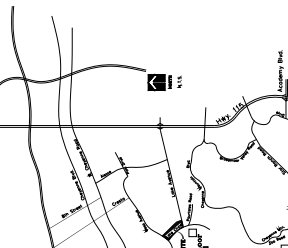


Vicinity Map



- NOTES:**
1. THE EXHIBIT HALL WILL BE CONSTRUCTED AND INSTALLED AT ALL DRIVEWAYS AND INTERSECTIONS ALONG PUBLIC ROADS ADJACENT TO THE SITE AS PER CITY AND AAS STANDARD SPECIFICATIONS. THIS PROPERTY IS SUBJECT TO THE FINANCING, SUMMARY AND CONCLUSIONS OF THE GEOLOGIC HAZARD STUDY BROUSURE STATEMENT. THIS PROPERTY IS SUBJECT TO THE FINANCING, SUMMARY AND CONCLUSIONS OF THE GEOLOGIC HAZARD STUDY BROUSURE STATEMENT. THIS PROPERTY IS SUBJECT TO THE FINANCING, SUMMARY AND CONCLUSIONS OF THE GEOLOGIC HAZARD STUDY BROUSURE STATEMENT.
  2. THE EXHIBIT HALL WILL BE CONSTRUCTED AND INSTALLED AT ALL DRIVEWAYS AND INTERSECTIONS ALONG PUBLIC ROADS ADJACENT TO THE SITE AS PER CITY AND AAS STANDARD SPECIFICATIONS.
  3. NEARBY AREAS OF THE CITY OF COLORADO SPRINGS, CO. YOU WOULD LIKE TO REVIEW, CONTACT CITY PLANNING 303.555.7400.
  4. ALL EXISTING WALLS WILL BE CAST IN PLACE CONCRETE.
  5. ALL EXISTING WALLS WILL BE CAST IN PLACE CONCRETE.
  6. ALL EXISTING WALLS WILL BE CAST IN PLACE CONCRETE.
  7. BROADMOOR ORNAMENTAL POLES AND FINISHES.
  8. ADDRESS SIGNAGE WILL BE IN THE FORM OF THE SAME AS CURRENTLY INSTALLED ON THE PLANT.
  9. ADDRESS SIGNAGE WILL BE IN THE FORM OF THE SAME AS CURRENTLY INSTALLED ON THE PLANT.
  10. A NEW GAS REGULATOR BUILDING WILL BE LOCATED ALONG THE WEST SIDE OF THE PROPOSED PARKING LOT TO BE CONSTRUCTED.
  11. THE EXHIBIT HALL WILL BE USED EXCLUSIVELY FOR EVENTS THAT ARE ACCESSORY TO THE BROADMOOR. THE INTENT AND PURPOSE OF THE EXHIBIT HALL IS TO FILL THE GUEST ROOMS AT THE BROADMOOR. APPROXIMATELY DURING THE OFFSEASON, NO DETAILS OF THE EXHIBIT HALL WILL BE PROVIDED TO THE PUBLIC. THE EXHIBIT HALL WILL BE USED EXCLUSIVELY FOR EVENTS THAT ARE ACCESSORY TO THE BROADMOOR. THE INTENT AND PURPOSE OF THE EXHIBIT HALL IS TO FILL THE GUEST ROOMS AT THE BROADMOOR. APPROXIMATELY DURING THE OFFSEASON, NO DETAILS OF THE EXHIBIT HALL WILL BE PROVIDED TO THE PUBLIC.
  12. EXHIBIT HALL WILL BE USED EXCLUSIVELY FOR EVENTS THAT ARE ACCESSORY TO THE BROADMOOR. THE INTENT AND PURPOSE OF THE EXHIBIT HALL IS TO FILL THE GUEST ROOMS AT THE BROADMOOR. APPROXIMATELY DURING THE OFFSEASON, NO DETAILS OF THE EXHIBIT HALL WILL BE PROVIDED TO THE PUBLIC.
  13. THE BROADMOOR AND EVENT ORGANIZERS WILL WORK COOPERATIVELY WITH ADJACENT NEIGHBORHOODS TO PRESENT EVENT SCHEDULES TO ADJACENT NEIGHBORHOODS.
  14. ALL EXISTING WALLS WILL NOT BE PERMITTED OUTSIDE THE EXHIBIT HALL.
  15. ALL EXISTING WALLS WILL NOT BE PERMITTED OUTSIDE THE EXHIBIT HALL.
  16. ALL EXISTING WALLS WILL NOT BE PERMITTED OUTSIDE THE EXHIBIT HALL.
  17. ALL EXISTING WALLS WILL NOT BE PERMITTED OUTSIDE THE EXHIBIT HALL.
  18. ALL EXISTING WALLS WILL NOT BE PERMITTED OUTSIDE THE EXHIBIT HALL.
  19. ALL EXISTING WALLS WILL NOT BE PERMITTED OUTSIDE THE EXHIBIT HALL.
  20. FLOODPLAIN STATEMENT: THE SITE IS LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP.
  21. ALL GATES TO HAVE WORK EQUIPMENT AND MEET ALL OTHER ACCESS REQUIREMENTS.
  22. LANDSCAPE ARCHITECTURE AND PLANNING CONSULTANTS WILL LOCATED IN LANDSCAPE SETBACK ON LAKE CIRCLE AND LAKE AVENUE. SETBACK LANDSCAPE REQUIREMENTS HAVE BEEN MET.

UNIFIED CONTROL STATEMENT

ALL ACCESS DRIVEWAYS, DRIVES, WAYS, MANUEVERING AND PARKING AREAS, AND ACCESS EASEMENTS AS SHOWN ON THIS PLAN SHALL BE CONSIDERED AS ONE LOT FOR THE PURPOSES OF THE CITY CODE. THE ABOVE LEGAL DESCRIPTION WILL BE CONSIDERED AS ONE LOT FOR THE PURPOSES OF THE CITY CODE PER THE OWNER OF RECORD AT 1/10/2016.

PARKING CHART:

OWNER	PROVIDED	REQUIRED	PERMITTED
BROADMOOR DEVELOPMENT COMPANY	29	39	20
1 LAKE AVENUE COLORADO SPRINGS	5	27	20
3 LAKE CIRCLE 11-19 LAKE CIRCLE	29	39	20
666 879 S. LAKE CIRCLE	5	27	20
2431000009	5	27	20
PROPOSED COMMERCIAL USES	14.85 ACRES	14.85 ACRES	14.85 ACRES
LAND USE	COMMERCIAL	COMMERCIAL	COMMERCIAL
SCHEDULE OF DEVELOPMENT	49	49	49
BUILDING HEIGHT ALLOWED:	49' PER PERMITS	49' PER PERMITS	49' PER PERMITS
PARKING PROVIDED:	241 SPACES	241 SPACES	241 SPACES
PARKING REQUIRED:	241 SPACES	241 SPACES	241 SPACES

AREA AND SITE PREPARED FOR FILING NO. 20

BUILDINGS	PAVEMENT	LANDSCAPE
189,991 S.F.	78,991 S.F.	71,991 S.F.
50%	25%	25%

Land Planning  
Landscape Architecture  
Urban Design

**NES**

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0273  
Fax 719.471.0247  
www.nesland.com

