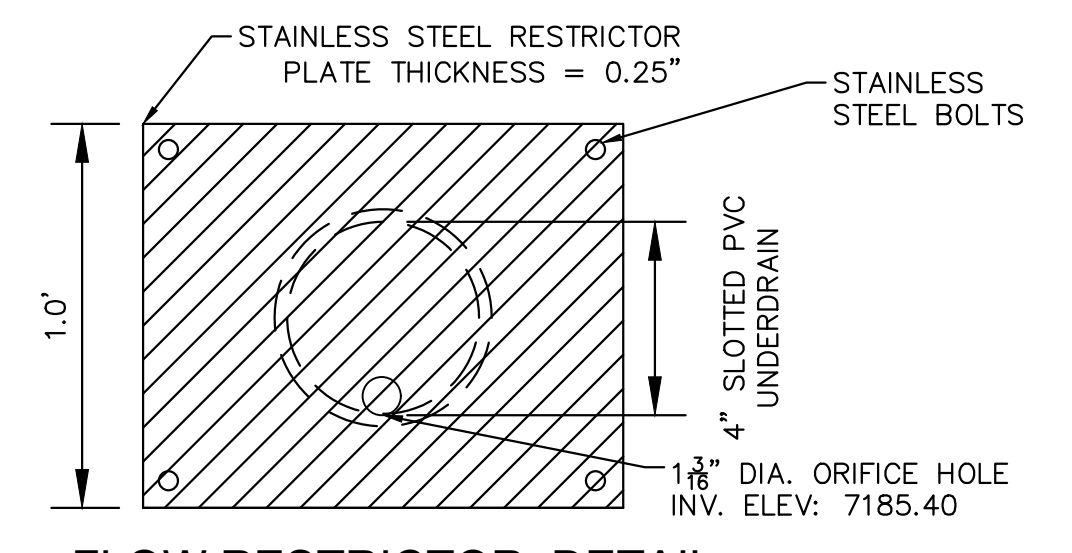
RAIN GARDEN SECTION A-A DETAIL
1" = 10'



RAIN GARDEN SECTION B-B DETAIL
1" = 5'



RAIN GARDEN UNDERDRAIN
N.T.S.



FLOW RESTRICTOR DETAIL
N.T.S.

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DATE: 10/26/2023

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



PROJECT NO.
096971007

SHEET
9

NOTES

- 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.
- 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.
- SEE BMP MATERIAL SPECIFICATIONS, THIS SHEET, FOR ADDITIONAL DETAILS.

BMP MATERIAL SPECIFICATIONS:

SANDY LOAM (GROWING MEDIA)

SANDY LOAM SHALL CONSIST OF NATIVE TOPSOIL (SURFACE 0 - 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		TEST METHOD
	ELONGATION<50%	ELONGATION>50%	
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
APARENT 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 Gardens²

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.

STEEL GRATE QUANTITIES

NO. PIECES	DESCRIPTION	LENGTH PER FT. (LBS.)	WEIGHT PER FT. (LBS.)
4	S4 x 7.7 BEAM	40"	7.70 103
2	3/2" x 1/4" FLAT	26 2/3"	2.98 13
2	3" x 1/4" FLAT	26 2/3"	2.55 12
		TOTAL LBS. - 128	

INLET WITH DITCH PAVING

SECTION B-B INLET CONNECTED TO A SKEWED CROSS PIPE

SECTION A-A INLET ON GRADE (FLOW FROM ONE DIRECTION)

SECTION A-A INLET AT BOTTOM OF VERTICAL CURVE (FLOW FROM TWO DIRECTIONS)

SECTION D-D STANDARD INLET GRATE

SECTION E-E CLOSE MESH GRATE

QUANTITIES FOR ONE INLET

H (CONCRETE CU. YDS.)	STEEL (LBS.)	NO. STEPS
2'-6"	0.9	75
3'-0"	1.0	80
3'-6"	1.2	86
4'-0"	1.3	101
4'-6"	1.4	116
5'-0"	1.5	122
5'-6"	1.7	137
6'-0"	1.8	142
6'-6"	1.9	158
7'-0"	2.0	163
7'-6"	2.2	179
8'-0"	2.3	184
8'-6"	2.4	199
9'-0"	2.5	205
9'-6"	2.7	220
10'-0"	3.0	235
11'-0"	3.4	251

