

# RED LEG BREWING COMPANY

4210 ARROWSWEST DRIVE, COLORADO SPRINGS, COLORADO 80907

## DEVELOPMENT PLAN SUBMITTAL

### DESIGN TEAM

**Applicant:**  
**Russell + Mills Studios Inc**  
 Landscape Architecture  
 Fort Collins, CO  
 John Beggs, Associate Principal  
 jbeggs@russellmillsstudios.com  
 970-484-8855

**LIV Studios**  
 Architect  
 Denver, CO

**Elevation Consulting Group, Ltd.**  
 Civil Engineer  
 Denver, CO

### PROJECT INFORMATION

**Legal Description:**  
 Lot 1, Arrowswest Filing No. 8, Located in the Northeast One-Quarter of Section 27, Township 13 South, Range 67 West of the Sixth Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado

**General Development Plan Information:**  
 Owner: Todd Baldwin, Red Leg Brewing Company  
 Site Location: 4210 Arrowswest Drive  
 Colorado Springs, CO 80907  
 Total Property Area: 2.47 acres  
 Tax Schedule Number: 7327102002  
 Proposed Land Use: Manufacturing/Warehouse/Distribution  
 Zone District: PIP-1/HS (Planned Industrial Park with Hillside Overlay)  
 Easement Data: See sheet LS101 and Utility Plans

**Project Description:**  
 The purpose of this project is to build a brewery site that accommodates brewing operations, visitor tap room and beer garden, container structures, and parking. The container structures will be leased to additional bar/restaurant tenants.

**Geologic Hazard Study Statement:**  
 This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by CTL Thompson, Inc. dated, September 21, 2018, which identified the following specific geologic hazard on or within the property: 4210 Arrowswest Drive. A copy of said report has been placed within file # \_\_\_\_\_ or within the subdivision file \_\_\_\_\_ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report.

**FEMA Floodplain Statement:**  
 No portion of this site is within a designated FEMA floodplain as determined by Flood Insurance Rate Map 08041C0513F dated March 17, 1997.

**Schedule of Development:**  
 Projected Entitlement Approval: January 2019  
 Site Demolition and Construction Start: January/February 2019  
 Project Opening: September/October 2019



Vicinity Map

### LIST OF DRAWINGS

**GENERAL**  
 G001 - Cover Sheet

**SURVEY**  
 Topographic/Design Survey

**SITE PLAN**  
 LS100 - Site Plan Information  
 LS101 - Site Plan  
 LS102 - Fire Access Information

**CIVIL**  
 C101 - Utility Plan  
 C102 - Grading Plan  
 C103 - Land Suitability Analysis

**SITE DETAILS**  
 LS501 - Site Details  
 LS502 - Site Details

**LANDSCAPE**  
 LP100 - Landscape Schedule and Notes  
 LP101 - Landscape Plan

**LIGHTING**  
 LL-100 - Lighting Plan

**ARCHITECTURE**  
 A101 - Exterior Elevations  
 A102 - Exterior Elevations  
 A103 - Trash Enclosure Elevations

**NOTE:**  
 Frequent outdoor concerts on the grand lawn (turf area) will require an amendment to the plan; this does not restrict smaller, scheduled music events to occur on the patio or within the taproom.

GENERAL LAND USE DATA			
EXISTING ZONING	PLANNED INDUSTRIAL PARK WITH HILL SIDE OVERLAY (PIP-1/HS)		
GROSS AREA	2.47 ACRES		
EXISTING LAND USE	N/A		
PROPOSED LAND USE	MANUFACTURING/WAREHOUSE/DISTRIBUTION PRINCIPAL USE W/ ACCESSORY USE OF BAR/RESTAURANT		
ADJACENT LAND USES	EAST: PIP-1 / OFFICE/PERSONAL IMPROVEMENT SERVICE SOUTH: PIP-1 / LIGHT INDUSTRIAL (EASTERLY PARCEL), VACANT (WESTERLY PARCEL) WEST: PBC / VACANT		
PROPERTY LIMIT IMPROVEMENTS			
	SITE AREA (AC)	SITE AREA (SF)	%TOTAL
BUILDINGS	.35 AC	15,099 SF	15%
PARKING AND DRIVEWAY (asphalt, concrete)	.58 AC	25,239 SF	23%
PLAZA AND WALKS (concrete, crushed limestone)	.56 AC	24,274 SF	23%
LANDSCAPE AREA (turf, plant beds, native seed)	.90 AC	39,025 SF	39%
R.O.W. IMPROVEMENTS			
WALKS	0.08	3,333 SF	
LANDSCAPE AREA (turf)	0.01	616 SF	
PROPOSED BUILDING INFORMATION			
BREWERY			
Manufacturing/Warehouse/Distribution (principal use)	BREWERY		
Gross square footage = 10,006 SF	Bar/Restaurant (accessory use)		
Maximum proposed building height = 31'	Gross square footage = 2,213 SF*		
	Maximum proposed building height = 12'		
	*Does not include roof deck patio space - considered outdoor space		
CONTAINERS (8x20') - (18) COUNT			
Bar/Restaurant (accessory use)			
Square footage per container = 160 SF			
Gross square footage = 2,880 SF			
Maximum proposed building height = 20'			
VEHICLE PARKING			
BREWERY AND CONTAINERS			
REQUIRED:			
WAREHOUSE/DISTRIBUTION (1/1000)	1,494 SF	1.49	
MANUFACTURING (1/750)	8,672 SF	11.56	
BAR/TAPROOM/RESTAURANT (1/100)	2,213 SF	22.13	
MAIN PATIO (1/200)	5,875 SF USEABLE SEATING AREA	29.37	
SECOND-FLOOR OUTDOOR PATIO (1/200)	2,218 SF	11.09	
2 RETAIL VENDOR CONTAINERS (1/300)	320 SF	1.06	
12 BAR/RESTAURANT VENDOR CONTAINER SPACES (1/100)	1920 SF	19.2	
TOTAL PRIOR TO ALTERNATIVE PARKING REDUCTIONS		96 STALLS	
INCLUDING THREE (3) STANDARD HC PARKING, ONE (1) VAN ACCESSIBLE HC PARKING			
NOTE: The Grand Lawn/Turf area was not included in required off-street parking requirements as it is considered an "activity area" supplemental to the taproom, restaurant/makerspaces. If a new use of additional seating is added in the future, and amendment to the development plan will be required.			
ALTERNATIVE PARKING ALLOWANCE (CITY CODE SECTION 7.4.204)			
5% REDUCTION - 400' FROM A CITY BIKE TRAIL		-5 STALLS	
5% REDUCTION - 400' FROM MTN METRO BUS STOP		-5 STALLS	
ON-STREET PARALLEL PARKING STALLS (ARROWSWEST DRIVE)		-20 STALLS	
NET TOTAL OFF-STREET PARKING REQUIRED		66 STALLS**	
**ADMINISTRATIVE RELIEF (9%) - TO ALLOW 60 OFF-STREET PARKING STALLS WHERE 66 OFF-STREET STALLS ARE REQUIRED			
PROVIDED:			
TYPE OF PARKING COMPONENT			
STANDARD PARKING		34	
COMPACT PARKING		22	
HANDICAP SPACES (INCLUDES VAN ACC.)		4	
TOTAL PARKING SPACES		60	
NOTE: DOES NOT INCLUDE PARKING STALLS NORTHEAST OF BUILDING. THESE STALLS ARE PART OF A PARKING AGREEMENT WITH ADJACENT PROPERTY			
DEVELOPMENT SETBACKS FOR PIP-1			
MAXIMUM BUILDING HEIGHT:	45 FEET		
MINIMUM LOT AREA:	1 ACRE		
FRONT SETBACK:	50 FEET		
*SIDE SETBACK:	30 FEET		
*REAR SETBACK:	50 FEET		
ADJACENT TO RESIDENTIAL:	100 FEET		
MAXIMUM LOT COVERAGE:	30%		
LANDSCAPE SETBACKS:	6 FEET		
7.3.204, FOOTNOTE 8, ALLOWS FRONT YARD SETBACK TO REDUCED TO 30-FEET IF FULLY LANDSCAPED FROM PROPERTY TO BUILDING LINE.			
*REAR AND SIDE SETBACKS APPLY TO THE PERIPHERY OF THE DEVELOPMENT AND NOT TO THE INTERNAL LOT LINES AS PART OF A UNIFIED DEVELOPMENT.			

