

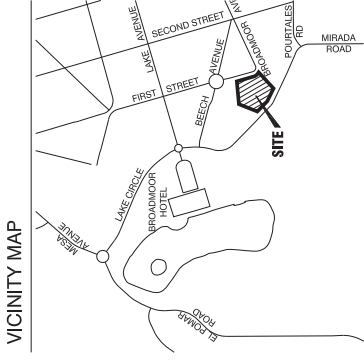
BROADMOOR ESTATE HOME

CITY OF COLORADO SPRINGS, STATE OF COLORADO

BED & BREAKFAST USE VARIANCE DEVELOPMENT PLAN



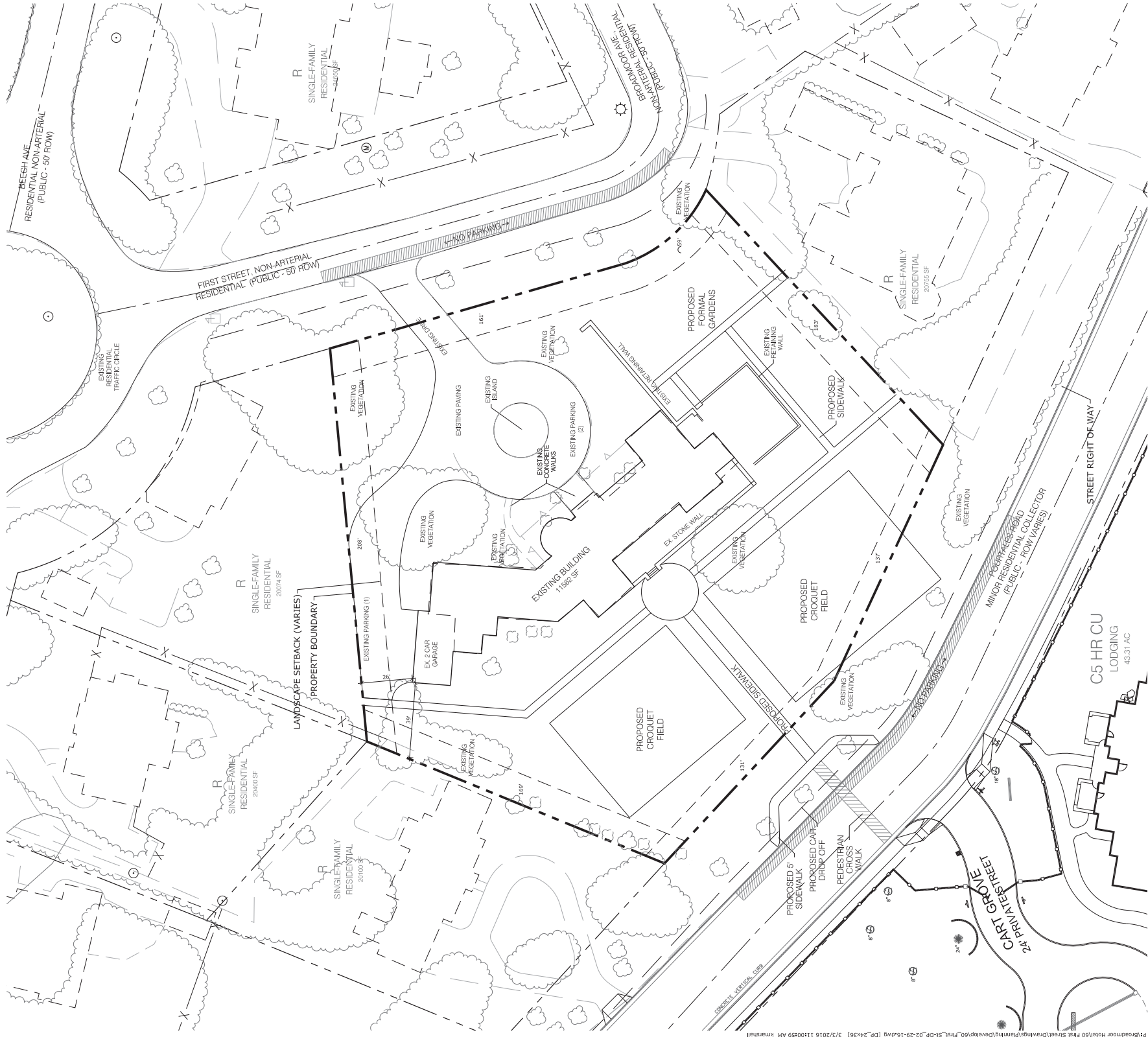
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0267
www.nescolorado.com
© 2012. All Rights Reserved.