BAR LIST FOR H = 2 FT.-6 IN. AND BENDING DIAGRAM

MARK	REQD.	HEIGHT	LENGTH
401	2	2'-3"	7'-11"
401	6	2'-7"	8'-7"
402	3	1/4"	15'-0"

GENERAL NOTES

- INLET TYPE C IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
- CONCRETE SHALL BE CLASS B. METAL MAY BE CAST-IN-PLACE OR PRECAST.
- REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4, AND SHALL HAVE A MINIMUM 2 IN. CLEARANCE OUT OR BEND AROUND PIPES AS REQUIRED.
- CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 - W4.4 X W4.4 OR 6 X 6 - W2.1 X W2.1.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
- CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT. - 6 IN., AND SHALL CONFORM TO AASHTO M 199.
- SEE STANDARD PLAN M-604-1, FOR REINFORCEMENT AROUND THE PIPE OPENING.
- ALL INLETS SHALL HAVE A 4 IN. DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.

PIPE INSIDE DIAMETER SHALL BE 30 IN. OR LESS. CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE REDUCTION FOR VOLUME OCCUPIED BY PIPE WEIGHT IF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

<p>Computer File Information</p> <p>Creation Date: 07/04/12 Initiator: DD</p> <p>Last Modification Date: 07/04/12 Initiator: LTA</p> <p>Full Path: www.coloradodot.info/business/designsupport</p> <p>Drawing File Name: 604100101.dgn</p> <p>CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English</p>	<p>Sheet Revisions</p> <table border="1"> <thead> <tr> <th>Date:</th> <th>Comments:</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Date:	Comments:			<p>Colorado Department of Transportation</p> <p>4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-5600 Fax: (303) 757-9820</p> <p>Project Development Branch DD/LTA</p>	<p>STANDARD PLAN NO.</p> <p>M-604-10</p> <p>Sheet No. 1 of 1</p>
Date:	Comments:						

NYLOPLAST 8" INLINE DRAIN: 2708AG __ X

GRATE OPTIONS

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0892C02	2001-119-194
SOLID COVER	LIGHT DUTY	0892C03	2001-119-195
BROUZE	N/A	0892C08	2001-119-198
DOME	N/A	0892C01	2001-119-197

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-02, WITH THE EXCEPTION OF THE BRONZE GRATE.

2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE ADS & HANCOCK DUAL WALL & SDR 35 PVC.

3 - DIMENSIONS ARE FOR REFERENCE ONLY.

4 - ACTUAL DIMENSIONS MAY VARY.

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DRAWN BY: CJA MATERIAL: NYLOPLAST

DATE: 06-25-09

REVISED BY: CCA PROJECT NO. NAME: 3130 VERONA AVE

DATE: 07-19-13

DWG SIZE: A SCALE: NTS SHEET: 1 OF 1 DWG NO.: 7003-110-000 REV: G

Kimley»Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 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 CONT.

COLORADO REGISTERED PROFESSIONAL ENGINEER
 57234
 07/25/19

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 S-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%