**BROADMOOR EVENT CENTER**

EXHIBIT HALL

LOT 1, BROADMOOR CAMPUS BUILDING NO. 2 AND LOT 1, BROADMOOR CAMPUS BUILDING NO. 3

DATE: 03-14-2019  
PROJECT: EXHIBIT HALL  
DRAWN BY: WHITFIELD

**COLORADO**

Land Use Review  
Approved  
02/19/2019

DEVELOPMENT PLAN AMENDMENT

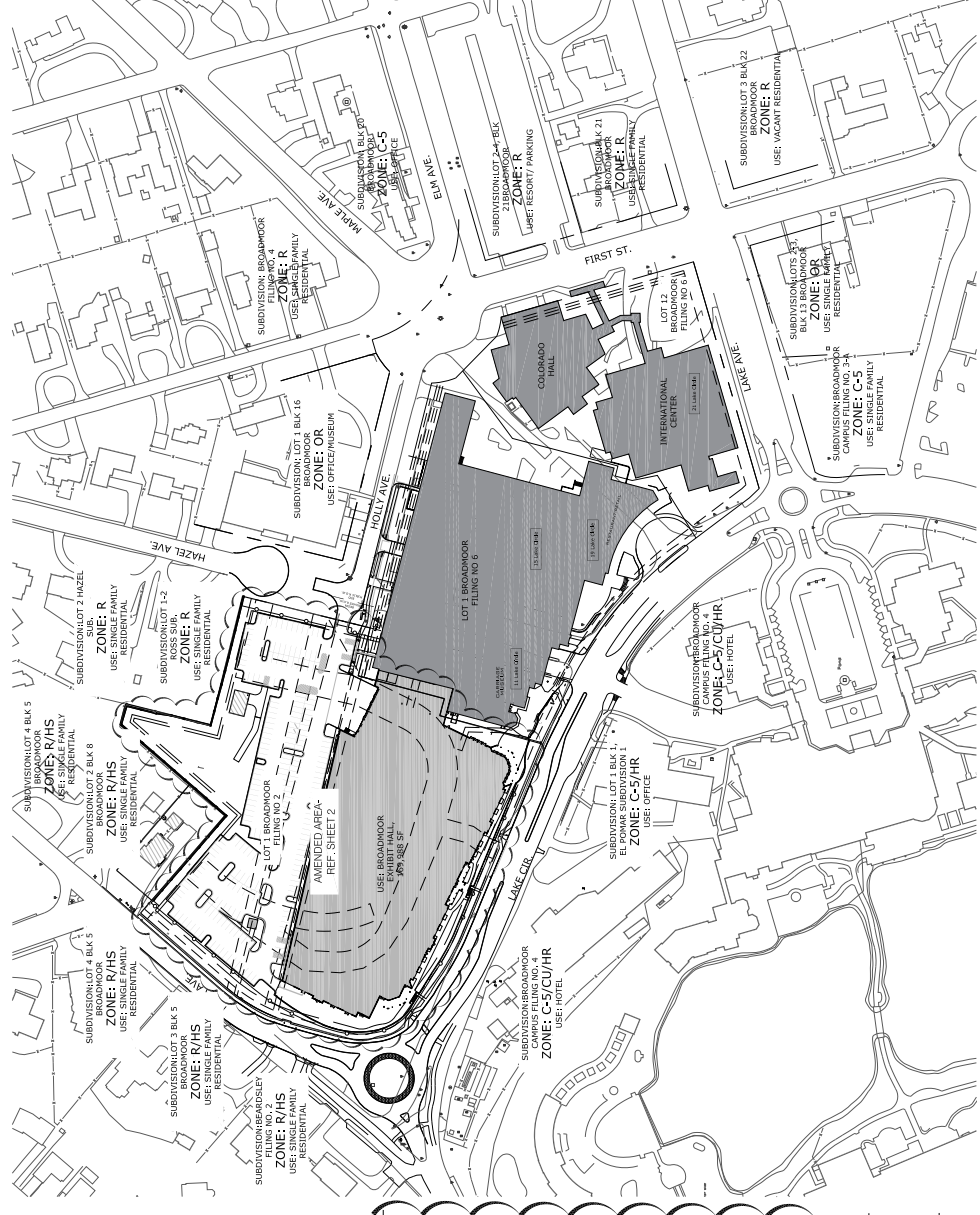
DRAWN BY: [Blank] DATE: 02/19/2019

COVER SHEET

SHEET NO. 1 OF 14

Sheet Index:

- Sheet 1: Development Plan
- Sheet 2: Preliminary Grading Plan
- Sheet 3: Preliminary Utility Plan
- Sheet 4: Preliminary Utility Plan
- Sheet 5: Preliminary Utility Plan
- Sheet 6: Landscape Notes and Details
- Sheet 7: Building Elevations
- Sheet 8: Building Elevations
- Sheet 9: Building Elevations
- Sheet 10: Site Photometric Plan
- Sheet 11: Site Photometric Plan
- Sheet 12: Lighting Details
- Sheet 13: Lighting Details
- Sheet 14: Lighting Details



Amendment Description	Date	City File No.	Original Approval
Leasing stock addition on the east side of the Event Center / Holly Avenue changed to	2004	CPC DP 05-00259	Original Approval
Event Center and the Golden Bee International Center	2007	CPC DP 05-00259-A2(05)	Original Approval
Appears to be a 1/2 lot fire addition between the Event Center and the Golden Bee International Center	2008	AR DP 05-00259-A3(07)	Original Approval
Addition of temporary fence structure and allowance for gravel parking lot	2011	AR DP 05-00259-A4(08)	Original Approval
Sculpture display for COG Train	2011	CPC DP 05-00259-A5(09)	Original Approval
1702 ft addition to the Golden Bee	2012	CPC DP 05-00259-A6(10)	Original Approval
4200 ft addition to the Carriage Museum	2013	CPC DP 05-00259-A7(11)	Original Approval
Sidewalk and fence changes	2016	CPC DP 05-00259-A8(16)	Original Approval
1040 ft of accessory building addition - sound building storage	2016	CPC DP 05-00259-A9(16)	Original Approval
Relocate the 2400 sq foot accessory building - 85 Auto	2016	CPC DP 05-00259-A10(16)	Original Approval
Addition of 169,998 SF EXHIBIT HALL	2019	CPC DP 03-400259-A10(19)	Original Approval

**LEGAL DESCRIPTION:**

THE ABOVE LEGAL DESCRIPTION WILL BE CONSIDERED AS ONE LOT FOR THE PURPOSES OF THE CITY CODE. THE ABOVE LEGAL DESCRIPTION WILL BE CONSIDERED AS ONE LOT FOR THE PURPOSES OF THE CITY CODE PER THE OWNER OF RECORD AT 1/10/2016.

