

**BROADMOOR
EVENT CENTER**

EXHIBIT HALL
LOT 1, BROADMOOR CAMPUS FILING NO. 2 AND
LOT 1, BROADMOOR CAMPUS FILING NO. 6

DATE: 01/14/2019
PROJECT: HALL
K. WHITFORD

COLORADO
LAND DEVELOPMENT
DIVISION

Land Use Review
Approved
02/19/2019

DEVELOPMENT PLAN
AMENDMENT

DATE:	BY:	DESIGNER:

SITE PLAN

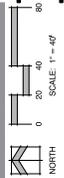
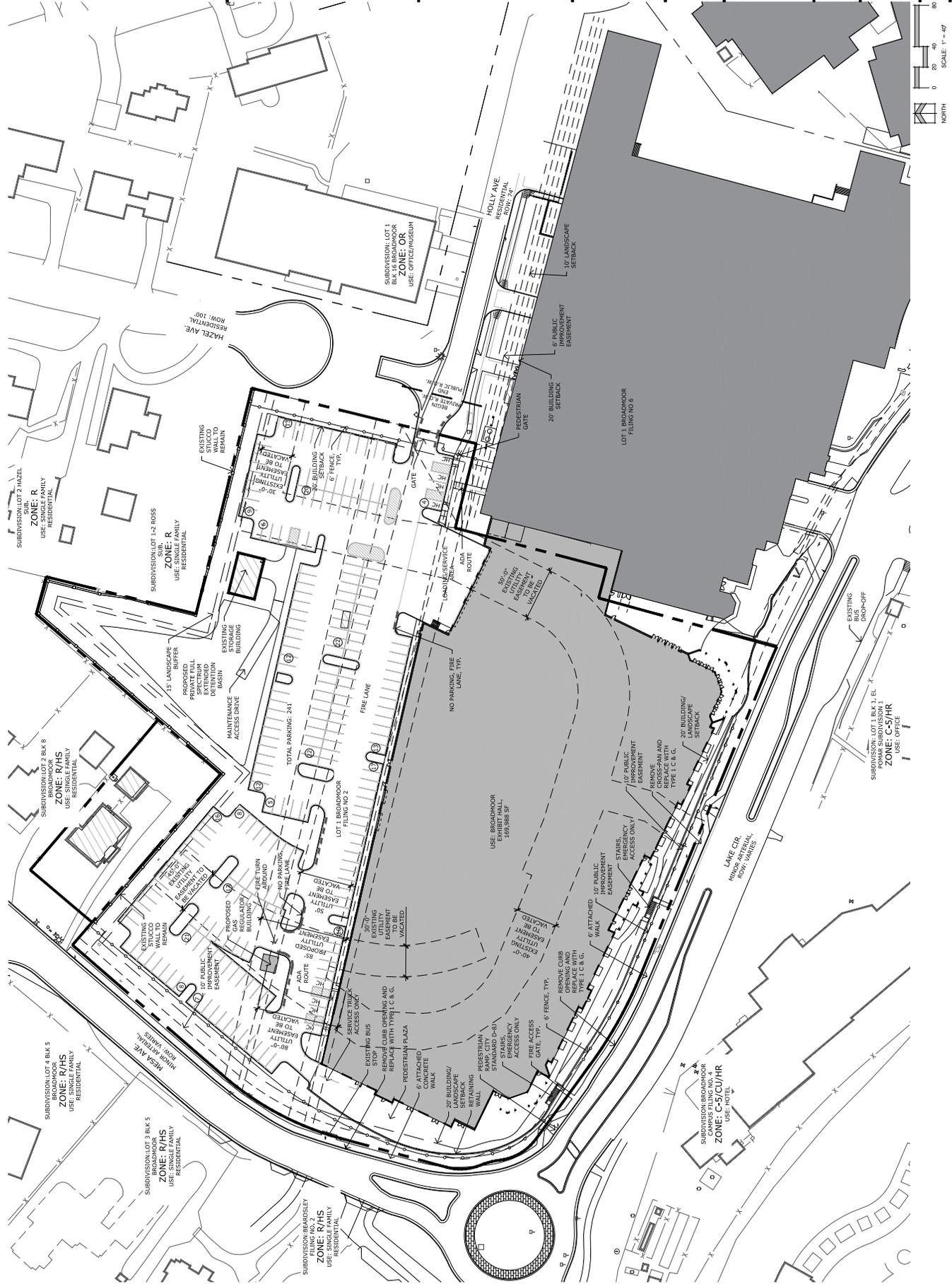
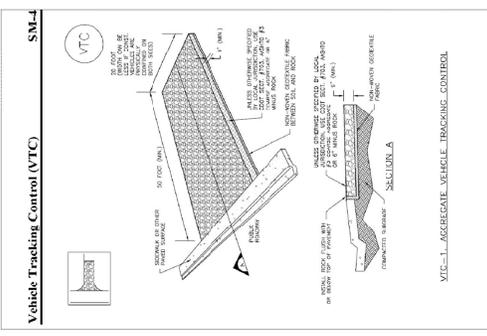