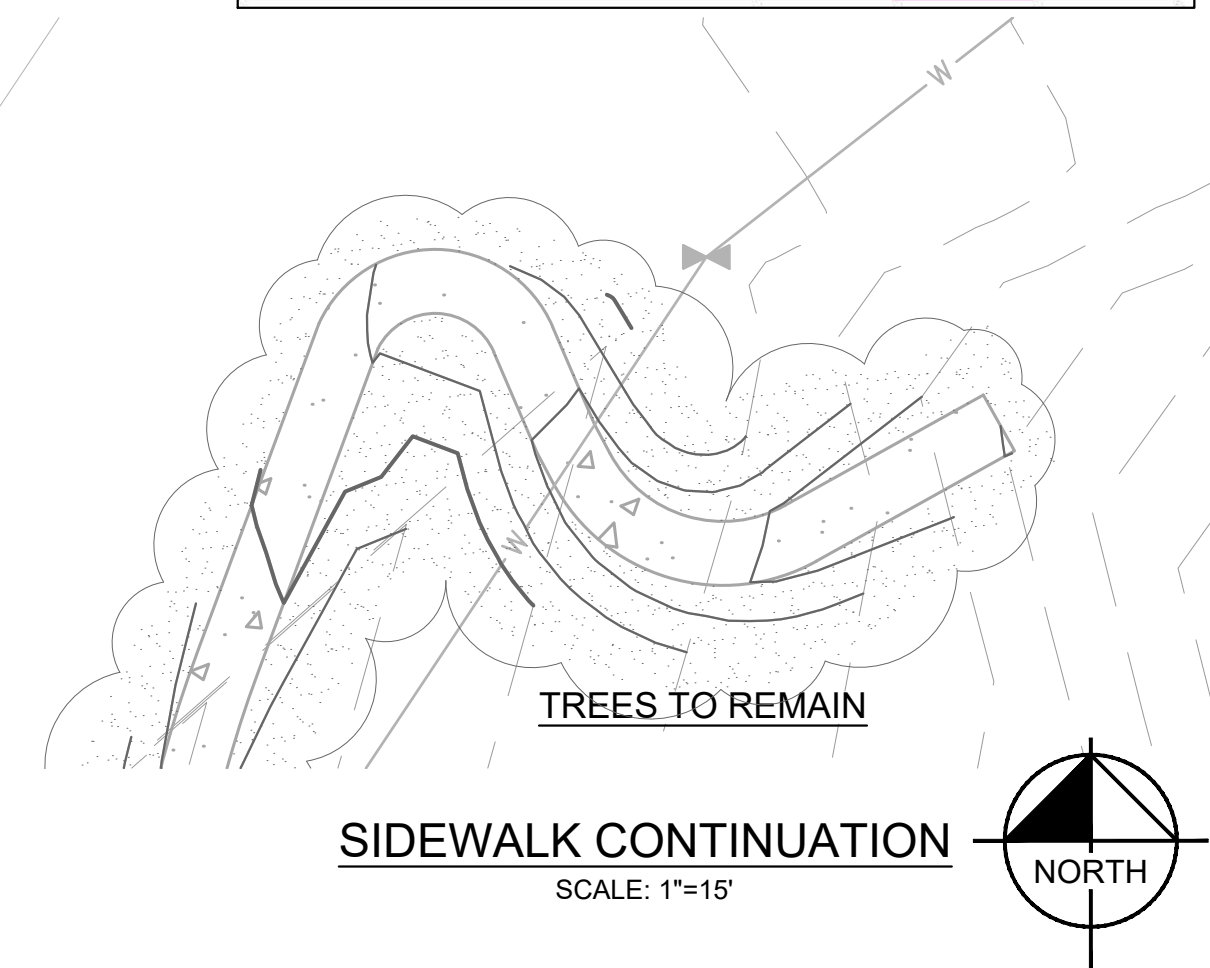
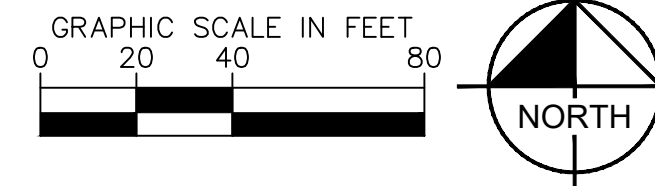
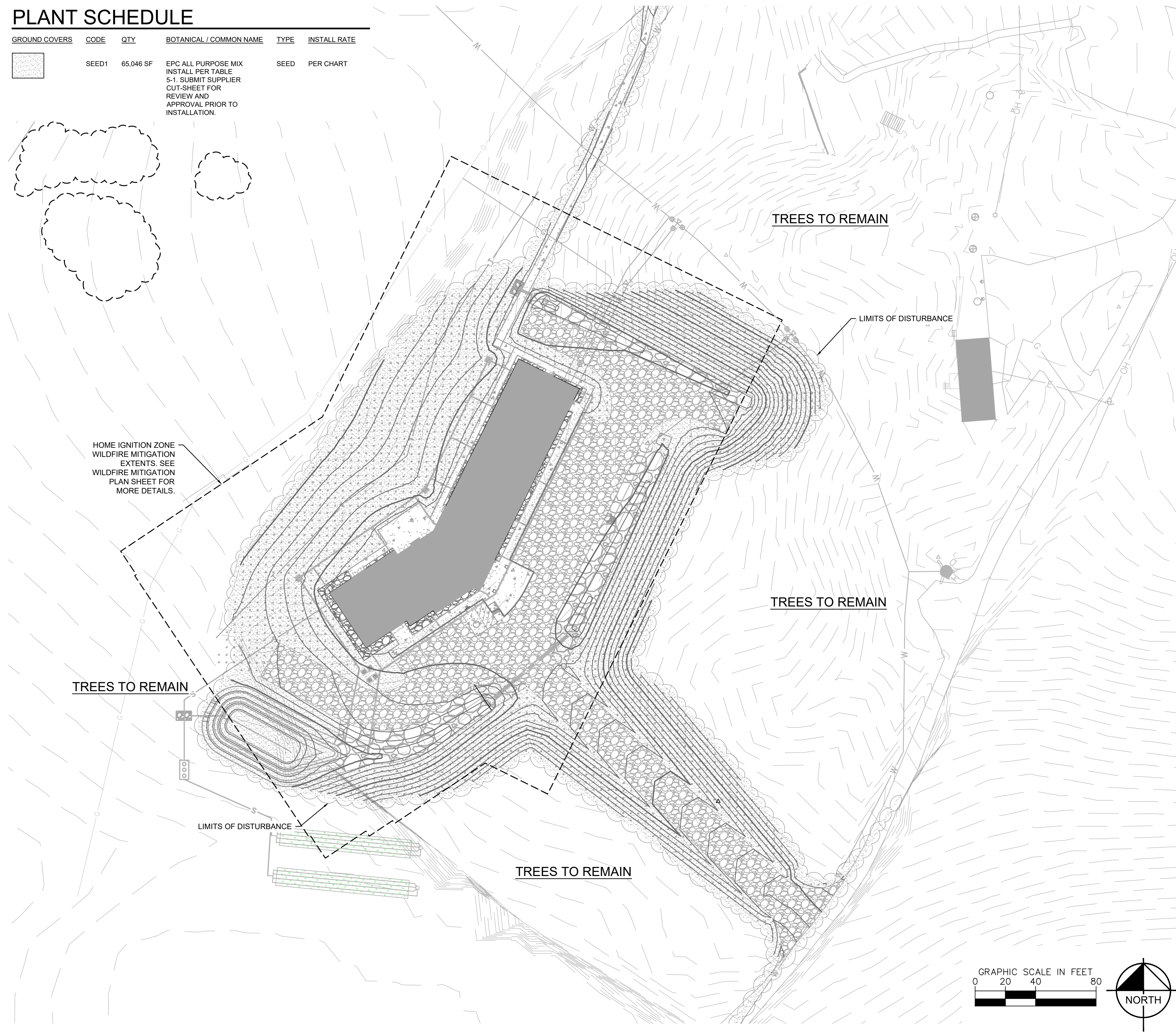
PARKING LOT LANDSCAPING	
NUMBER OF VEHICLE SPACES PROVIDED:	19
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	2 / 2*
PARKING LOT FRONTAGES:	N/A
LENGTH OF FRONTAGE:	N/A
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	N/A
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A
PLANT ABBREVIATION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