SITE DATA	
Owner:	Broadmoor Hotel Inc. 1 Lake Circle Colorado Springs, CO 80906
Applicant:	Urban Strategies, Inc. 6 S. Tejon St, Suite 550 Colorado Springs, CO 80903
Landscape Design:	Timberline Landscaping, Inc. 2480 N. Powers Blvd. Colorado Springs, CO 80915
Site Address:	60 First Street Colorado Springs, CO 80906
Legal Description:	Lot 4 Fox Hollow Subdivision No 1
Tax ID Number:	7486222034
Site Acreage:	2.09 AC
Current Zoning:	R - Estate
Proposed Land Use:	Single-Family Residential
Building Size:	11,562 SF
Building Height:	Two-story with Attached Garage
Impervious Lot Coverage:	8% 37%
Proposed Use:	Bed and Breakfast
Use Variance:	Allow a Bed & Breakfast Use in a R zone district
Development Schedule:	Spring 2016

GENERAL NOTES

- FLOODPLAIN STATEMENT: THIS SITE, 60 FIRST STREET, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0736F, EFFECTIVE MARCH 17, 1997.
- NO OUTDOOR MUSIC PERMITTED AFTER 10:00 PM.
- EVERGREEN LANDSCAPE TREATMENT ALONG THE ADJOINING RESIDENTIAL LOTS TO THE NORTH AND SOUTH SHALL BE PROVIDED.
- OUTDOOR EVENTS ARE ALLOWED IN CONJUNCTION WITH THE USE OF THE FACILITY.
- PARKING BY USERS AT THE BED AND BREAKFAST IS ALLOWED ONSITE; HOWEVER, NO ON-STREET PARKING IS ALLOWED. IF ADDITIONAL PARKING IS NEEDED, THE BROADMOOR HOTEL MUST ACCOMMODATE THE ADDITIONAL PARKING.



SHEET INDEX

- Sheet 1 of 3: Development Plan
- Sheet 2 of 3: Landscape Details
- Sheet 3 of 3: Final Landscape Plan

BROADMOOR ESTATE HOME

DEVELOPMENT PLAN

60 FIRST STREET
COLORADO SPRINGS,
CO 80906

DATE: 03-03-2016
PROJECT MGR: T. SEBERT
PREPARED BY: K. MARSHALL

DATE:	BY:	DESCRIPTION:

COVER SHEET

1
1 OF 3

FIGURE 1

BROADMOOR ESTATE HOME

CITY OF COLORADO SPRINGS, STATE OF COLORADO

BED & BREAKFAST USE VARIANCE DEVELOPMENT PLAN



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel: 719.471.0073
Fax: 719.471.0267

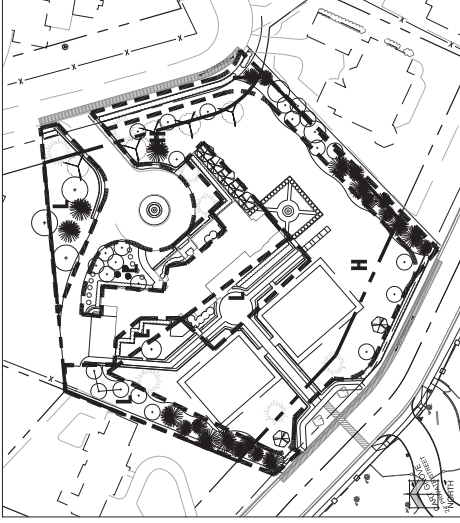
www.nescolorado.com

© 2012. All Rights Reserved.