FIGURE 1



SM-4 Vehicle Tracking Control (VTC)

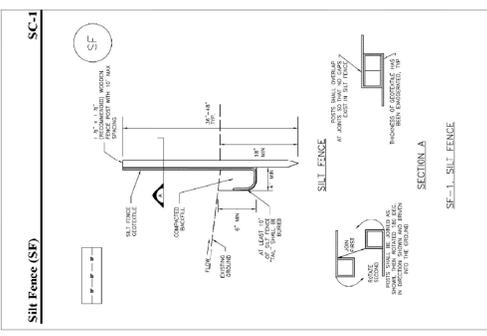
November 2010
Utah State Office and Field Control Division
Utah State Office and Field Control Division
Utah State Office and Field Control Division

SM-4 Vehicle Tracking Control (VTC)

GENERAL INSTALLATION INFORMATION:
1. THE CURB SHALL BE CONCRETE WITH A MINIMUM STRENGTH OF 4000 PSI.
2. THE CURB SHALL BE 12" HIGH AND 12" WIDE.
3. THE CURB SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.
4. THE CURB SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.
5. THE CURB SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.
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10. THE CURB SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.

VTC

VEHICLE TRACKING CONTROL



SC-1 Silt Fence (SF)

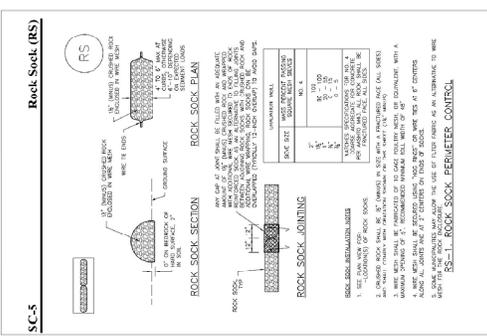
November 2013
Utah State Office and Field Control Division
Utah State Office and Field Control Division
Utah State Office and Field Control Division

SC-1 Silt Fence (SF)

GENERAL INSTALLATION INFORMATION:
1. THE SILT FENCE SHALL BE MADE OF 18" WIDE BY 48" HIGH POLYPROPYLENE FABRIC.
2. THE SILT FENCE SHALL BE SET IN A 6" DEEP BED OF 3/4" AGGREGATE.
3. THE SILT FENCE SHALL BE SET IN A 6" DEEP BED OF 3/4" AGGREGATE.
4. THE SILT FENCE SHALL BE SET IN A 6" DEEP BED OF 3/4" AGGREGATE.
5. THE SILT FENCE SHALL BE SET IN A 6" DEEP BED OF 3/4" AGGREGATE.
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9. THE SILT FENCE SHALL BE SET IN A 6" DEEP BED OF 3/4" AGGREGATE.
10. THE SILT FENCE SHALL BE SET IN A 6" DEEP BED OF 3/4" AGGREGATE.