REV.	COMMENT	DATE



Red Leg Brewing Co.  
 Colorado Springs, CO  
 719-598-3776



RED LEG BREWING  
 BREWERY EXPANSION  
 COVER SHEET  
 DEVELOPMENT PLAN SUBMITTAL

CPC UV 18-00126

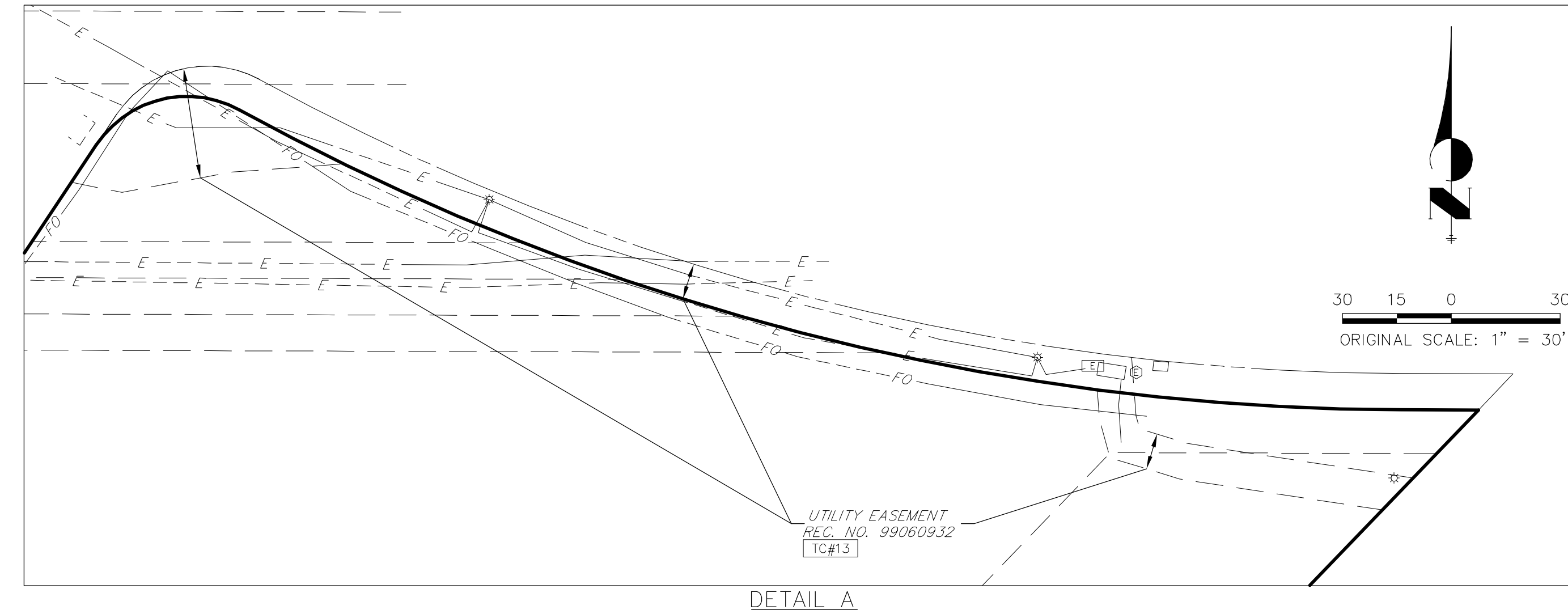
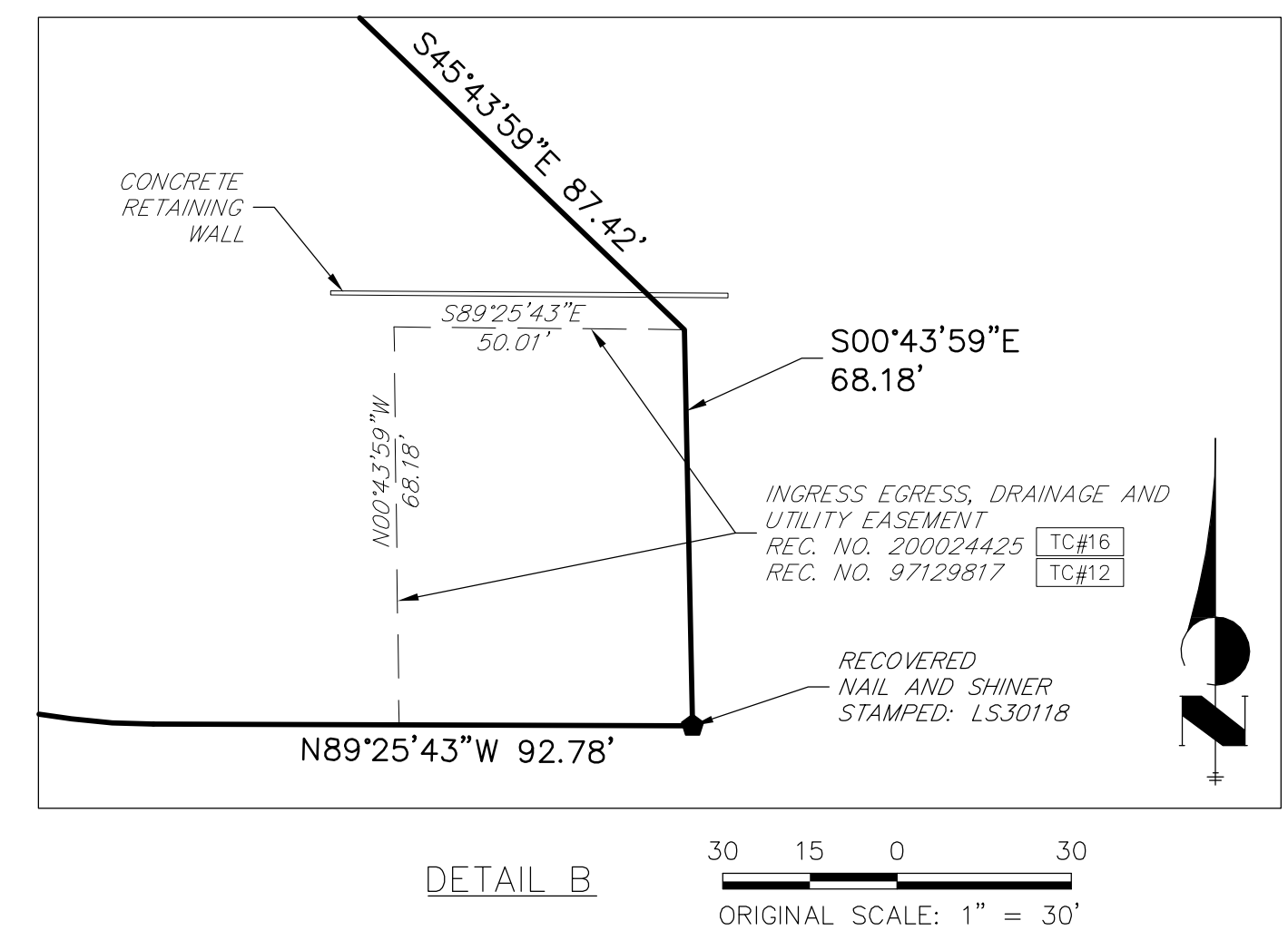
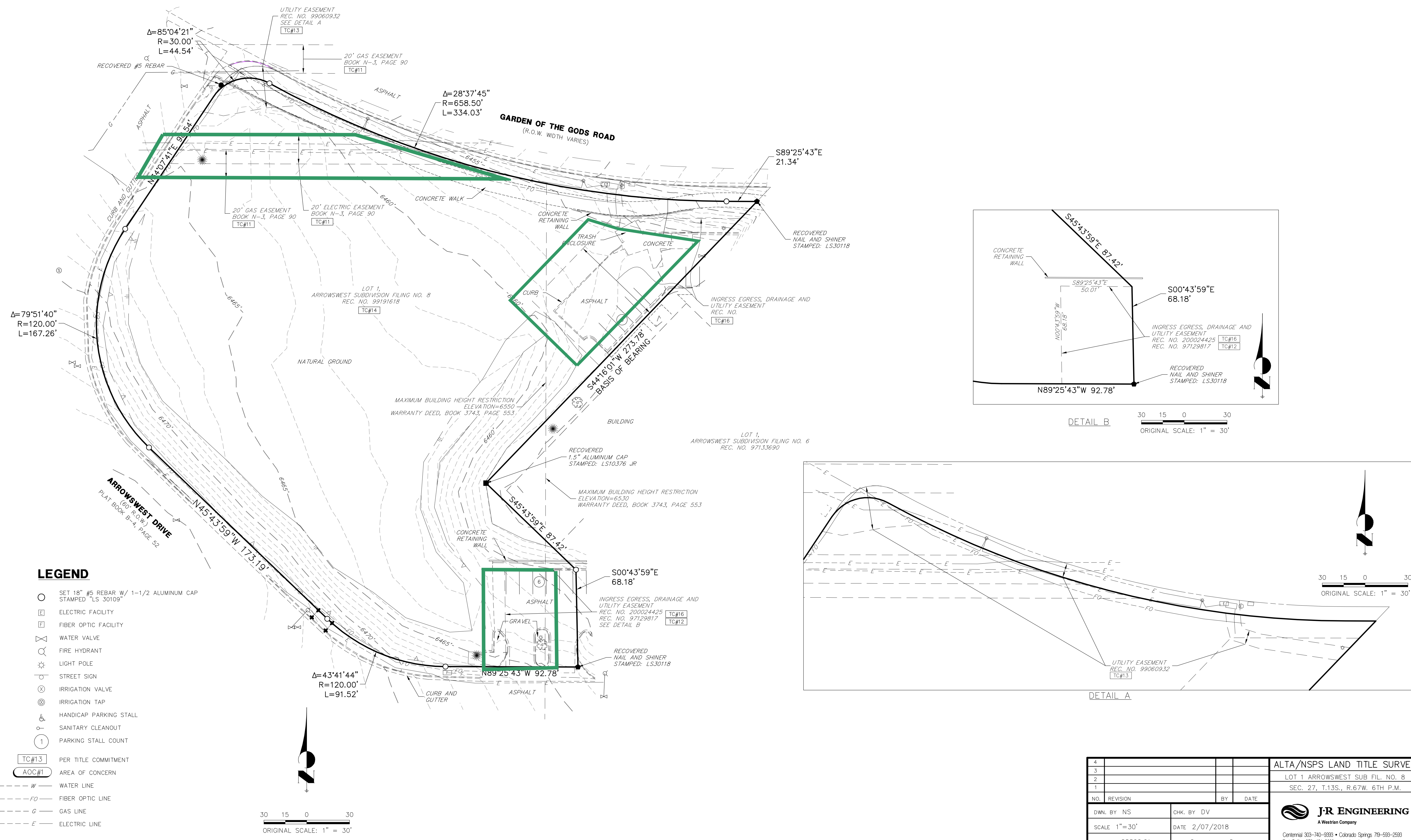
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Sheet  
**G001**  
 1 of 16