SCHEMATIC LANDSCAPE DIAGRAM

Name of Project: Broadmoor Estate Home
Date: 03/02/2016

- Plains
- Plant Communities
- 1- Steepland Shrublands
 - 2- Plains Juniper Woodlands
 - 3- Lower Elevation Riparian
 - 4- Poudre River Pine Forest
 - 5- Upper Elevation Riparian
 - 6- Douglas-Pine Forest
- Hydrozones
- V-- Very Low (0 to 7 inches per year)
 - L- Low (7 to 15 inches per year)
 - M- Moderate (15 to 25 inches per year)
 - H- High (more than 25 inches per year)
- Footfills & Plains



Landscape Setbacks

Street	Width (in Ft.)	Tree/Foot	No. of Trees
Classification	Req./Prov.	Req.	Req./Prov.
Front Street	10' / 15'	188'	7 / 10
Fourables Road	10' / 15'	245'	9 / 9

Shrub Substitutes	Setback Plant Abbr.	Percent Ground Plane
Req./Prov.	Req./Prov.	Req./Prov.
X / X	NE	75% / 85%
X / X	PR	75% / 71%

Internal Landscaping	Internal Area (SF)	Internal Trees (1/500 SF)
Req./Prov.	Req./Prov.	Req./Prov.
5%	4,550 SF / Approx. 56,000 S.F.	10 / 10

Motor Vehicle Lots	Length of Screening	Vehicle Lot Plant	Percent Ground Plane
Req./Prov.	Req. (50%) / Prov.	Wall or Berm Provided	Abbr. on Plan
0 / --	0' / --	IN	75% / 100%

Shade Trees (1/15 spaces)	Vehicle Lot	Length of Frontage	2/3 Length of Frontage (ft.)
Req./Prov.	Req./Prov.	Req./Prov.	Req./Prov.
5	0' / --	2	220'

Evergreen Plants	Length of Screening	Vehicle Lot Plant	Percent Ground Plane
Req. (1/20') / Prov.	Req. (50%) / Prov.	Wall or Berm Provided	Abbr. on Plan
8 / 8	4' / 0'	---	MV

Landscape Buffer & Screens

Property Line	Width (in Ft.)	Linear Footage	Buffer Trees (1/20')	Evergreen Trees
Req./Prov.	Req./Prov.	Req./Prov.	Req./Prov.	Req. (50%) / Prov.
North Boundary	15' / 15'	242'	13' / 11'	7 / 10
N.E. Boundary	15' / 15'	198'	10' / 10	5 / 6
S.E. Boundary	15' / 15'	258'	13' / 13	7 / 13
West Boundary	15' / 15'	210'	11' / 11	6 / 11

Length of 6' Opaque Buffer Tree Abbr. Req. / Prov.

NE 75% / 73% *
SE 75% / 85% *
WB 75% / 100% *
75% / 100% *

Any trees labeled as Extra (EX) are in addition to the City Requirements and are at the owners discretion.
* Alternative Compliance requested.