FIGURE 1

**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: EXHIBIT HALL  
K. WHITFIELD

**COLORADO**  
LAND USE REVIEW  
Approved  
02/19/2019

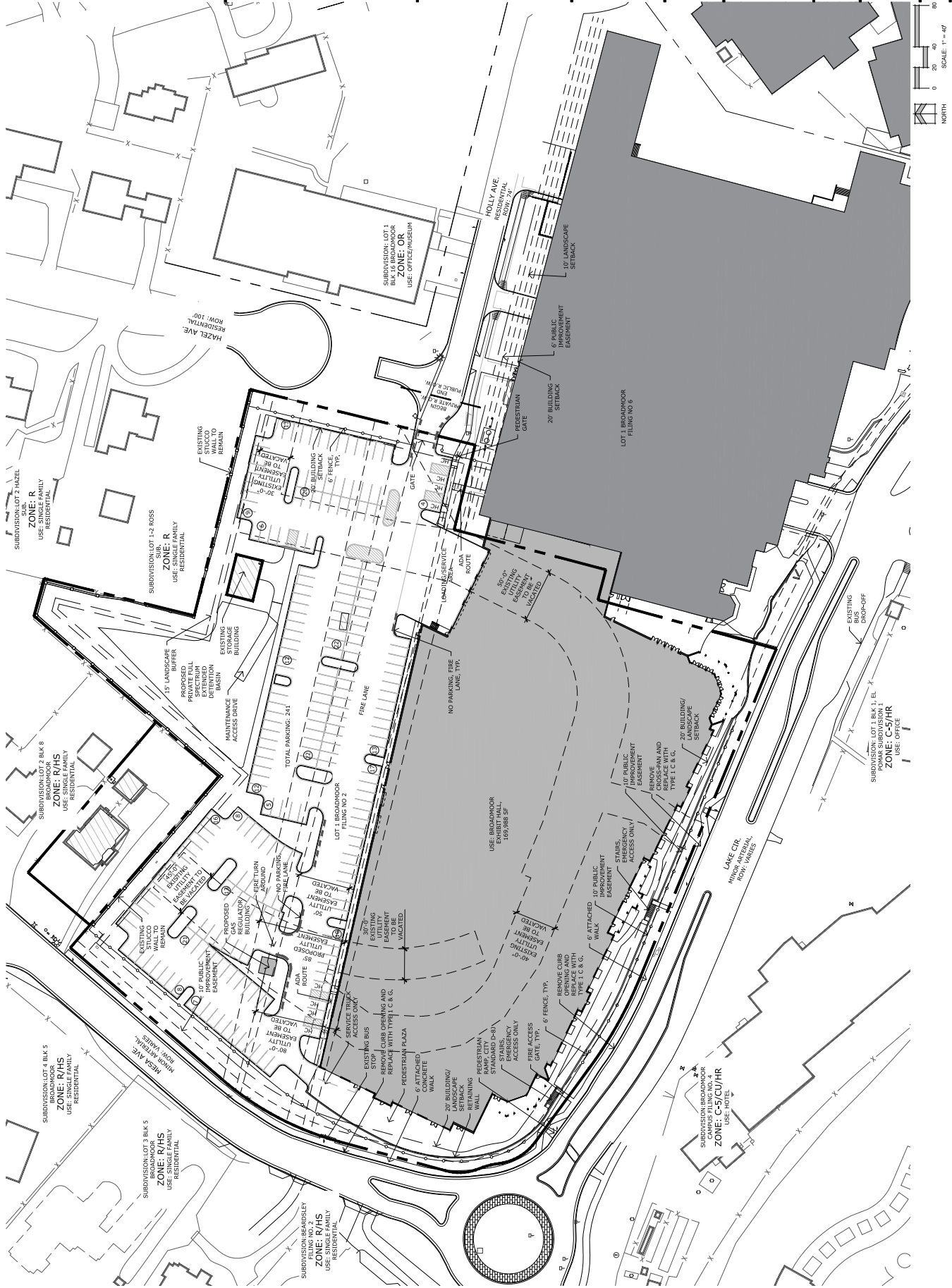
**DEVELOPMENT PLAN  
AMENDMENT**

DATE:	BY:	DESIGNER:
DATE:	BY:	DESIGNER:
DATE:	BY:	DESIGNER:
DATE:	BY:	DESIGNER:
DATE:	BY:	DESIGNER:
DATE:	BY:	DESIGNER:

**SITE PLAN**

**2**  
2 OF 14

CPC 15-01-0001-000119  
PAV 15-01-0001-000119  
AP R 15-00017




**FIGURE 1**



**BROADMOOR  
EVENT CENTER**

**EXHIBIT HALL**

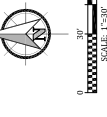
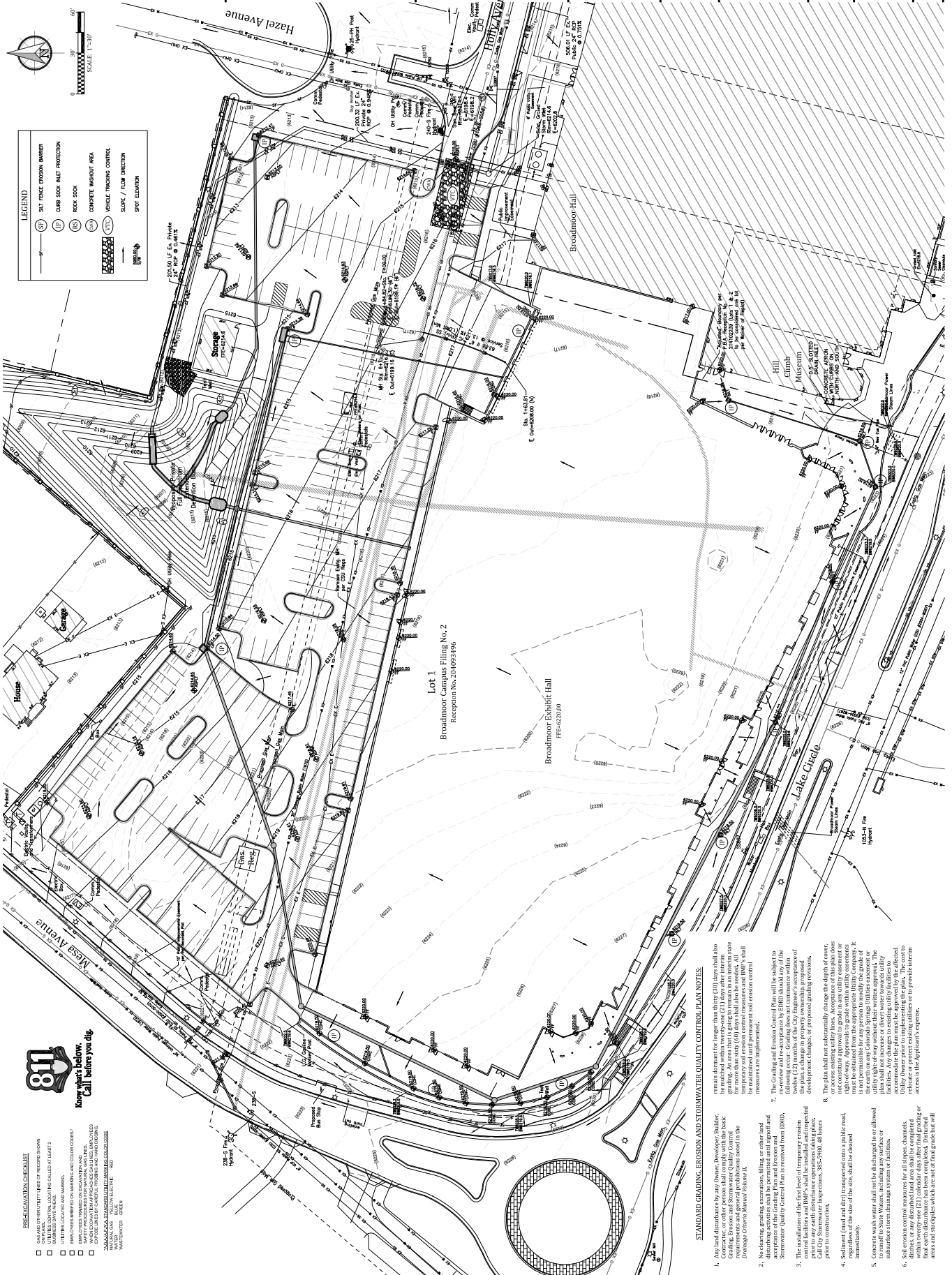
DATE: 1-15-19  
PROJECT: EXHIBIT HALL  
APPROVED BY:   
Land Use Review  
Approved  
02/19/2019








**DEVELOPMENT PLAN  
AMENDMENT**

**PRELIMINARY  
GRADING PLAN**

**3**  
3 OF 14

CPC DP 03-00259-A10M19  
AR/NV19-00028 / AR 19-00017



- LEGEND**
-  SILT FENCE EROSION BARRIER
  -  GABION SOCK INLET PROTECTION
  -  ROCK SOCK
  -  CONCRETE MATTRESS AREA
  -  WHOLE CHANNEL CONTROL
  -  SLOPE / FLOW DIRECTION
  -  SPOT ELEVATION

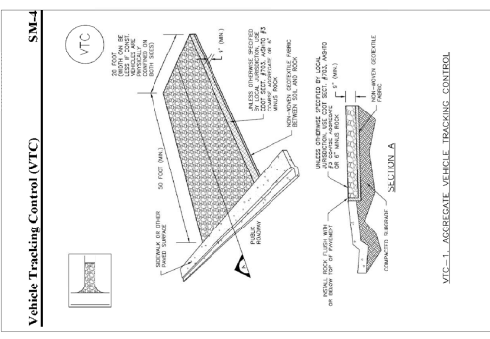


**Know what's below.  
Call before you dig.**

- PRE-CONSTRUCTION CHECKLIST**
- CONTRACTOR TO NOTIFY UTILITY OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY BUSINESS OWNER OF PROPOSED WORK
  - UTILITY LOCATIONS AND DEPT. TO BE LOCATED BY CONTRACTOR
  - CONTRACTOR TO NOTIFY LOCAL HEALTH DEPARTMENT OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL FIRE DEPARTMENT OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL POLICE DEPARTMENT OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL WATER AND SEWER DEPARTMENT OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL GAS COMPANY OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL ELECTRIC COMPANY OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL CABLE COMPANY OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL TELEPHONE COMPANY OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL TRAIL COMPANY OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL HISTORIC SOCIETY OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL LANDMARK SOCIETY OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL ARCHITECTURAL SOCIETY OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL PLANNING COMMISSION OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL ZONING COMMISSION OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL COMMUNITY DEVELOPMENT DEPARTMENT OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL ECONOMIC DEVELOPMENT DEPARTMENT OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL TOURISM DEPARTMENT OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL VISITOR CENTER OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL HISTORIC DISTRICT COMMISSION OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL LANDMARK SOCIETY OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL ARCHITECTURAL SOCIETY OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL PLANNING COMMISSION OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL ZONING COMMISSION OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL COMMUNITY DEVELOPMENT DEPARTMENT OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL ECONOMIC DEVELOPMENT DEPARTMENT OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL TOURISM DEPARTMENT OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL VISITOR CENTER OF PROPOSED WORK
  - CONTRACTOR TO NOTIFY LOCAL HISTORIC DISTRICT COMMISSION OF PROPOSED WORK