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

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

Table S-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
Bluestem, big	Andropogon gerardii	Warm, sod	20	4.4	2.2	1.1
Grass, blue	Bouteloua gracilis	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	Stipa viridula	Cool, bunch	10	2	1	0.5
Wheatgrass, western ²	Panicum smithii	Cool, sod	20	6.4	3.2	1.6
Grass, sidecoats	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	Callimoville 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

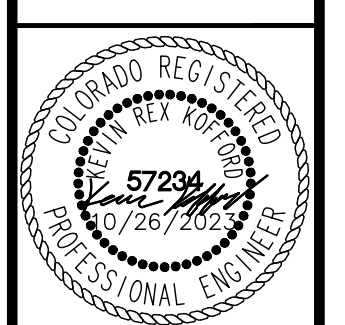


NO.	REVISION	BY	DATE	APPR.

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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
 LANDSCAPE PLAN



PROJECT NO.
096971007
 SHEET
11

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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

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.

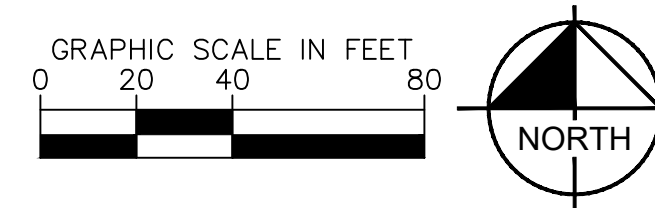
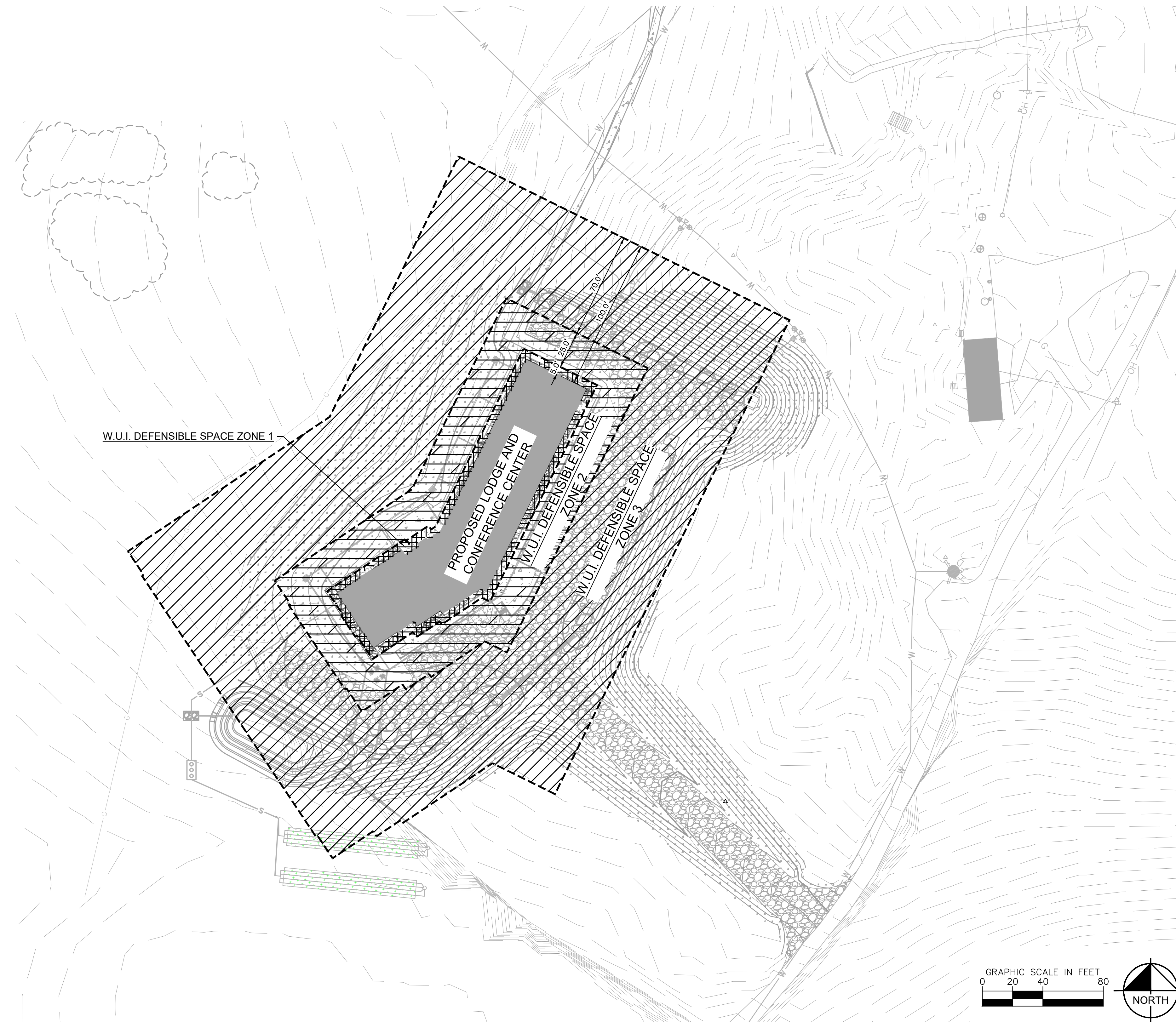
*HORIZONTAL SPACING RECOMMENDATIONS ARE MINIMUMS AND CAN BE INCREASED TO REDUCE POTENTIAL FIRE BEHAVIOR, PARTICULARLY ON SLOPES.