SF

SILT FENCE DETAIL



SC-5 Rock Sock (RS)

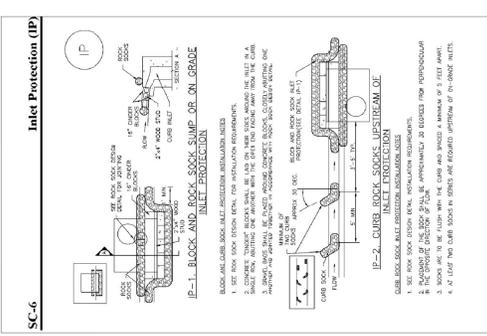
November 2010
Utah State Office and Field Control Division
Utah State Office and Field Control Division
Utah State Office and Field Control Division

SC-5 Rock Sock (RS)

GENERAL INSTALLATION INFORMATION:
1. THE ROCK SOCK SHALL BE MADE OF 12" WIDE BY 12" HIGH POLYPROPYLENE FABRIC.
2. THE ROCK SOCK SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.
3. THE ROCK SOCK SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.
4. THE ROCK SOCK SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.
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10. THE ROCK SOCK SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.

RS

ROCK SOCK DETAIL



SC-6 Inlet Protection (IP)

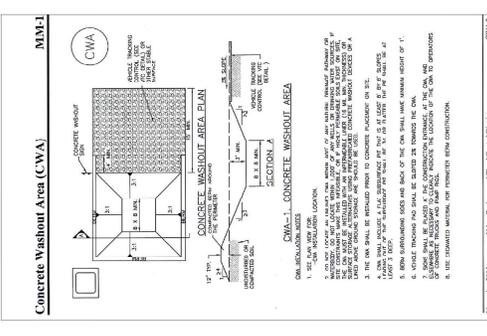
August 2013
Utah State Office and Field Control Division
Utah State Office and Field Control Division
Utah State Office and Field Control Division

SC-6 Inlet Protection (IP)

GENERAL INSTALLATION INFORMATION:
1. THE INLET PROTECTION SHALL BE MADE OF 12" WIDE BY 12" HIGH POLYPROPYLENE FABRIC.
2. THE INLET PROTECTION SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.
3. THE INLET PROTECTION SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.
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10. THE INLET PROTECTION SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.

IP

CURB SOCK INLET PROTECTION



MM-1 Concrete Washout Area (CWA)

November 2010
Utah State Office and Field Control Division
Utah State Office and Field Control Division
Utah State Office and Field Control Division

MM-1 Concrete Washout Area (CWA)

GENERAL INSTALLATION INFORMATION:
1. THE CONCRETE WASHOUT AREA SHALL BE MADE OF 4" THICK CONCRETE.
2. THE CONCRETE WASHOUT AREA SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.
3. THE CONCRETE WASHOUT AREA SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.
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9. THE CONCRETE WASHOUT AREA SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.
10. THE CONCRETE WASHOUT AREA SHALL BE SET IN A 4" DEEP BED OF 3/4" AGGREGATE.

CWA

CONCRETE WASHOUT AREA

LEGEND

	Native Steep-Arkansas Valley
	-35% Euphrat Crested Whitegrass
	-25% Sheep Fescue
	-15% Cheating Fescue
	-10% Kentucky Bluegrass
	Native Steep-Arkansas Valley
	Decentum PK
	-25% Improved Meadow Blume
	-25% Garrison Creeeping Fovall
	3% Gambel, Timothy
	Wood Mulch-Graffle
	Hair Center
	Rock Mughl-
	Sour-kennucky Blue
	Grass