FIGURE 2

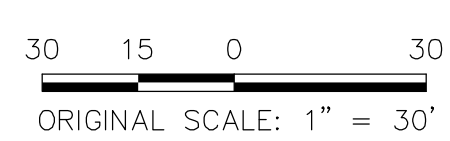
# ALTA/NSPS LAND TITLE SURVEY

LOT 1, ARROWSWEST FILING NO. 8, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27,  
TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



## LEGEND

- SET 18" #5 REBAR W/ 1-1/2 ALUMINUM CAP STAMPED "LS 30109"
- ELECTRIC FACILITY
- FIBER OPTIC FACILITY
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- STREET SIGN
- IRRIGATION VALVE
- IRRIGATION TAP
- HANDICAP PARKING STALL
- SANITARY CLEANOUT
- PARKING STALL COUNT
- PER TITLE COMMITMENT
- AREA OF CONCERN
- WATER LINE
- FIBER OPTIC LINE
- GAS LINE
- ELECTRIC LINE



ALTA/NSPS LAND TITLE SURVEY			
LOT 1 ARROWSWEST SUB FIL. NO. 8			
SEC. 27, T.13S., R.67W. 6TH P.M.			
NO.	REVISION	BY	DATE
DWN. BY	NS	CHK. BY	DV
SCALE	1"=30'	DATE	2/07/2018
JOB NO.	28860.61	SHT.	2 OF 2

**J-R ENGINEERING**  
A Westrian Company  
Central 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

FIGURE 2

**GENERAL LAND USE DATA**

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**VEHICLE PARKING**

**BREWERY AND CONTAINERS**

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**PROVIDED:**


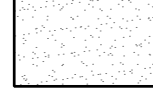
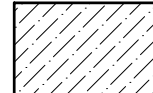
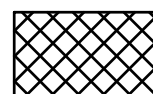




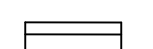





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HANDICAP SPACES (INCLUDES VAN ACC.)	4
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NOTE: DOES NOT INCLUDE PARKING STALLS NORTHEAST OF BUILDING. THESE STALLS ARE PART OF A PARKING AGREEMENT WITH ADJACENT PROPERTY

**DEVELOPMENT SETBACKS FOR PIP-1**

MAXIMUM BUILDING HEIGHT: 45 FEET  
MINIMUM LOT AREA: 1 ACRE  
FRONT SETBACK: 50 FEET  
\*SIDE SETBACK: 30 FEET  
\*REAR SETBACK: 50 FEET  
ADJACENT TO RESIDENTIAL: 100 FEET  
MAXIMUM LOT COVERAGE: 30%  
LANDSCAPE SETBACKS: 6 FEET  
7.3.204, FOOTNOTE 8, ALLOWS FRONT YARD SETBACK TO REDUCED TO 30-FEET IF FULLY LANDSCAPED FROM PROPERTY TO BUILDING LINE.  
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**SITE LEGEND:**

	4" CONCRETE STD. GRAY
	6" CONCRETE STD. GRAY
	CRUSHED LIMESTONE PAVEMENT
	ASPHALT PAVEMENT
	EXPANSION JOINT
	PROPERTY LINE
	EASEMENT
	PA PLANTING AREA
	BEER GARDEN TABLE
	TABLES/CHAIRS
	BIKE RACK
	PEDESTRIAN LIGHT
	PARKING LOT LIGHT
	CONTAINER (VENDOR, STORAGE, OR RESTROOM)

**SITE NOTES:**

- CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
- NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
- ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
- ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.