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.

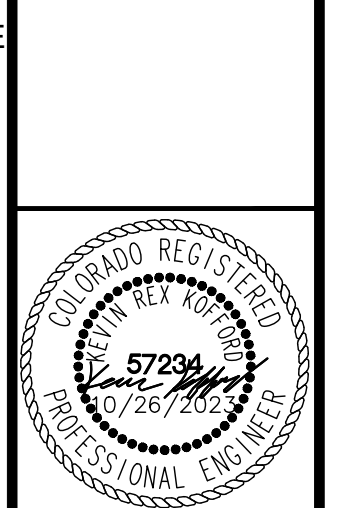


NO.	REVISION	BY	DATE	APPR.

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

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

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



PROJECT NO.
096971007
 SHEET
14

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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.	

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_JESF	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



Parking Lot
 Illuminance (Fc)
 Average = 1.00
 Maximum = 9.9
 Minimum = 0.0
 Avg/Min Ratio = N.A.
 Max/Min Ratio = N.A.

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



102 E. Moreno Avenue
 Colorado Springs, CO 80903
 719.473.7063
 www.hbaa.com



Chavez Tiffany & Ayers
 Engineering Corporation

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



Issue / Revision	Date
DEVELOPMENT PLANS	6/15/23

Project Number: _____
 Approver: JJA
 Author: EJR
 Checker: JJA

PHOTOMETRIC LIGHTING PLAN



FEATURES & SPECIFICATIONS

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

CONSTRUCTION — Galvanized steel mounting/plate 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 3-1/4" total adjustment. Two combinations 1/2" 3/4" and four 1/2" knockouts for straight through conduit runs. Capacity 3 (4, 4, 4), No. 12 AWG conductor, rated for 90°C.

Accommodates 12"-24" j-box spacing.

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

Max ceiling thickness 1-1/2".

OPTICS — LEDs are bonded to a 3-strap MacAdam Ellipse; 80 CRI minimum, 90 CRI optional.

LED's have concealed with diffusers options.

General illumination lighting with 1.0 S/M and 55° cutoff for source and source image.

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

AI-CAPABLE LUMINAIRE — This item is an AI-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 AI-capable, specification, and testing visit www.acuitybrands.com/ai-capable.

UGR — UGR is zero for fixtures aimed at a wall with a cut-off equal to or less than 60deg per IEC 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, 1,200,000 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 American(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/terms-and-conditions.

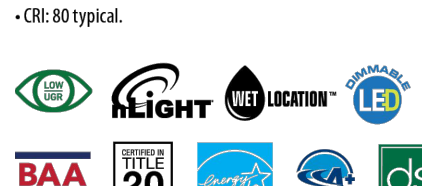
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

PERFORMANCE DATA

Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	990.1	10.4	91.0
1500	1514	12.5	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:

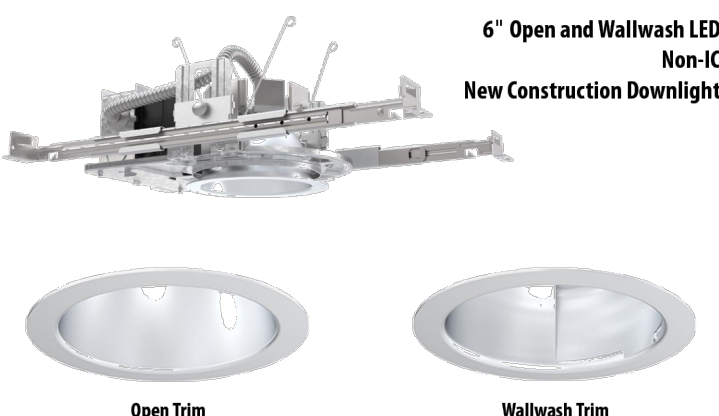
- * Tested in accordance with IESNA LM-79-08.
- ** Tested to current IES and MESA standards under stabilized laboratory conditions.
- † CR: 80 typical.