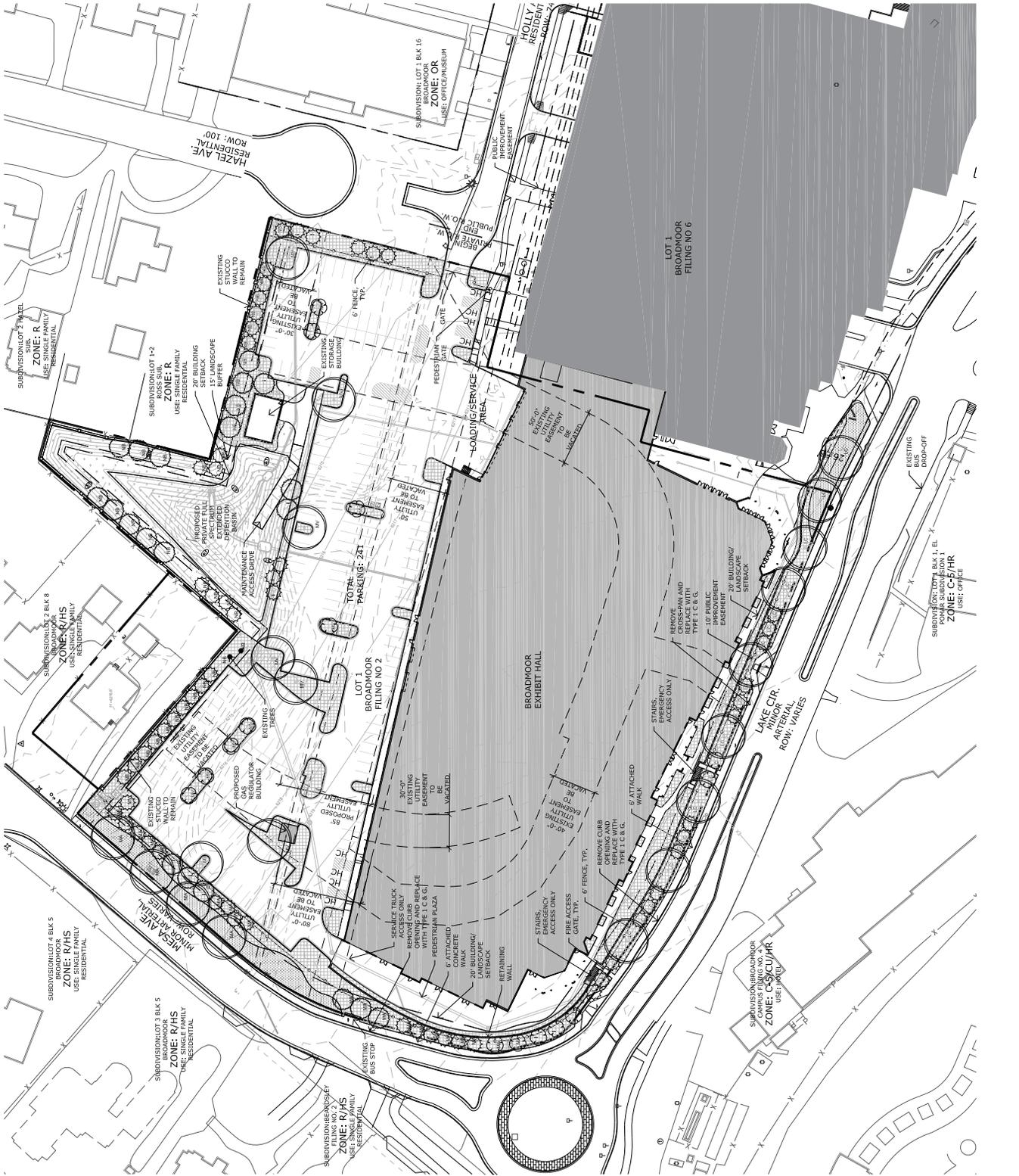
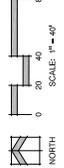
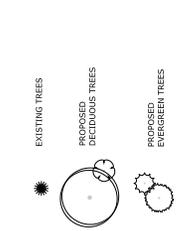