- STANDARD GRADING, EROSION AND STORMWATER QUALITY CONTROL PLAN NOTES:**
- Any land disturbance by any Owner, Developer, Builder, Contractor, or other person shall comply with the best management practices (BMPs) to prevent sedimentation, erosion, and other pollutants from leaving the construction site. BMPs shall be installed and maintained at all times during construction. BMPs shall be installed and maintained in accordance with the Colorado Revised Statutes, Article 17, Title 17-101, and the Colorado Department of Public Safety, Division of Water Control, Section 17-101-101.
  - No clearing, grading, excavation, filling, or other land disturbing activities shall be permitted until signed and approved by the City Engineer. The City Engineer shall be notified in writing at least 48 hours prior to any earth disturbance operations taking place.
  - The plan shall be installed and maintained in accordance with the Colorado Revised Statutes, Article 17, Title 17-101, and the Colorado Department of Public Safety, Division of Water Control, Section 17-101-101.
  - Soil erosion control measures shall be installed on all slopes of the site, shall be checked immediately.
  - Concrete wash water shall not be discharged to or allowed to runoff to State Waters, including any surface or subsurface storm drainage system or facilities.
  - Soil erosion control measures for all slopes, channels, ditches, or any disturbed land areas shall be completed prior to the start of any construction. Disturbed areas and stockpiles which are not at final grade but will

**FIGURE 1**



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Utah State Office and Field Control Division  
Utah Storm Drainage Control Manual Volume 3

**SM-4 Vehicle Tracking Control (VTC)**

**SM-4 Vehicle Tracking Control (VTC)**

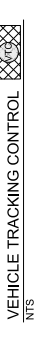
1. THE CURB SHALL BE CONCRETE WITH A MINIMUM STRENGTH OF 4000 PSI AND A MINIMUM CURB HEIGHT OF 6" ABOVE FINISHED GRADE.

2. THE TRACKING CONTROL STRIP SHALL BE 18" WIDE AND 2" HIGH, MADE OF 1/2" AGGREGATE WITH A MINIMUM STRENGTH OF 4000 PSI.

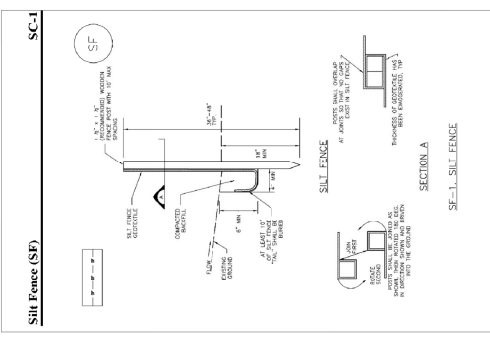
3. THE TRACKING CONTROL STRIP SHALL BE LOCATED ON THE INSIDE FACE OF THE CURB, WITH THE AGGREGATE SURFACE OF THE STRIP BEING 1/2" ABOVE FINISHED GRADE.

4. THE TRACKING CONTROL STRIP SHALL BE LOCATED ON THE INSIDE FACE OF THE CURB, WITH THE AGGREGATE SURFACE OF THE STRIP BEING 1/2" ABOVE FINISHED GRADE.

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Utah State Office and Field Control Division  
Utah Storm Drainage Control Manual Volume 3



**VEHICLE TRACKING CONTROL**



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**SC-1 Silt Fence (SF)**

**SC-1 Silt Fence (SF)**

1. THE SILT FENCE SHALL BE 18" HIGH AND 12" WIDE, MADE OF 1/2" AGGREGATE WITH A MINIMUM STRENGTH OF 4000 PSI.

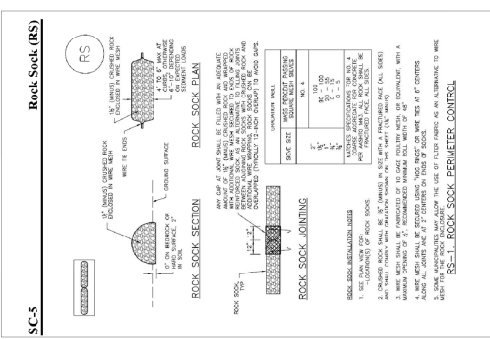
2. THE SILT FENCE SHALL BE LOCATED ON THE INSIDE FACE OF THE CURB, WITH THE AGGREGATE SURFACE OF THE FENCE BEING 1/2" ABOVE FINISHED GRADE.

3. THE SILT FENCE SHALL BE LOCATED ON THE INSIDE FACE OF THE CURB, WITH THE AGGREGATE SURFACE OF THE FENCE BEING 1/2" ABOVE FINISHED GRADE.

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Utah Storm Drainage Control Manual Volume 3



**SILT FENCE DETAIL**



November 2010  
Utah State Office and Field Control Division  
Utah Storm Drainage Control Manual Volume 3

**SC-5 Rock Sock (RS)**

**SC-5 Rock Sock (RS)**

1. THE ROCK SOCK SHALL BE 18" HIGH AND 12" WIDE, MADE OF 1/2" AGGREGATE WITH A MINIMUM STRENGTH OF 4000 PSI.

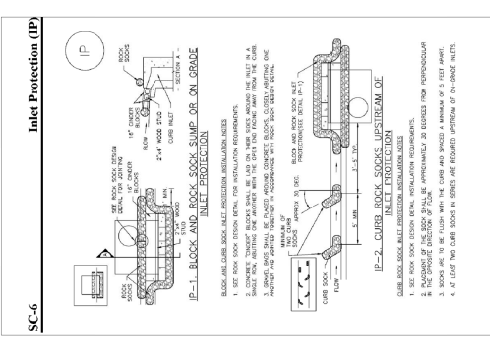
2. THE ROCK SOCK SHALL BE LOCATED ON THE INSIDE FACE OF THE CURB, WITH THE AGGREGATE SURFACE OF THE SOCK BEING 1/2" ABOVE FINISHED GRADE.

3. THE ROCK SOCK SHALL BE LOCATED ON THE INSIDE FACE OF THE CURB, WITH THE AGGREGATE SURFACE OF THE SOCK BEING 1/2" ABOVE FINISHED GRADE.

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Utah State Office and Field Control Division  
Utah Storm Drainage Control Manual Volume 3



**ROCK SOCK DETAIL**



August 2013  
Utah State Office and Field Control Division  
Utah Storm Drainage Control Manual Volume 3

**SC-6 Inlet Protection (IP)**

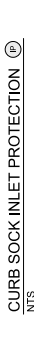
**SC-6 Inlet Protection (IP)**

1. THE INLET PROTECTION SHALL BE 18" HIGH AND 12" WIDE, MADE OF 1/2" AGGREGATE WITH A MINIMUM STRENGTH OF 4000 PSI.

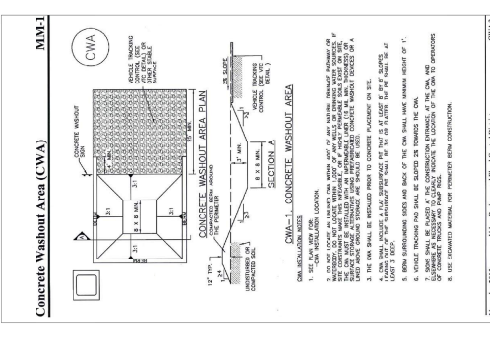
2. THE INLET PROTECTION SHALL BE LOCATED ON THE INSIDE FACE OF THE CURB, WITH THE AGGREGATE SURFACE OF THE PROTECTION BEING 1/2" ABOVE FINISHED GRADE.