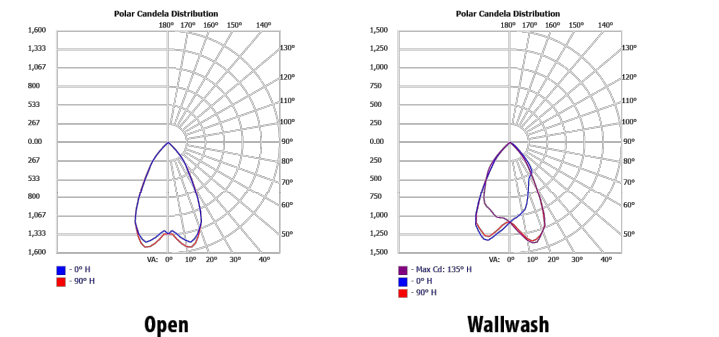
DOWNLIGHTING

Catalog Number: _____
Notes: _____
Type: **AA**

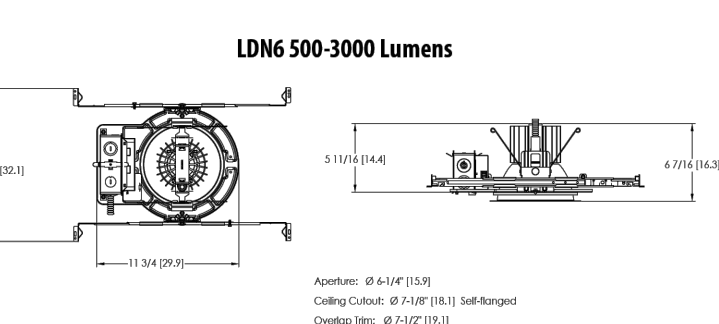
LDN6 STATIC WHITE



DISTRIBUTIONS



DIMENSIONS



LDN6

LDN6

ORDERING INFORMATION: Lead times may vary depending on options selected. Consult with your sales representative. Example: LDN6 35/15 L06 AR LSS MVOLT E210

Series	Color Temperature	Lumens	Trim Style	Trim Color	Trim Finish	Flange Color	Voltage
LDN6	6° round	277-2700K	L06 Downlight LWS Wallwash	AR White WR Black BR Black TCPC Custom TRALTD RAL painted trim	LSS Semi-specular L0 L0 Matte diffuse LS Specular	TBR White painted flange TBR Black painted flange FCPC Custom painted flange only FRALTR RAL painted flange only	MVOLT Multi-volt 120 120V 277 277V 347 347V

Driver	Emergency	Control Input	Options
G210 0-10V driver dim to 10%	No Emergency Needed	(blank) No Control Input Needed	HAD 8 High ambient option (40°C)
G21 0-10V driver dim to 1%	Battery pack (10W constant power), non-120 compliant, integral test switch	JOT Wireless room control with "Just One Touch" pairing	CP 8 Chicago Plenum
D10 Minimum dimming 10% driver for use with JOT	Battery pack (10W constant power), non-120 compliant, remote test switch	NPP160 nLight™ network power/hyack pack with 0-10V dimming for non-décalé LED drivers (G210, G21)	RELIC™ ready luminaire connectors enable a simple and consistent factory installed option across all ABF luminaire brands. Refer to BR for complete nomenclature. Available only in BR/EA, RELB, BR/AL, and RELCZS. Buy American! Act Compliant High CRI (90+) Single fuse
D1 Minimum dimming 1% driver for use with JOT	Battery pack (10W constant power), non-120 compliant, remote test switch	NPP160ER nLight™ network power/hyack pack with 0-10V dimming for non-décalé LED drivers (G210, G21)	BAA 90CRI SF 9
E21 0-10V décalé driver with smooth and flicker-free dimming performance down to 1%	Self-diagnostic battery pack (10W constant power), non-120 compliant, remote test switch	NPS8E2 nLight™ dimming pack controls 0-10V décalé LED drivers (E21)	
ED88 8x8x8 DALI DALI DRIVE dim to dark	Battery pack (10W constant power), 120 compliant, integral test switch	NPS8E2ER nLight™ dimming pack controls 0-10V décalé LED drivers (E21). ER controls fixtures on emergency circuit. nLight™ Lumen Compensation	
	Emergency battery pack, 10W with remote test switch and Iota STAR technology	NTRAR2 nLight™ Act enabled	
		NTRAR2ER nLight™ Act Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, and available with battery pack options	
		NTRAR2ER nLight™ Act Dimming Pack Wireless Controls. ER 924 Emergency Operation, via power interrupt detection. Available with battery pack options.	