FIGURE 1

Landscape Setbacks

Site Code: S-01, P-01, R-01, C-01, I-01

Street Name or Zone Boundary	Width (In Ft.)	Linear	Tree/Feet	No. of Trees
Front	30'	30'	11.25'	27
Side	30'	30'	11.25'	27
Rear	30'	30'	11.25'	27

Shrub Substitutes	Perennial Grass Substitutes	Setback Plant Addr. (Based on 10' Min.)	Percent Ground Plane
..**..	..**..	MA	75% / 75%
..**..	..**..	MA	75% / 75%

Internal Landscaping

Site Code: S-01, P-01, R-01, C-01, I-01

Net Site Area (SF)	Percent (Area) (SF)	Internal Trees (1250 SF)	Required / Provided
318,995 S.F.	9%	13,993 / 12,149	115% / 115%

Motor Vehicle Lots

Site Code: S-01, P-01, R-01, C-01, I-01

No. of Vehicles	Required Trees (1.15 spaces/vehicle lot)	Length of Footcandle Footcandle (ft./rows)	Percent Ground Plane
241	277	244'	75% / 75%

Landscape Buffer & Screens

Street Name or Access Point	Width (In Ft.)	Buffer Trees (1720)	Evergreen Trees
North Side	10'	10'	10'
South Side	10'	10'	10'

LANDSCAPE NOTES

1. SOIL AMENDMENT - INCORPORATE 2 CUBIC YARDS/1000 SQ. FT. OF PREMIUM ORGANIC COMPOST, OR APPROVED (OR APPROVED) NUTRIENT FERTILIZER TO THE TOP SOIL. FERTILIZER REQUIREMENTS ARE TO BE BASED ON SOIL ANALYSIS PROVIDED WITH FINAL LANDSCAPE PLAN.
2. IRRIGATION - PROVIDE IRRIGATION SYSTEM WITH SUFFICIENT CAPACITY TO MAINTAIN MOISTURE LEVELS AS SPECIFIED IN THE LANDSCAPE PLAN FOR GRASSING PLANT, TREES TO CIVIL ENGINEERING DRAWINGS.
3. IRRIGATION - PROVIDE IRRIGATION SYSTEM WITH SUFFICIENT CAPACITY TO MAINTAIN MOISTURE LEVELS AS SPECIFIED IN THE LANDSCAPE PLAN FOR GRASSING PLANT, TREES TO CIVIL ENGINEERING DRAWINGS.
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6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GRASSING COVER APPLICATION AREAS BASED ON TYPICAL TYPE, AND NOTES LISTED FOR NEWLY PLANTED PLANTS OR ESTABLISHED PLANTS. IRRIGATION AREAS SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AS SPECIFIED IN THE LANDSCAPE PLAN.
7. NATIVE SEED AREAS TO BE SEED OR SPICED. ALL SEED AREAS SHALL BE DISINFESTED UNTIL ESTABLISHMENT.
8. BROWN CONTROL, BANQUET TO BE APPLIED ON ALL SEED AREAS IMMEDIATELY PRIOR TO SEEDING.
9. OTHER SEEDS, ROCK, AND STONE BEGS TO BE SEPARATED BY SLOTTED STEEL SEEDING. ALL SEEDS TO BE SEPARATED BY SLOTTED STEEL SEEDING. ALL SEEDS TO BE SEPARATED BY SLOTTED STEEL SEEDING.
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SCHEMATIC LANDSCAPE DIAGRAM