**ADA DESIGN PROFESSIONALS STANDARDS:**

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

**CITY OF COLORADO SPRINGS FIRE NOTES:**

- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. (2018 CSFC 503.2.3)
- WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORKS "NO PARKING-FIRE LANE" SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY. (2018 CSFC 503.3)
- APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. (2018 CSFC 3310.1)
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. (2018 CSFC 3312.1)
- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE NOTED OR APPROVED. (CSFC 507.5.5)

REV.	COMMENT	DATE



Red Leg Brewing Co.  
Colorado Springs, CO  
719-598-3776

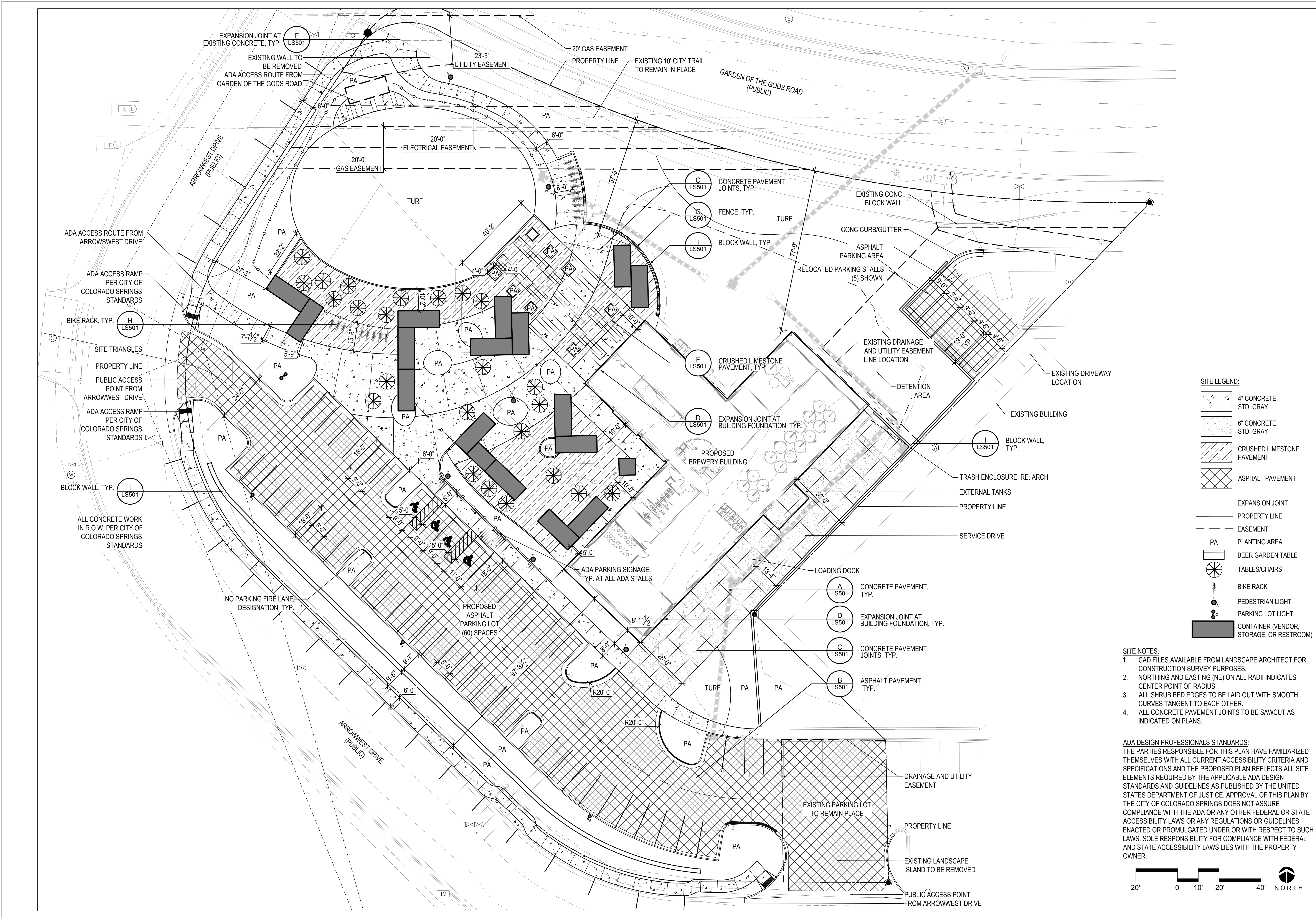


**RED LEG BREWING**  
BREWERY EXPANSION  
**SITE PLAN INFORMATION**  
DEVELOPMENT PLAN SUBMITTAL

CPC UV 18-00126

Date: 11-16-18  
Drawn By: JB/MT  
Checked By: PM  
Scale: NTS

Sheet  
**LS100**  
3 of 16



REV.	COMMENT	DATE



Red Leg Brewing Co.  
 Colorado Springs, CO  
 719-598-3776



**RED LEG BREWING  
 BREWERY EXPANSION  
 OVERALL SITE PLAN**  
 DEVELOPMENT PLAN SUBMITTAL

CPC UV 18-00126

Date: 11-16-18  
 Drawn By: JB/MT  
 Checked By: PM  
 Scale: 1"=20'-0"

Sheet  
**LS101**  
 4 of 16

- SITE NOTES:**
- CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
  - NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
  - ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
  - ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.

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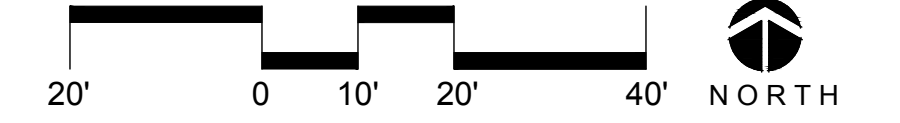
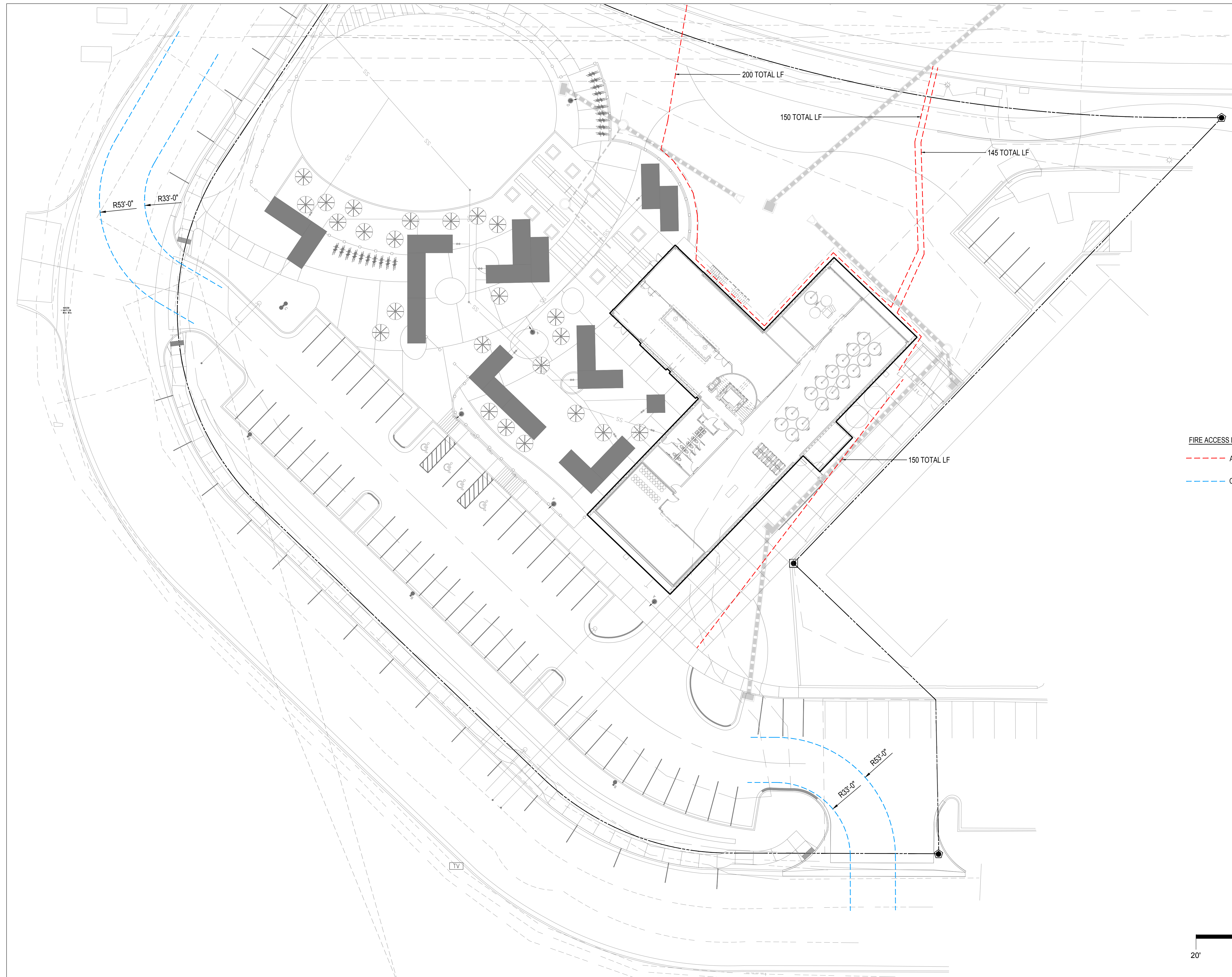