Option value	Restriction
Lumens	Overall height varies based on lumen package; refer to dimensional chart.
WBA BR	Not available with finishes.
347	Not available with emergency options.
SE	Most specify voltage 120V or 277V.
TRM TRBL	Available with clear ABS reflector only.
EL, ELR, ELSD, ELRSD, ELWPC, ELWPCPR	12.5" of plenum depth or top-access required for battery pack maintenance.
NPS160, NPP160ER, NPS8E2, NPS8E2ER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. See US 924 Sequence of Operation table.
NPS160	Fixture begins at 80% light level. Must be specified with NPS8E2 or NPS8E2ER. Only available with E21 drivers.
NTRAR, NTRAR2, NTRAR2ER, NTRAREM	Not available with CP, NPS8E2, NPS8E2ER, NPP160, NPP160ER or HAD options. Not recommended for metal ceiling installations.
HAD	Fixture height is 6.5" for all lumen packages with HAD.
CP	Most specify voltage for 3000lm and above. 5000lm with marked spacing 24.1 x 24 W x 14 H. Not available with emergency battery pack option.
JOT	Most 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.
Relic™ Options	Refer to BR specification sheet on acuitybrands.com for further details.
BR/EA	Commercial fixtures should disconnect the TRIP before unpluging the BR, so it does not go into discharge mode.
RELICZS	RELICZS options to be used with the GenSpec C15, C15, C15, C15 and C15 2-Wire integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.
TRALTR, FRALTR	FRALTR for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
FCPC, FCPC	FCPC options for pricing only. Custom color chip needs to be sent to your Customer Resolution specialist before order can be processed. Click HERE for more details.
E21WVSTAR	Not available with wet location, FC1, FC2, FC3, FC4, FC5, FC6, FC7, FC8, FC9, FC10, FC11, FC12, FC13, FC14, FC15, FC16, FC17, FC18, FC19, FC20, FC21, FC22, FC23, FC24, FC25, FC26, FC27, FC28, FC29, FC30, FC31, FC32, FC33, FC34, FC35, FC36, FC37, FC38, FC39, FC40, FC41, FC42, FC43, FC44, FC45, FC46, FC47, FC48, FC49, FC50, FC51, FC52, FC53, FC54, FC55, FC56, FC57, FC58, FC59, FC60, FC61, FC62, FC63, FC64, FC65, FC66, FC67, FC68, FC69, FC70, FC71, FC72, FC73, FC74, FC75, FC76, FC77, FC78, FC79, FC80, FC81, FC82, FC83, FC84, FC85, FC86, FC87, FC88, FC89, FC90, FC91, FC92, FC93, FC94, FC95, FC96, FC97, FC98, FC99, FC100, FC101, FC102, FC103, FC104, FC105, FC106, FC107, FC108, FC109, FC110, FC111, FC112, FC113, FC114, FC115, FC116, FC117, FC118, FC119, FC120, FC121, FC122, FC123, FC124, FC125, FC126, FC127, FC128, FC129, FC130, FC131, FC132, FC133, FC134, FC135, FC136, FC137, FC138, FC139, FC140, FC141, FC142, FC143, FC144, FC145, FC146, FC147, FC148, FC149, FC150, FC151, FC152, 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