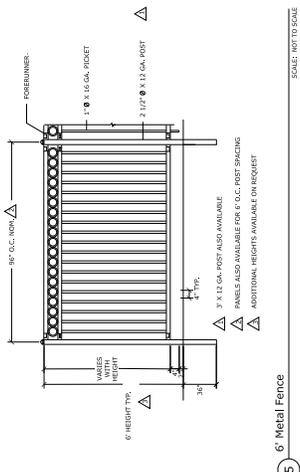
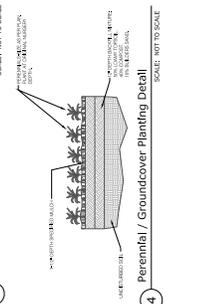
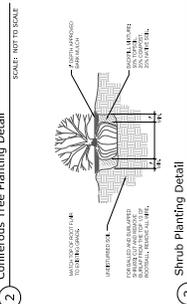
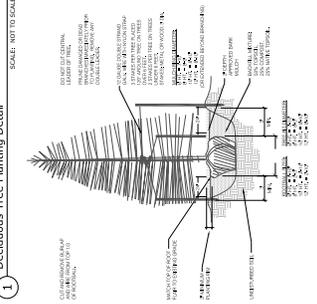
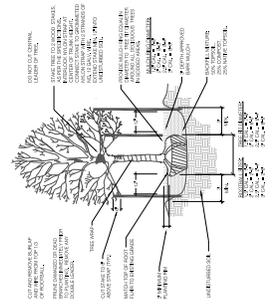
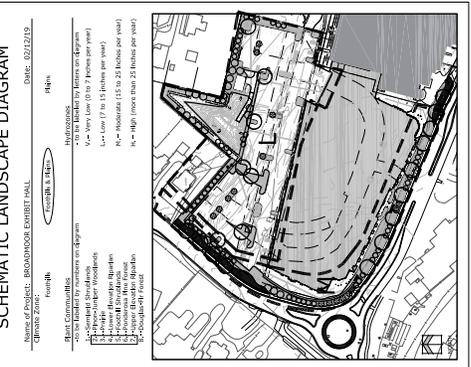


FIGURE 1



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0733
Fax. 719.471.0267
www.nesarch.com

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**BROADMOOR
EVENT CENTER**

EXHIBIT HALL

DATE: 1-15-19
PROJECT: K. WINTERBIRD



**DEVELOPMENT
PLAN AMENDMENT**

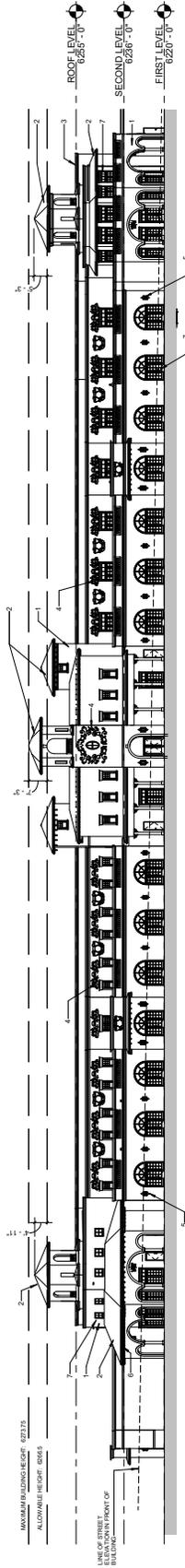
DATE: 1-15-19
PROJECT: K. WINTERBIRD

**BUILDING
ELEVATIONS**

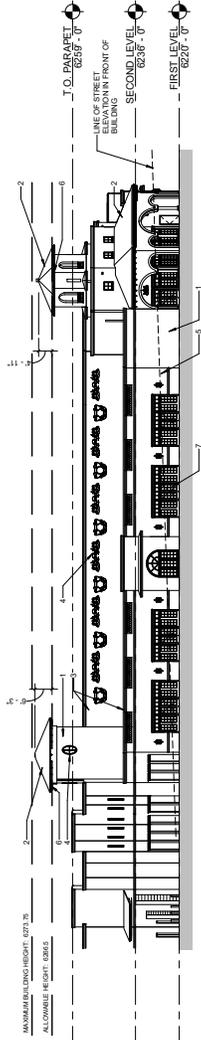
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9 OF 14