FIGURE 2



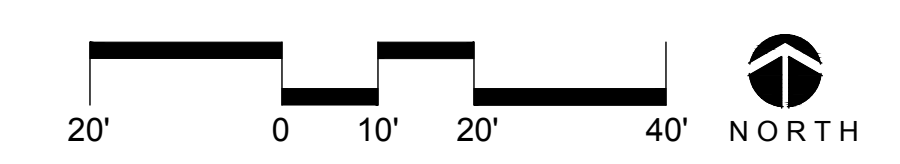
FIRE ACCESS LEGEND:  
 --- APPARATUS ACCESS LOCATION  
 --- COMPLIANT TURNING RADIUS

REV.	COMMENT	DATE



**RED LEG BREWING**  
 BREWERY EXPANSION  
**FIRE ACCESS INFORMATION**  
 DEVELOPMENT PLAN SUBMITTAL

CPC UV 18-00126  
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Sheet  
**LS102**  
 5 of 16

FIGURE 2

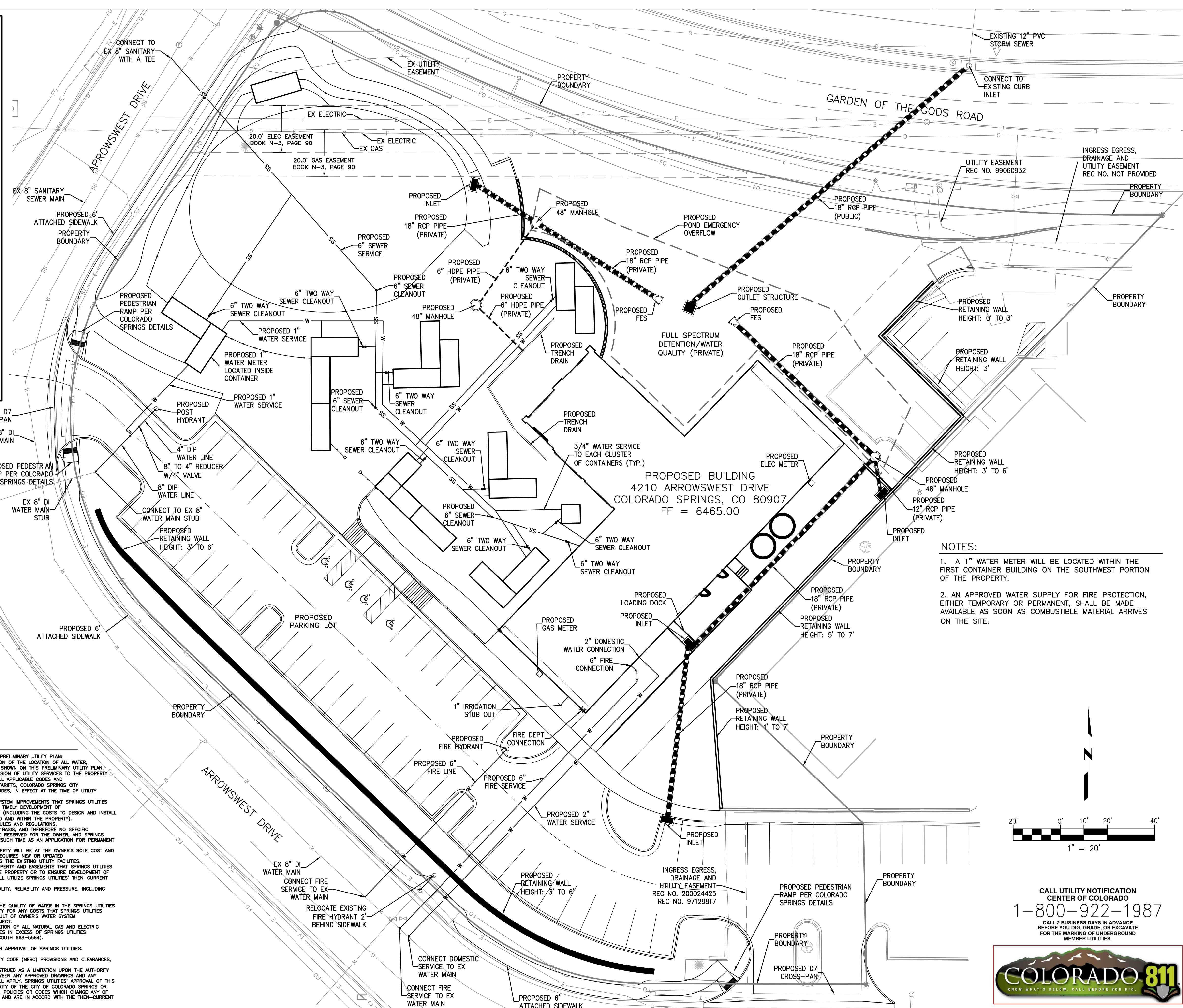
**LEGEND:**

5320	EXISTING MAJOR CONTOUR
5321	EXISTING MINOR CONTOUR
ST	EXISTING STORM SEWER
SS	EXISTING SANITARY SEWER
E	EXISTING ELECTRIC
FO	EXISTING FIBER OPTIC
G	EXISTING GAS
⊙	EXISTING LIGHT POLE
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING SIGN
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING WATER VALVE
⊙	EXISTING STORM MANHOLE
⊙	EXISTING STORM INLET
⊙	EXISTING TREE
⊙	CONTROL POINT
5320	PROPOSED MAJOR CONTOUR
5321	PROPOSED MINOR CONTOUR
---	PROPOSED STORM SEWER
---	PROPOSED WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM INLET
---	PROPOSED FLARED END SECTION
---	PROPOSED MANHOLE