3. THE INLET PROTECTION SHALL BE LOCATED ON THE INSIDE FACE OF THE CURB, WITH THE AGGREGATE SURFACE OF THE PROTECTION BEING 1/2" ABOVE FINISHED GRADE.

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Utah State Office and Field Control Division  
Utah Storm Drainage Control Manual Volume 3



**CURB SOCK INLET PROTECTION**



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Utah State Office and Field Control Division  
Utah Storm Drainage Control Manual Volume 3

**MM-1 Concrete Washout Area (CWA)**

**MM-1 Concrete Washout Area (CWA)**

1. THE CONCRETE WASHOUT AREA SHALL BE 18" HIGH AND 12" WIDE, MADE OF 1/2" AGGREGATE WITH A MINIMUM STRENGTH OF 4000 PSI.

2. THE CONCRETE WASHOUT AREA SHALL BE LOCATED ON THE INSIDE FACE OF THE CURB, WITH THE AGGREGATE SURFACE OF THE AREA BEING 1/2" ABOVE FINISHED GRADE.

3. THE CONCRETE WASHOUT AREA SHALL BE LOCATED ON THE INSIDE FACE OF THE CURB, WITH THE AGGREGATE SURFACE OF THE AREA BEING 1/2" ABOVE FINISHED GRADE.

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Utah State Office and Field Control Division  
Utah Storm Drainage Control Manual Volume 3



**CONCRETE WASHOUT AREA**

**FIGURE 1**











N.I.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0273  
Fax 719.471.0267  
www.niesland.com

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# BROADMOOR EVENT CENTER

## EXHIBIT HALL

LOT 1, BROADMOOR CAMPUS PLANNING NO. 2 AND  
LOT 1, BROADMOOR CAMPUS PLANNING NO. 6



### DEVELOPMENT PLAN AMENDMENT

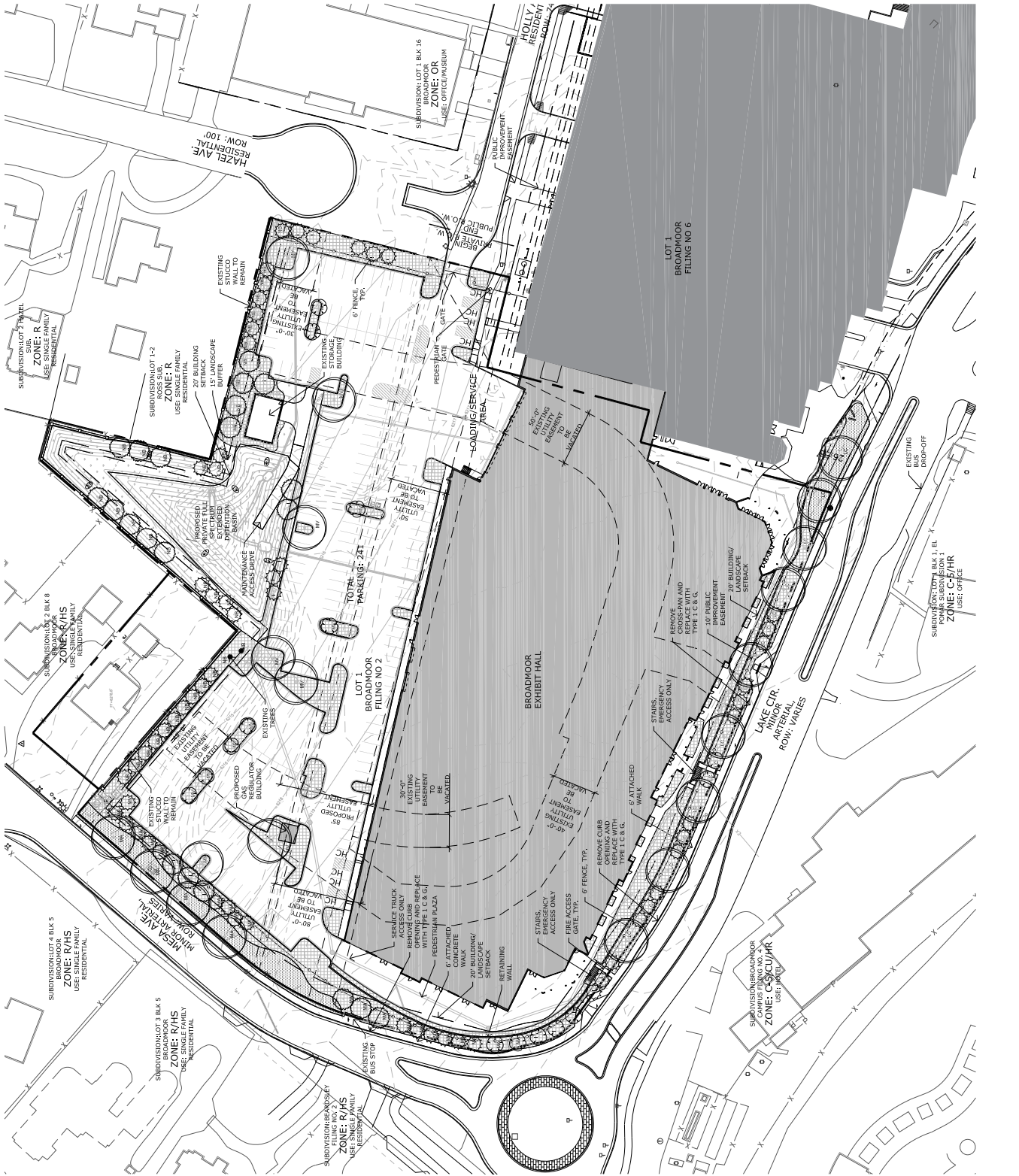
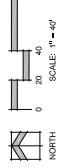
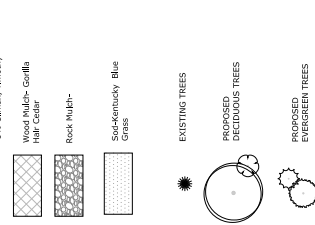
DATE:	1-14-19
PROJECT:	EXHIBIT HALL
DESIGNER:	DESIGNER FIRM
OWNER:	RECEIVED FOR COMMENT

### PRELIMINARY LANDSCAPE PLAN

7 OF 14

CPC BY: 02/19/2019 10:11:19  
AR: NY 19-00017  
AR: R 19-00017

- LEGEND**
- Native Steeple-Aspen Valley
    - 35% Ephraim Crested Whitegrass
    - 25% Sheep Fescue
    - 15% Chewing Fescue
    - 10% Kentucky Bluegrass
  - Native Steeple-Aspen Valley
    - 25% Improved Meadow Brome
    - 25% Improved Meadow Brome
    - 25% Garrison Creeping Fowl
    - 25% Gambel, Timothy
  - Wood Mulch - Gravel  
Hair Center
  - Rock Mulch
  - Soil-kennedy Blue  
Grass



**FIGURE 1**



NES, Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0773  
Fax 719.471.0247  
www.nescolorado.com

1534-COM-24020071-000001

# BROADMOOR EVENT CENTER

EXHIBIT HALL  
LOT 1, BROADMOOR CAMPUS BUILDING NO. 2 AND  
LOT 1, BROADMOOR CAMPUS BUILDING NO. 9



## DEVELOPMENT PLAN AMENDMENT

DATE:	02/19/2019
PROJECT:	EXHIBIT HALL
DESIGNER:	DESIGNER
REVIEWER:	REVIEWER
APPROVED:	APPROVED

### Landscape Notes and Details

8 OF 14  
CPC DESIGN NUMBER: 180119  
DATE: 02/19/2019  
APP: 19-00017

### Landscape Setbacks

Street Name or Zone Boundary	Width (in Ft.)	Linear	Tree/Feet	No. of Trees
West Side	100	100	100	100
North Side	100	100	100	100
South Side	100	100	100	100
East Side	100	100	100	100

### Internal Landscaping

Internal Area (%)	Required / Provided	Internal Trees (1,250 SF)	Required / Provided
31.88%	9%	38 / 19	276 / 72%

### Motor Vehicle Lots

No. of Vehicles	Required / Provided	Length of Greening	Percent Ground Plane
241	16 / 16 (100%)	244'	75% / 75%