PLANTING NOTES

- LARGE QUANTITIES OF PLANT COUNTS ARE DENOTED ON PLAN WITH # SYMBOL. FOLLOW ON CENTER SPECIFICATION NOTES IN PLANT SCHEDULE TO DETERMINE PLANT SPACING.
- ANY REFUSE COLLECTION AREAS, INCLUDING TRASH BINS, MUST BE SCREENED BY VEGETATION OR AN OPAQUE FENCE OF AT LEAST 6' IN HEIGHT.
- SOIL AMENDMENT - INCORPORATE 4 CUBIC YARDS/1000 SF AREA OF PREMIUM 3 ORGANIC COMPOST (TYPE II) ON BLUEGRASS TURF AREAS AND CROQUET COURTS. TILL INTO TOP 6" OF SOIL.
- ALL EXISTING TREES TO BE PRESERVED UNLESS OTHERWISE STATED ON PLAN. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- ALL PLANTS TO BE PROVIDED BY HARDING NURSERY. ANNUAL FLOWER BEDS TO BE PROVIDED AND PLANTED BY THE BROADMOOR.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- CROQUET COURTS TO BE DWARF KENTUCKY BLUE GRASS WITH 4" PIONEER BUNKER SAND (FROM GRAFF'S TURF FARM).
- MOWING EASMENT AND ALL OTHER SOD TO BE KENTUCKY BLUEGRASS
- STEEL EDGING: SOLID STEEL EDGING TO BE: "PROSTEEL" STEEL LANDSCAPE EDGING, GREEN COLOR.
- WOOD MULCH: CASCADE CEDAR MULCH. INSTALL GEOTEXTILE FABRIC UNDER ALL MULCH AREAS.
- ROCK COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK MULCH: 3/4" DIAMETER ANGULAR CIMARRON GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- STONE STAIRS TO BE CONSTRUCTED WITH BROWN STONE (FROM FORT COLLINS).
- ALL PLANTS NOT LABELED AS FULFILLING A CITY LANDSCAPE REQUIREMENT ARE "EXTRA" PER CITY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

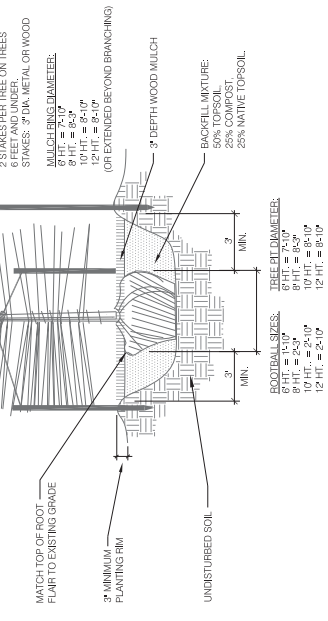
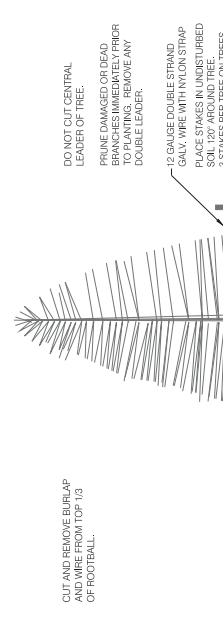
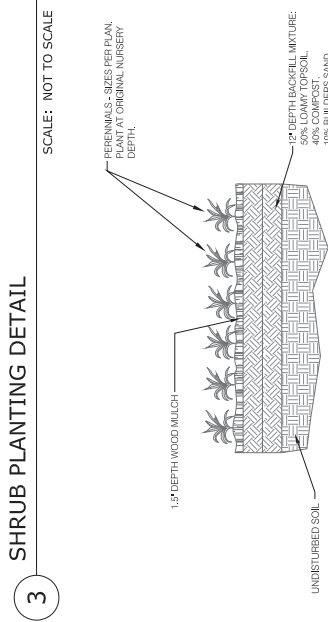
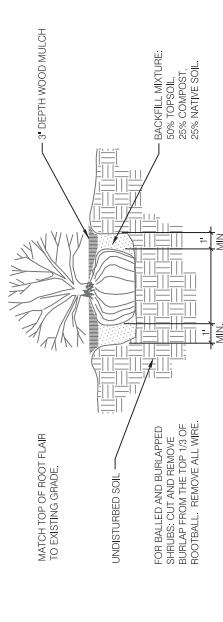