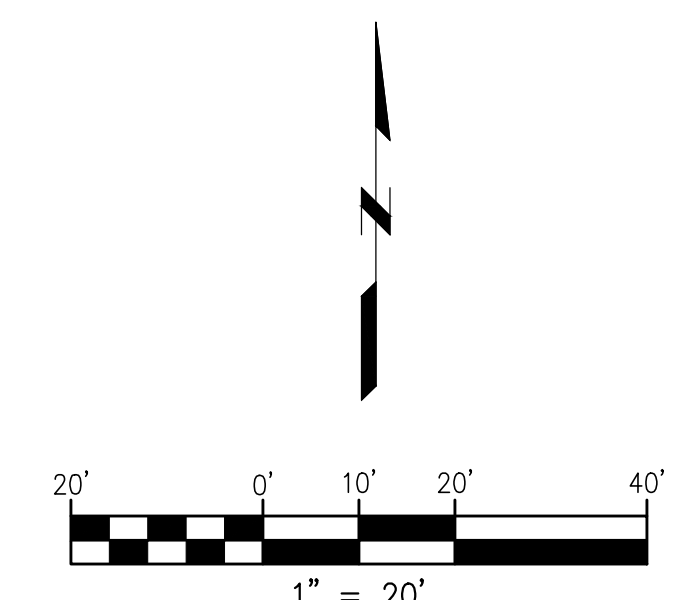
**GENERAL NOTES:**

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

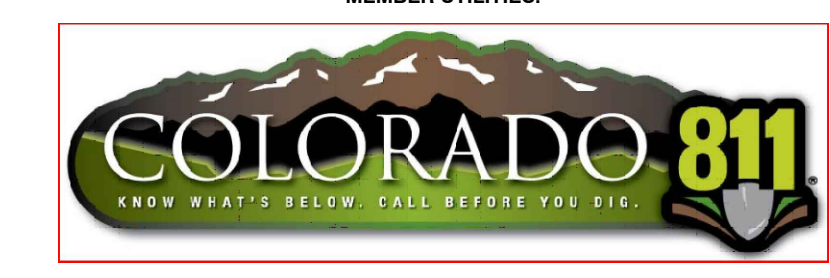
1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) (OWNER) ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN (PROPERTY) SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS (STANDARDS), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PICES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS, AND THEREFORE, NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 666-4885 OR SOUTH 666-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISIONS OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.



- NOTES:**
1. A 1" WATER METER WILL BE LOCATED WITHIN THE FIRST CONTAINER BUILDING ON THE SOUTHWEST PORTION OF THE PROPERTY.
  2. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.



DATE	COMMENT	REV.

**Elevation Consulting**



Red Leg Brewing Co.  
Colorado Springs, CO  
719-598-3776

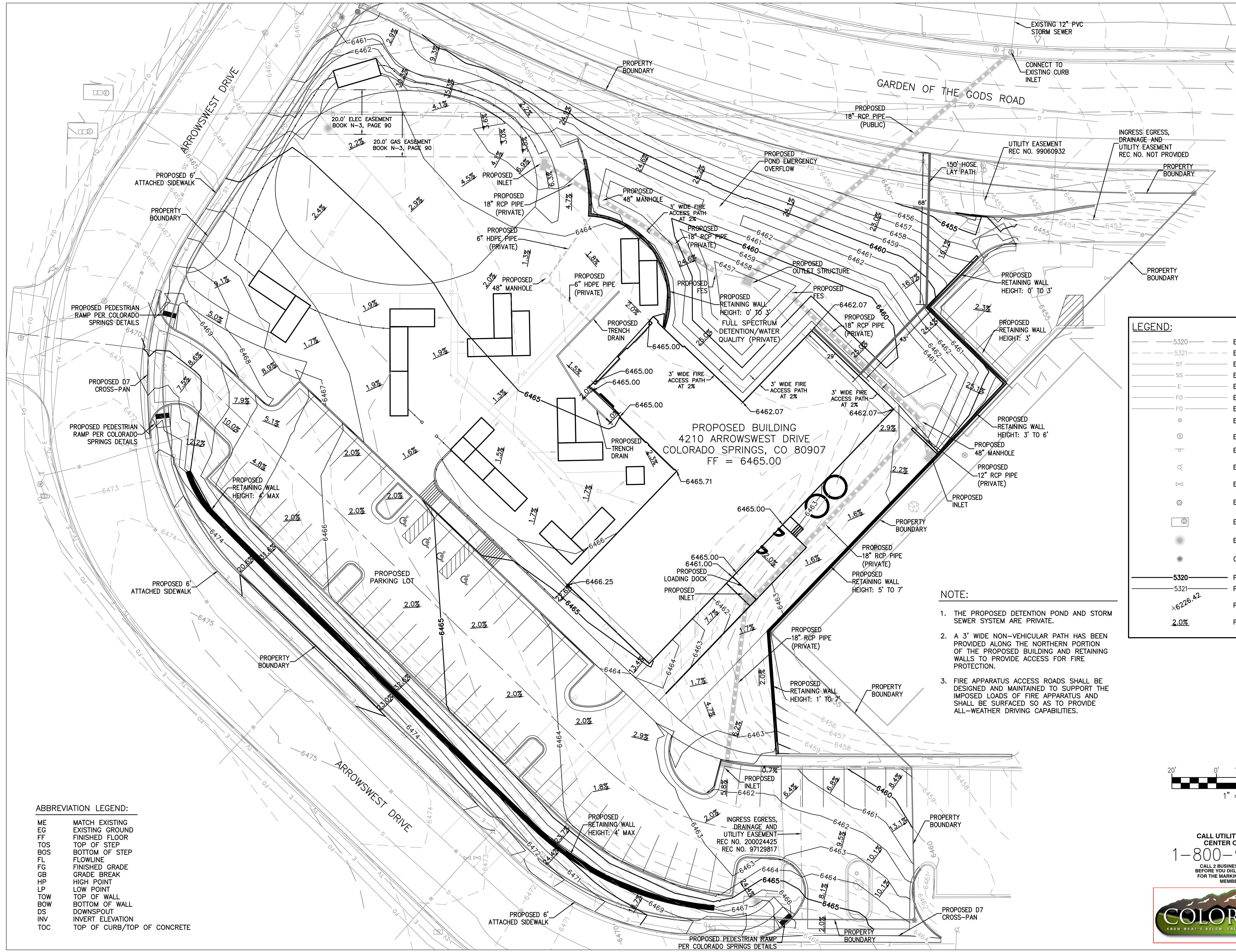
**russell+mills**

**RED LEG BREWING**  
BREWERY EXPANSION  
**PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN**  
DEVELOPMENT PLAN SUBMITTAL

Date: 11-16-18  
Drawn By: RCM  
Checked By: BRD  
Scale: 1"=20'

Sheet  
**C101**  
6 of 16

FIGURE 2



REV.	COMMENT	DATE



Red Leg Brewing Co.  
Colorado Springs, CO  
719-598-3776



**RED LEG BREWING**  
 BREWERY EXPANSION  
**GRADING PLAN**  
 DEVELOPMENT PLAN SUBMITTAL

Date: 11-16-18  
 Drawn By: RCM  
 Checked By: BRD  
 Scale: 1"=20"

Sheet  
**C102**  
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FIGURE 2

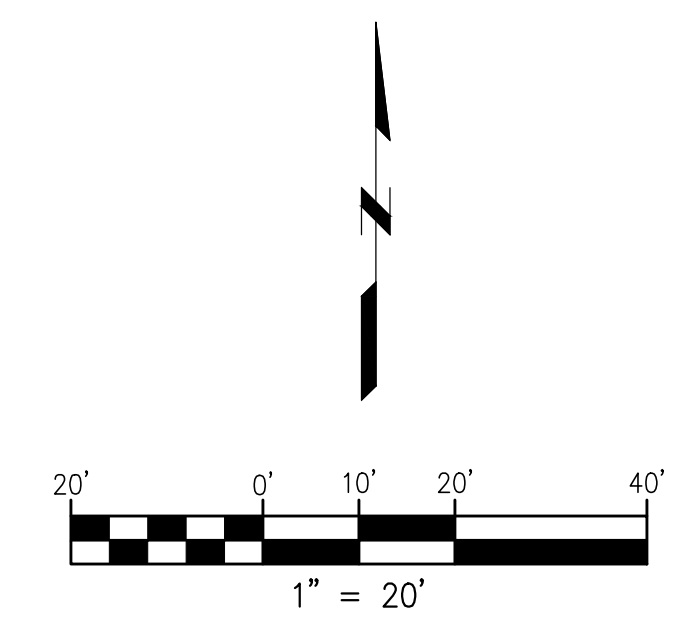
**ABBREVIATION LEGEND:**

ME	MATCH EXISTING
EG	EXISTING GROUND
FF	FINISHED FLOOR
TOS	TOP OF STEP
BOS	BOTTOM OF STEP
FL	FLOWLINE
FG	FINISHED GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
DS	DOWNSPOUT
INV	INVERT ELEVATION
TOC	TOP OF CURB/TOP OF CONCRETE