### Landscape Buffer & Screens

Street Name or Area	Width (in Ft.)	Buffer Trees (1,200)	Required / Provided
West Side	100	38 / 19	276 / 72%

### LANDSCAPE NOTES

1. SOIL AMENDMENT - INCORPORATE 2 CUBIC YARDS/100 SQ. FT. OF PREMIUM ORGANIC COMPOST, OR APPROVED (OR EQUIVALENT) NUTRIENT FERTILIZER TO THE TOP SOIL. FERTILIZER REQUIREMENTS ARE TO BE BASED ON SOIL ANALYSIS PROVIDED WITH FINAL LANDSCAPE PLAN.
2. MULCH - APPLY 2" DEEP LAYER OF MULCH TO ALL EXPOSED SOIL SURFACES. MULCH SHALL BE MAINTAINED AT ALL TIMES.
3. IRRIGATION - DESIGN IRRIGATION SYSTEM TO MAINTAIN MOISTURE LEVELS AS SPECIFIED. IRRIGATION SHALL BE MAINTAINED AT ALL TIMES.
4. PLANTING - ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE REGULATIONS.
5. PLANTING - ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE REGULATIONS.
6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PLANTING. THE SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AS SPECIFIED. IRRIGATION SHALL BE MAINTAINED AT ALL TIMES.
7. NURSERY AREAS - ALL NURSERY AREAS SHALL BE MAINTAINED UNTIL ESTABLISHMENT. ALL SEED AREAS SHALL BE MAINTAINED UNTIL ESTABLISHMENT.
8. BROWN CONTROL - BROWN CONTROL SHALL BE APPLIED TO ALL SEED AREAS IMMEDIATELY AFTER SEEDING.
9. OTHERS - ALL OTHERS SHALL BE MAINTAINED AT ALL TIMES.
10. PLANTING - ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE REGULATIONS.
11. ALL SCULPTURE, ROCK, & STONE BEGS TO BE SEPARATED BY SOLID STEEL SODDING. ALL SURFACE BEGS TO BE SEPARATED BY SOLID STEEL SODDING. USE SOLID STEEL SODDING EXCEPT WHERE NOTED ON THE PLANS.
12. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE REGULATIONS.
13. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE REGULATIONS.
14. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE REGULATIONS.
15. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE REGULATIONS.
16. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE REGULATIONS.
17. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE REGULATIONS.
18. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE REGULATIONS.

### SCHEMATIC LANDSCAPE DIAGRAM

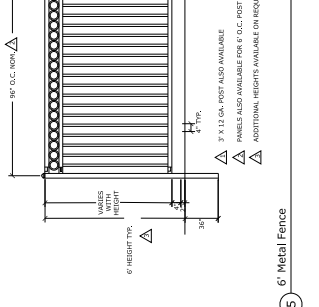
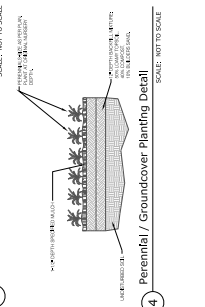
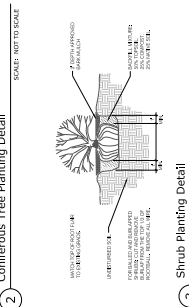
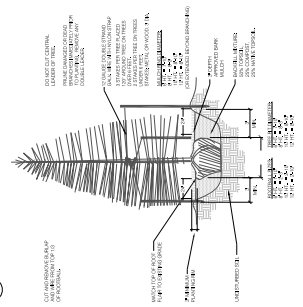
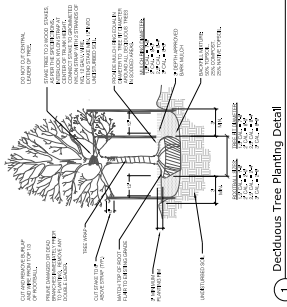
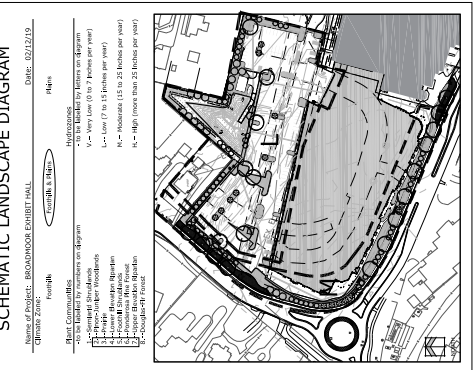


FIGURE 1





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: EXHIBIT HALL  
DESIGNER: K. WINTERBORN



**DEVELOPMENT  
PLAN AMENDMENT**

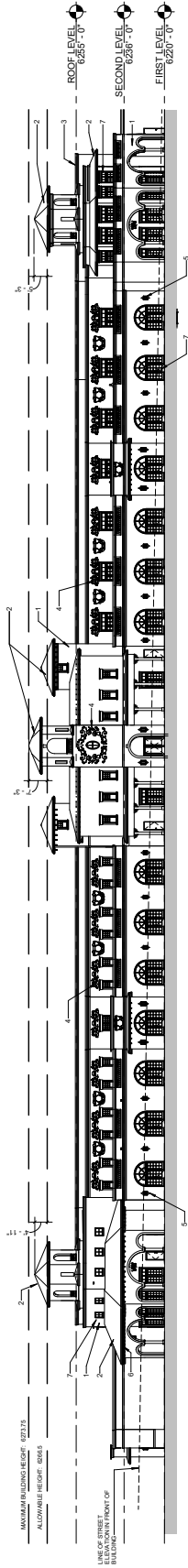
SHEET NO. 14 OF 14

**BUILDING  
ELEVATIONS**

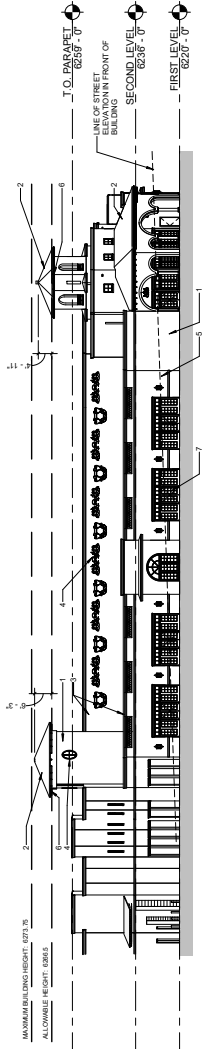
9

OF 14

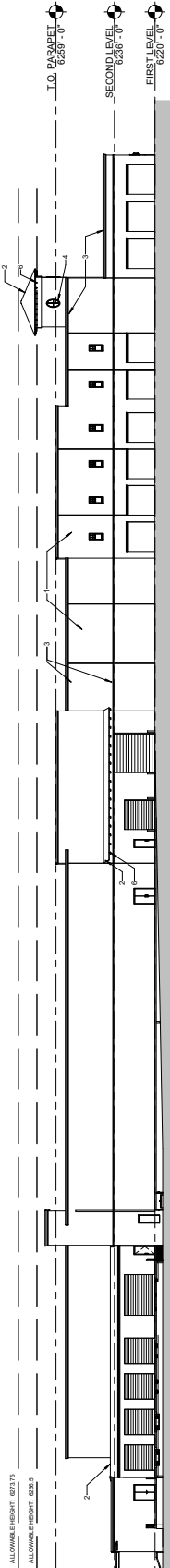
CDD 001563626.000019  
AR N.Y. 19-00008  
AR R. 19-00017



① SOUTH ELEVATION  
3/8" = 1'-0"

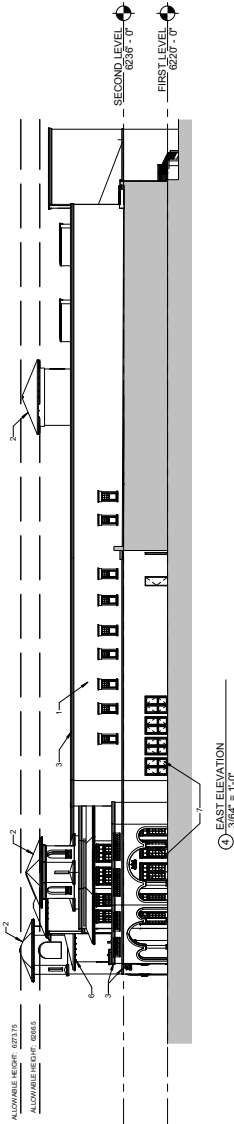


② WEST ELEVATION  
3/8" = 1'-0"