FIGURE 1

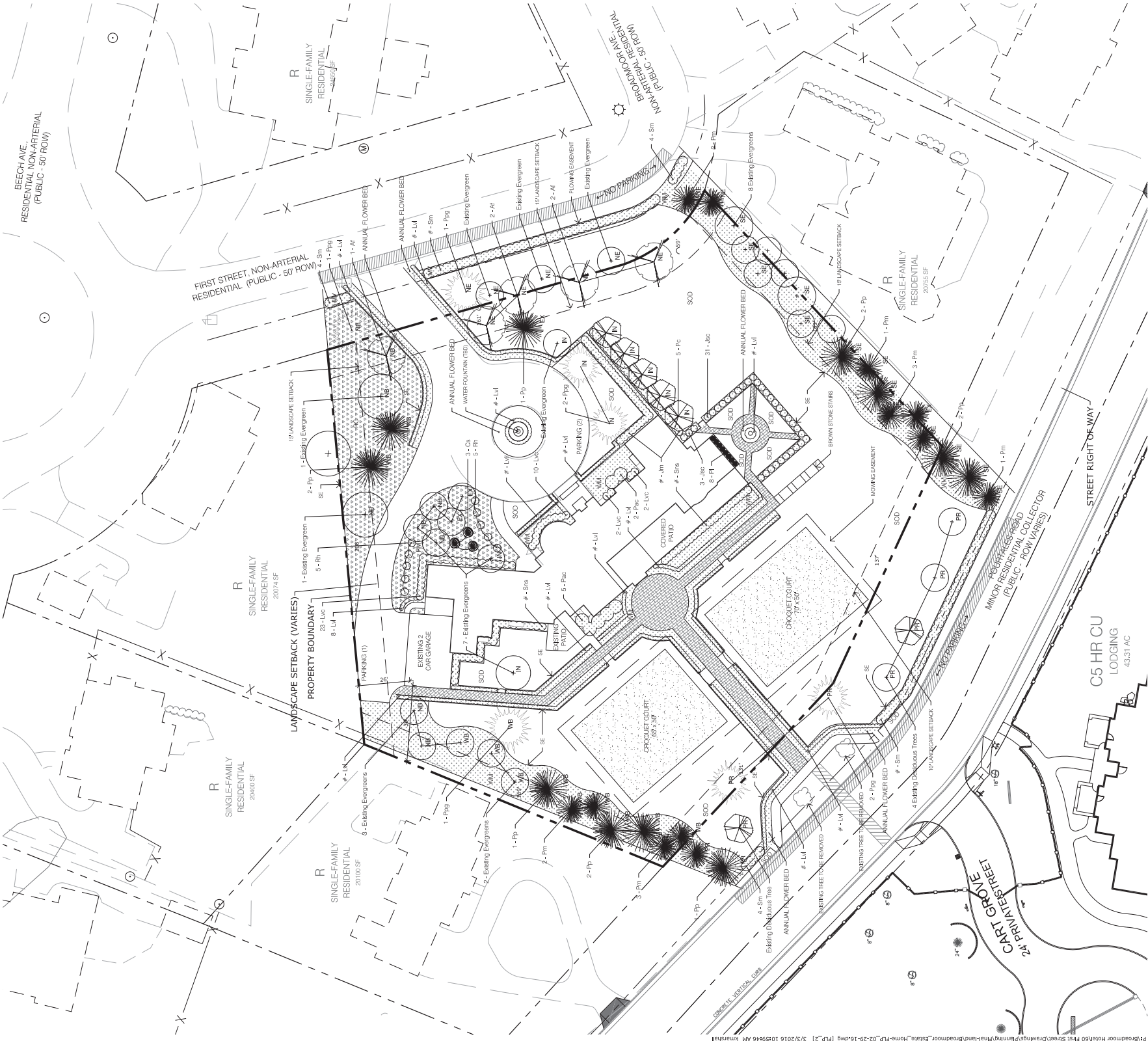
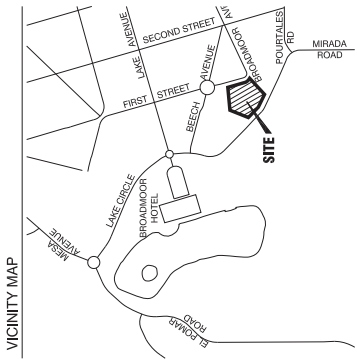
BROADMOOR ESTATE HOME

CITY OF COLORADO SPRINGS, STATE OF COLORADO

BED & BREAKFAST USE VARIANCE DEVELOPMENT PLAN



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0267
www.nescolorado.com
© 2012. All Rights Reserved.