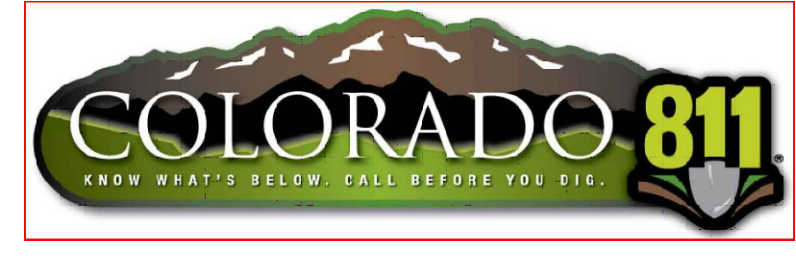
**LEGEND:**

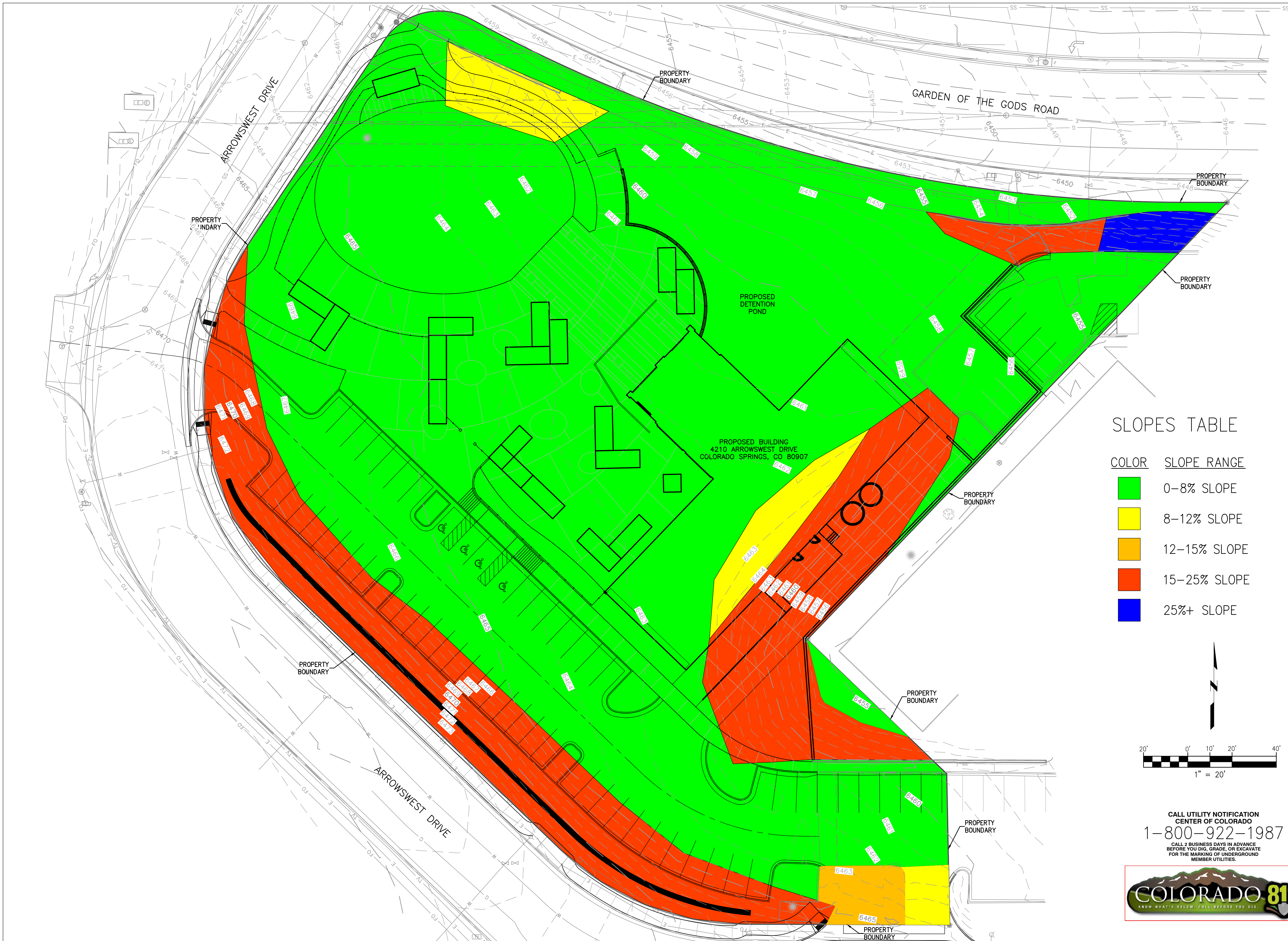
5320	EXISTING MAJOR CONTOUR
5321	EXISTING MINOR CONTOUR
ST	EXISTING STORM SEWER
SS	EXISTING SANITARY SEWER
E	EXISTING ELECTRIC
FO	EXISTING FIBER OPTIC
FG	EXISTING GAS
*	EXISTING LIGHT POLE
⊙	EXISTING SEWER MANHOLE
+	EXISTING SIGN
⊕	EXISTING FIRE HYDRANT
⊗	EXISTING WATER VALVE
⊙	EXISTING STORM MANHOLE
⊙	EXISTING STORM INLET
☀	EXISTING TREE
●	CONTROL POINT
5320	PROPOSED MAJOR CONTOUR
5321	PROPOSED MINOR CONTOUR
⊙	PROPOSED SPOT ELEVATION
2.0%	PROPOSED SLOPE

- NOTE:**
1. THE PROPOSED DETENTION POND AND STORM SEWER SYSTEM ARE PRIVATE.
  2. A 3' WIDE NON-VEHICULAR PATH HAS BEEN PROVIDED ALONG THE NORTHERN PORTION OF THE PROPOSED BUILDING AND RETAINING WALLS TO PROVIDE ACCESS FOR FIRE PROTECTION.
  3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.



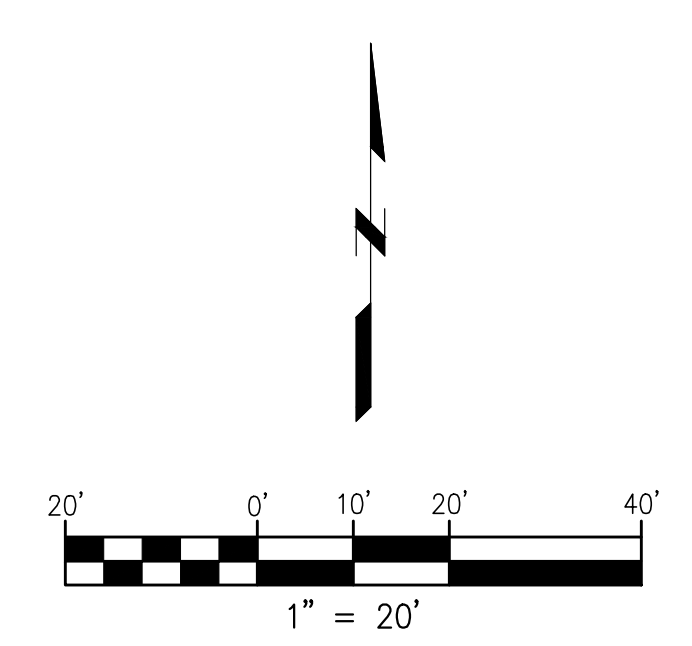
CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 1-800-922-1987  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