③ NORTH ELEVATION  
3/8" = 1'-0"

BUILDING HEIGHT NOTES	
AVERAGE GRADE	6220
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	
NOTES: 1.5% OVER MAXIMUM HEIGHT: 14.5%	

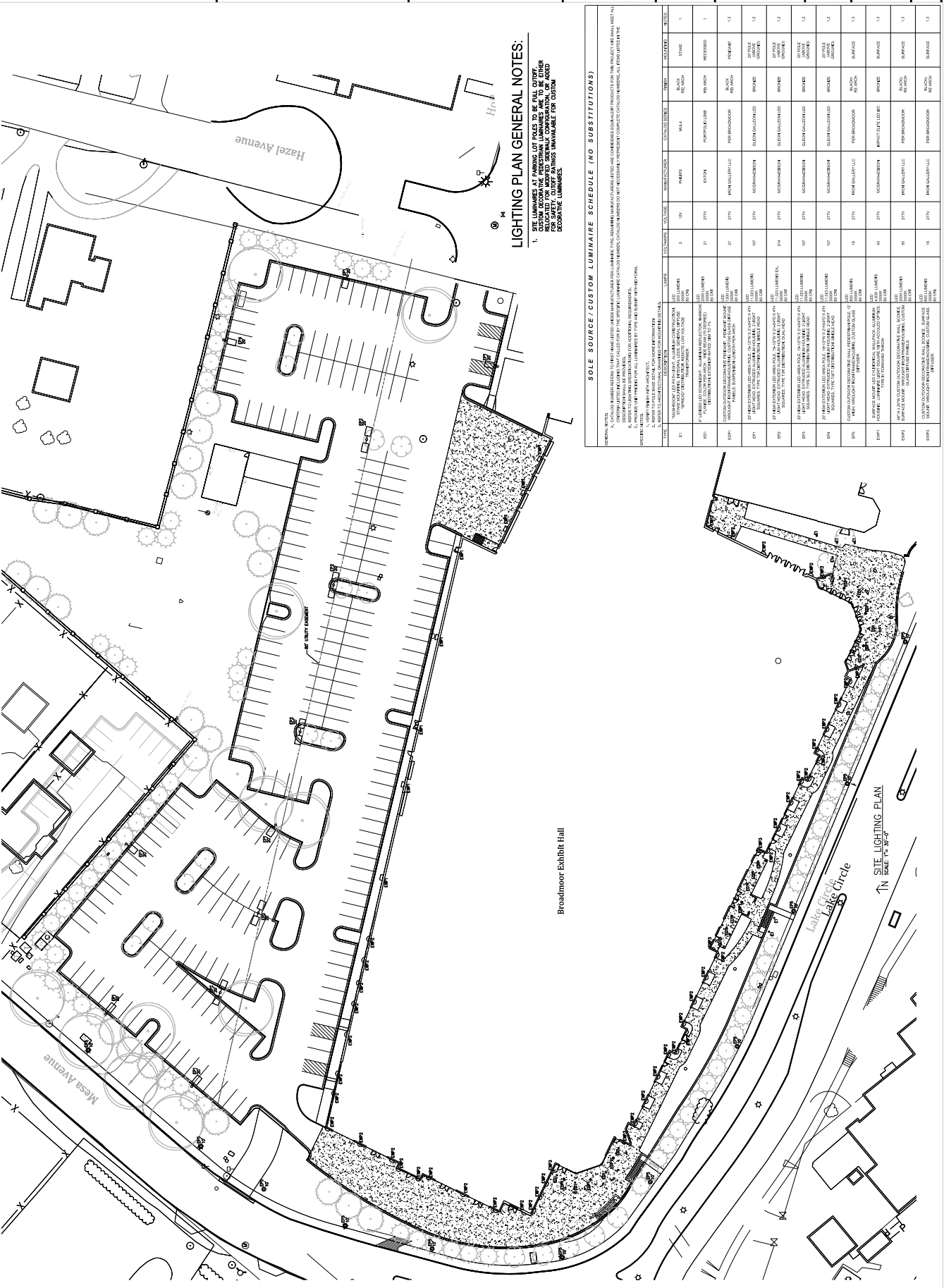


④ EAST ELEVATION  
3/8" = 1'-0"

KEY NOTES	
1	STUCCO WALL, PINK COLOR, BROADMOOR BUFF
2	CLAY TILE ROOF, LUGWOOD FRENCH/TILING LOOK 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, WALS. DARK BROWN
7	WINDOWS & DOORS: WHITE WITH DOUBLE GLAZING TO MATCH BROADMOOR HALL

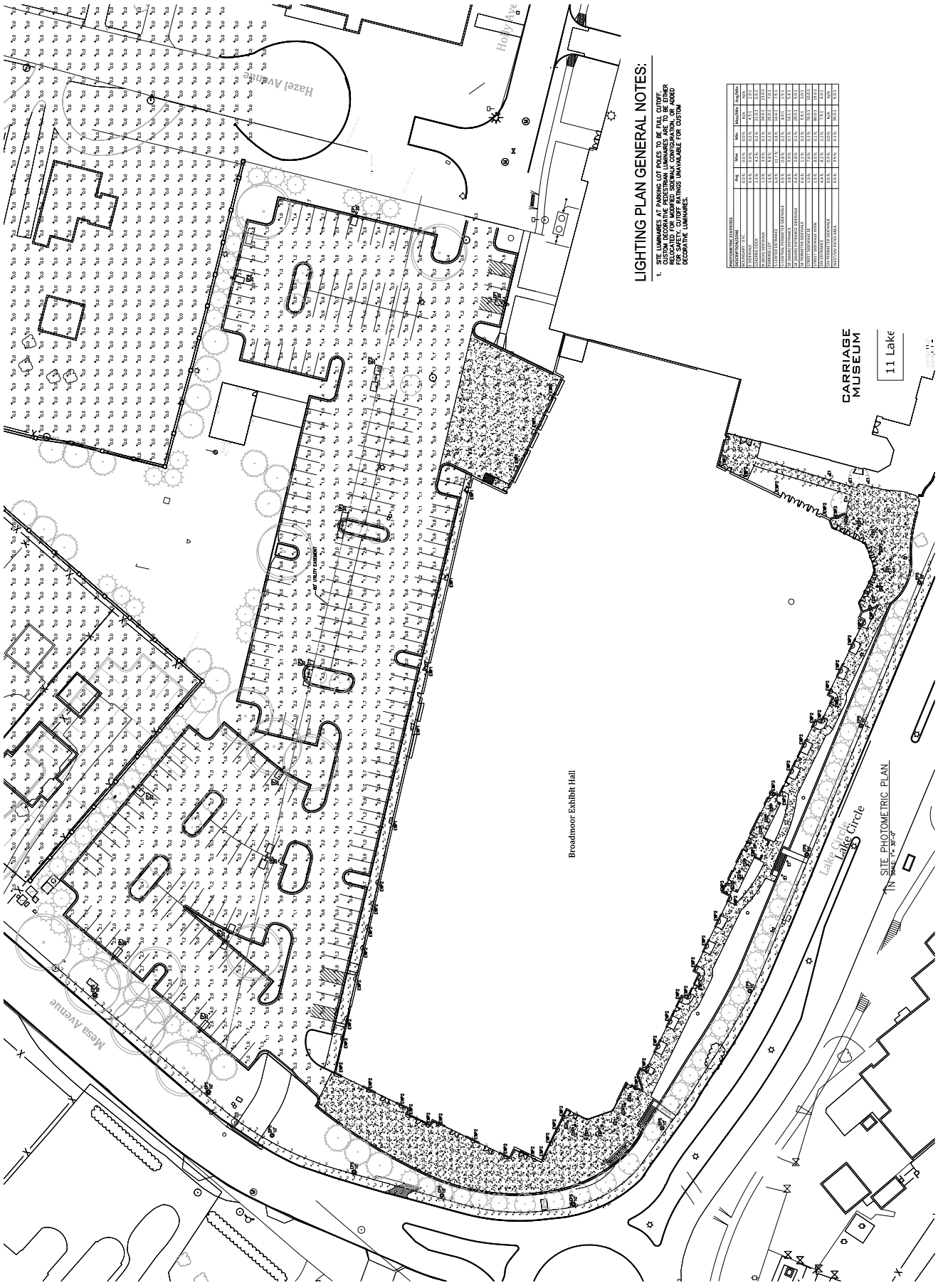
NOTE: ALL FINISHES TO MATCH COLOR SCHEME OF EXISTING BROADMOOR CAMPUS BUILDINGS

FIGURE 1



**FIGURE 1**





**LIGHTING PLAN GENERAL NOTES:**  
1. SITE LUMINAIRES AT PARKING LOT POLES TO BE FULL CUT-OFF. RELEVANT FOR IMPROVED VISIBILITY, COOPERATION OF ADJACENT PROPERTY, AND MINIMIZING SHADOWS UNWARRANTED FOR DECORATIVE LUMINAIRES.