PLANT SCHEDULE

QTY.	SYM.	Scientific Name	Common Name	Size	Appendix Key	Mature Width	Notes
DECIDUOUS TREES							
5	Af	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal.	S	30'-40'	BBB
ORNAMENTAL TREES							
5	Pc	Pyrus calleryana 'Stone Hill'	Stonemill Pear Tree	2" cal.	A	20'	BBB
EVERGREEN TREES							
34	Jsc	Juniperus scopulorum 'Colopreen'	Colopreen Juniper	7 GAL	1,2,5,6,7,8,D	6'-8'	BBB
7	Pbc	Picea abies 'Cupressata'	Norway Cupressata Spruce	8" ht.	7,8,S	4'-6'	BBB
7	Ppg	Picea pungens glauca	Colorado Blue Spruce	8" ht.	6,7,8,S	20'-30'	BBB
11	Pp	Pinus ponderosa	Ponderosa Pine	16" ht.	2,6,7,8,D	30'-40'	BBB
12	Pm	Pseudotsuga menziesii	Douglas Fir	8" ht.	4,6,7,8,S	15'-25'	BBB
71		TOTAL					
Percent Signature Trees: 11% (81% minimum - Policy 311.3K)							
Signature Trees: 81 Total No. of Trees: 81 = 100% Signature Trees							
EVERGREEN SHRUBS							
27	Jm	Juniperus x media 'Sea Green'	Sea Green Juniper	5 GAL	DA	6'-8'	CONT.
DECIDUOUS SHRUBS							
3	Cs	Cornus sericea 'Cardinal'	Redtwig Dogwood	5 GAL	4,5,7,5	6'-10'	CONT.
63	Lvc	Ligustrum vulgare 'Chayenne'	Cheyenne Privet	5 GAL	A	3'-4'	CONT.
645	Lvl	Ligustrum vulgare 'Lodense'	Lodense Privet	5 GAL	A	3'-4'	CONT.
10	Rh	Rhododendron specios	Azalea	2 GAL	-	3'-6'	CONT.
46	Sns	Spiraea nipponica 'Snowmound'	Snowmound Spiraea	5 GAL	SA	2'-3'	CONT.
89	Sm	Syringa meyeri 'Palibari'	Dwarf Korean Lilac	5 GAL	5,6,8A	4'-6'	CONT.
855		TOTAL					
Percent Signature Shrubs: 11% (83% minimum - Policy 311.3K)							
Signature Shrubs: 83 Total No. of Shrubs: 873 = 99% Signature Shrubs							
PERENNIALS							
8	Pt	Paeonia lactiflora 'Francis Miles'	Francis Penny	1 GAL	S	2.5'-3'	2.5' o.c.

GROUND PLANE TREATMENTS

SE	Steel Edging	See Notes	...S.F.
SOD	Kentucky Bluegrass Sod	See Notes	...S.F.
	Dwarf Kentucky Bluegrass Sod with Pioneer Bunker Sand	See Notes	...L.F.
	Rock Mulch	See Notes	...S.F.
	Wood Mulch	See Notes	...S.F.
	Pavestone Pavers w/ Soldier Course	See Notes	...S.F.

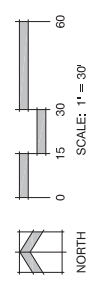


FIGURE 1

BROADMOOR ESTATE HOME DEVELOPMENT PLAN

60 FIRST STREET
COLORADO SPRINGS,
CO 80906

DATE: 03-03-2016
PROJECT MGR: T. SEBERT
PREPARED BY: K. MARSHALL

FINAL LANDSCAPE PLAN

3 OF 3

PLAN FILE # SHEET NUMBER

Broadmoor Hotel\06 First Street\Drawings\Planning\Final\Broadmoor_Estate_Home_Plan-02-29-16.dwg [P.2] 3/7/2016 10:59:46 AM KMarshall