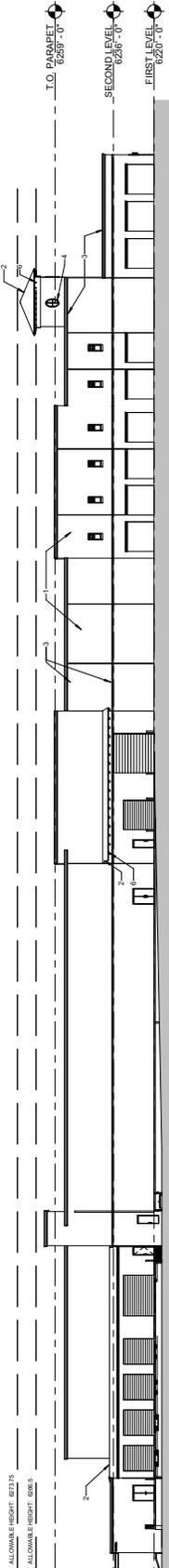
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① SOUTH ELEVATION
3/8" = 1'-0"

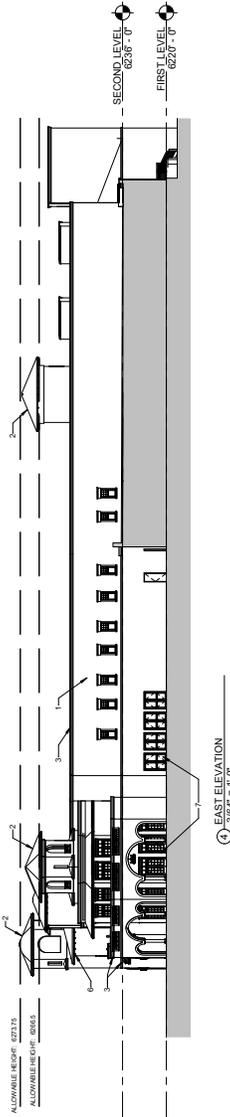


② WEST ELEVATION
3/8" = 1'-0"



③ NORTH ELEVATION
3/8" = 1'-0"

BUILDING HEIGHT NOTES	
AVERAGE GRADE	6200
NORTH WEST CORNER	6220
SOUTH WEST CORNER	6220
SOUTH EAST CORNER	6220
AVERAGE GRADE OF FOUR CORNERS	6216.5
MAXIMUM BUILDING HEIGHT PER CITY CODE: 46 FEET	
ELEVATION OF MAXIMUM BUILDING HEIGHT ON SITE: 6261.5	
ETC. + 6265 FEET, PLUS 5 FEET OVER MAXIMUM FOOT PARAPETS,	
HIGHEST BUILDING POINT: 7.25' + 6265.5 = 6272.75 OR 67.25' SEE	
PERCEIVED OVER MAXIMUM HEIGHT:	14.5%



④ EAST ELEVATION
3/8" = 1'-0"

KEY NOTES	
1	STUCCO WALL, PINK COLOR, BROADMOOR BUFF
2	CLAY TILE ROOF, LUGWOOD FRENCH TILE (LOOKING BLACK) AND TO MATCH EXISTING BROADMOOR ROOF
3	WHITE ACCENT HANDSOME TO MATCH BROADMOOR HALL
4	ORNAMENTAL PAINTINGS, PLASTER WORK TO MATCH BROADMOOR HALL
5	DECORATIVE WALL SCHEME LIGHT FINISH TO MATCH EXISTING AT BROADMOOR HALL
6	DISCREETIVE WOOD WOOD WAFER VALS. DARK BROWN
7	WINDOWS & DOORS: WHITE WITH DOUBLE GLASS TO MATCH BROADMOOR HALL

NOTE: ALL FINISHES TO MATCH COLOR SCHEME OF EXISTING BROADMOOR CAMPUS BUILDINGS

FIGURE 1