LUMINAIRE TYPE	MINIMUM		MAXIMUM	
	FOOT COUNCIL	FOOT COUNCIL	FOOT COUNCIL	FOOT COUNCIL
STREET LIGHTING	1.1	1.2	1.1	1.2
PARKING LOT LIGHTING	1.1	1.2	1.1	1.2
PERIMETER LIGHTING	1.1	1.2	1.1	1.2
LANDSCAPE LIGHTING	1.1	1.2	1.1	1.2
ARCHITECTURAL LIGHTING	1.1	1.2	1.1	1.2
WATER FEATURE LIGHTING	1.1	1.2	1.1	1.2
SCULPTURE LIGHTING	1.1	1.2	1.1	1.2
PAVING LIGHTING	1.1	1.2	1.1	1.2
WATER FEATURE LIGHTING	1.1	1.2	1.1	1.2
SCULPTURE LIGHTING	1.1	1.2	1.1	1.2
PAVING LIGHTING	1.1	1.2	1.1	1.2
WATER FEATURE LIGHTING	1.1	1.2	1.1	1.2
SCULPTURE LIGHTING	1.1	1.2	1.1	1.2
PAVING LIGHTING	1.1	1.2	1.1	1.2

**FIGURE 1**







**BROADMOOR  
EVENT CENTER**

EXHIBIT HALL

DATE: 1-15-19  
PROJECT: BROADMOOR EVENT CENTER  
11270 S. W. 11th Ave, Suite 100, Aurora, CO 80014

COLORADO  
CONSULTANTS, LLC  
Land Use Review  
Approved  
02/19/2019

DEVELOPMENT PLAN  
AMENDMENT

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

NO. 11270 SW 11TH AVE, SUITE 100, AURORA, CO 80014

**LIGHTING DETAILS**

THIS SPEC  
INCLUDES EXTERIOR  
SCENE, SCENE, 3  
02-IN LED LAMPS  
1000 LUMENS EACH  
3000K  
GENERAL

FOR THE PROJECT, THE  
GENERAL CONTRACTOR SHALL  
OBTAIN ALL NECESSARY  
PERMITS AND APPROVALS  
FROM THE LOCAL, STATE,  
AND FEDERAL AGENCIES,  
AS APPLICABLE.



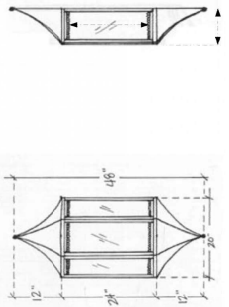
**EPWR**

Approved Vendor  
Iron Galaxy, LLC  
11000 S. W. 11th Ave, Suite 100  
Aurora, CO 80014  
Email: sales@irongalaxy.com  
912.286.5832

**TECHNICAL SPECIFICATIONS:**

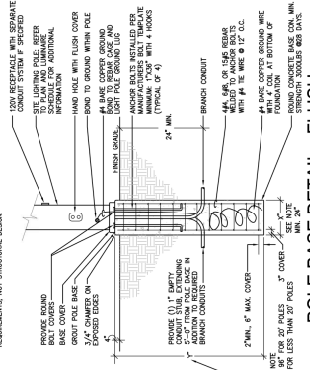
2 LAMP  
02-IN LED LAMPS  
1000 LUMENS EACH  
3000K  
80 CRI

**GENERAL DIFFUSE DISTRIBUTION**



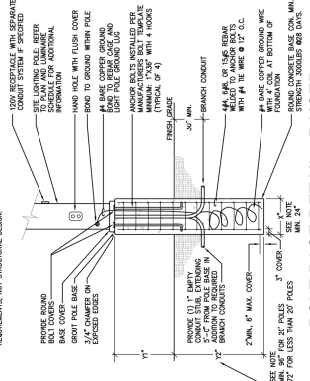
The Broadmoor Hall  
Outdoor wall sconce

NOTE: THIS BASE IS FOR USE WITH THE PRODUCT AS SHOWN. ANY CHANGES TO THE PRODUCT SHALL BE MADE BY THE MANUFACTURER. THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE.



15E12.2  
NO SCALE

NOTE: THIS BASE IS FOR USE WITH THE PRODUCT AS SHOWN. ANY CHANGES TO THE PRODUCT SHALL BE MADE BY THE MANUFACTURER. THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE.



15E12.3  
NO SCALE

TABLE 15E12.1  
LIGHTING FIXTURES

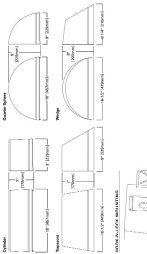
Fixture	Quantity	Manufacturer	Part Number	Notes
2-Lamp Outdoor Wall Sconce	14	Iron Galaxy	IGW-OWS-2L-3000K-80CRI-1000LM	See Section 15E12.1
2-Lamp Outdoor Wall Sconce	14	Iron Galaxy	IGW-OWS-2L-3000K-80CRI-1000LM	See Section 15E12.1
2-Lamp Outdoor Wall Sconce	14	Iron Galaxy	IGW-OWS-2L-3000K-80CRI-1000LM	See Section 15E12.1
2-Lamp Outdoor Wall Sconce	14	Iron Galaxy	IGW-OWS-2L-3000K-80CRI-1000LM	See Section 15E12.1

TABLE 15E12.2  
LIGHTING FIXTURES

Fixture	Quantity	Manufacturer	Part Number	Notes
2-Lamp Outdoor Wall Sconce	14	Iron Galaxy	IGW-OWS-2L-3000K-80CRI-1000LM	See Section 15E12.1
2-Lamp Outdoor Wall Sconce	14	Iron Galaxy	IGW-OWS-2L-3000K-80CRI-1000LM	See Section 15E12.1
2-Lamp Outdoor Wall Sconce	14	Iron Galaxy	IGW-OWS-2L-3000K-80CRI-1000LM	See Section 15E12.1
2-Lamp Outdoor Wall Sconce	14	Iron Galaxy	IGW-OWS-2L-3000K-80CRI-1000LM	See Section 15E12.1

**McGraw-Hill Construction Information Group**

**RECASTSITON  
IMPACT EITILED**



4  
8  
4  
8  
4  
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4  
8  
4  
8  
4  
8

15E12.1

**FIGURE 1**

Color: Recaststone Recaststone Impact Eitiled 15E12.1 15E12.2 15E12.3 15E12.4 15E12.5 15E12.6 15E12.7 15E12.8 15E12.9 15E13.1 15E13.2 15E13.3 15E13.4 15E13.5 15E13.6 15E13.7 15E13.8 15E13.9 15E14.1 15E14.2 15E14.3 15E14.4 15E14.5 15E14.6 15E14.7 15E14.8 15E14.9 15E15.1 15E15.2 15E15.3 15E15.4 15E15.5 15E15.6 15E15.7 15E15.8 15E15.9 15E16.1 15E16.2 15E16.3 15E16.4 15E16.5 15E16.6 15E16.7 15E16.8 15E16.9 15E17.1 15E17.2 15E17.3 15E17.4 15E17.5 15E17.6 15E17.7 15E17.8 15E17.9 15E18.1 15E18.2 15E18.3 15E18.4 15E18.5 15E18.6 15E18.7 15E18.8 15E18.9 15E19.1 15E19.2 15E19.3 15E19.4 15E19.5 15E19.6 15E19.7 15E19.8 15E19.9