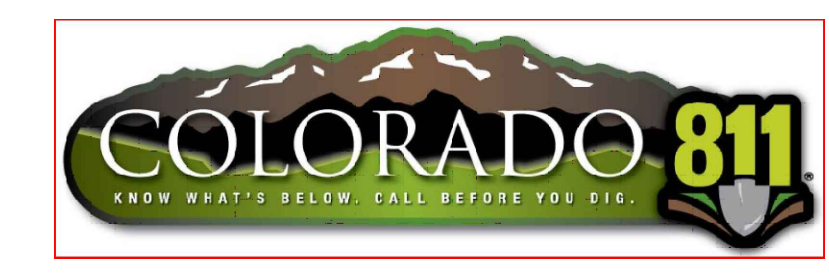


SLOPES TABLE

COLOR	SLOPE RANGE
	0-8% SLOPE
	8-12% SLOPE
	12-15% SLOPE
	15-25% SLOPE
	25%+ SLOPE



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.



REV.	COMMENT	DATE



Red Leg Brewing Co.  
Colorado Springs, CO  
719-598-3776



**RED LEG BREWING**  
BREWERY EXPANSION  
**LAND SUITABILITY ANALYSIS**  
DEVELOPMENT PLAN SUBMITTAL

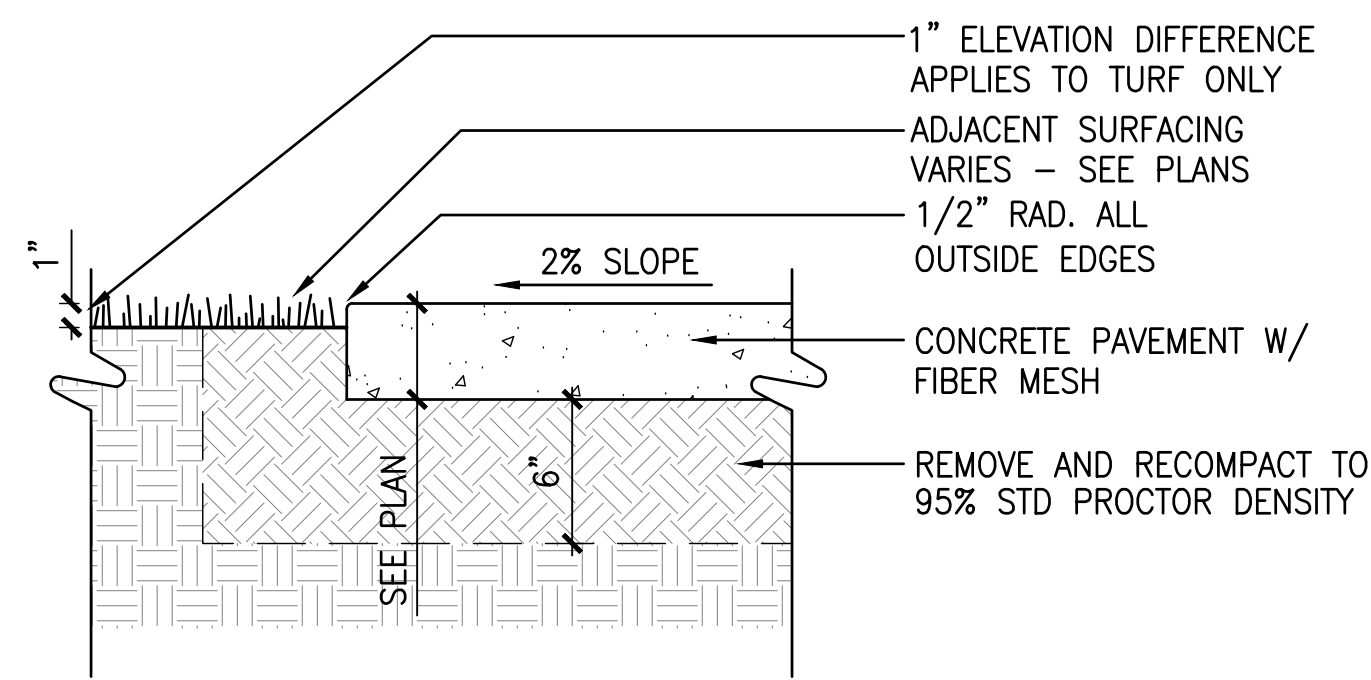
Date: 11-16-18  
Drawn By: RCM  
Checked By: BRD  
Scale: 1"=20'

Sheet  
**C103**  
8 of 16

FIGURE 2

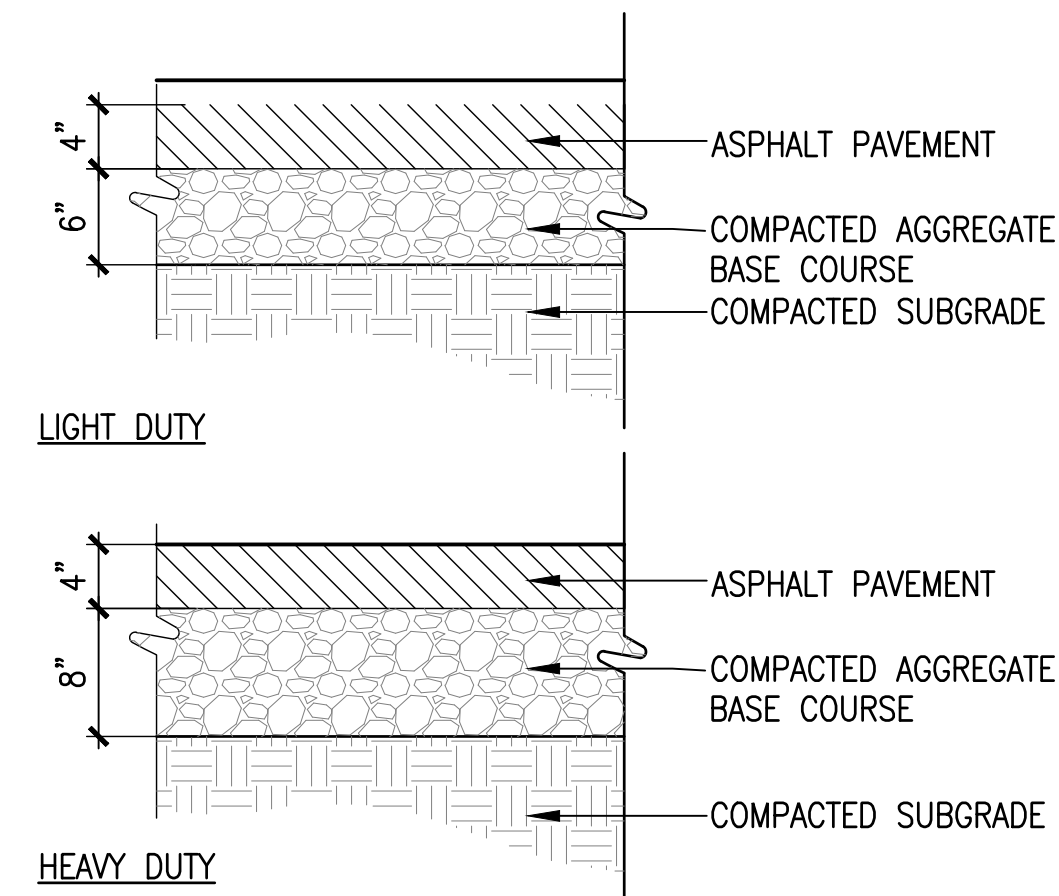


REV.	COMMENT	DATE



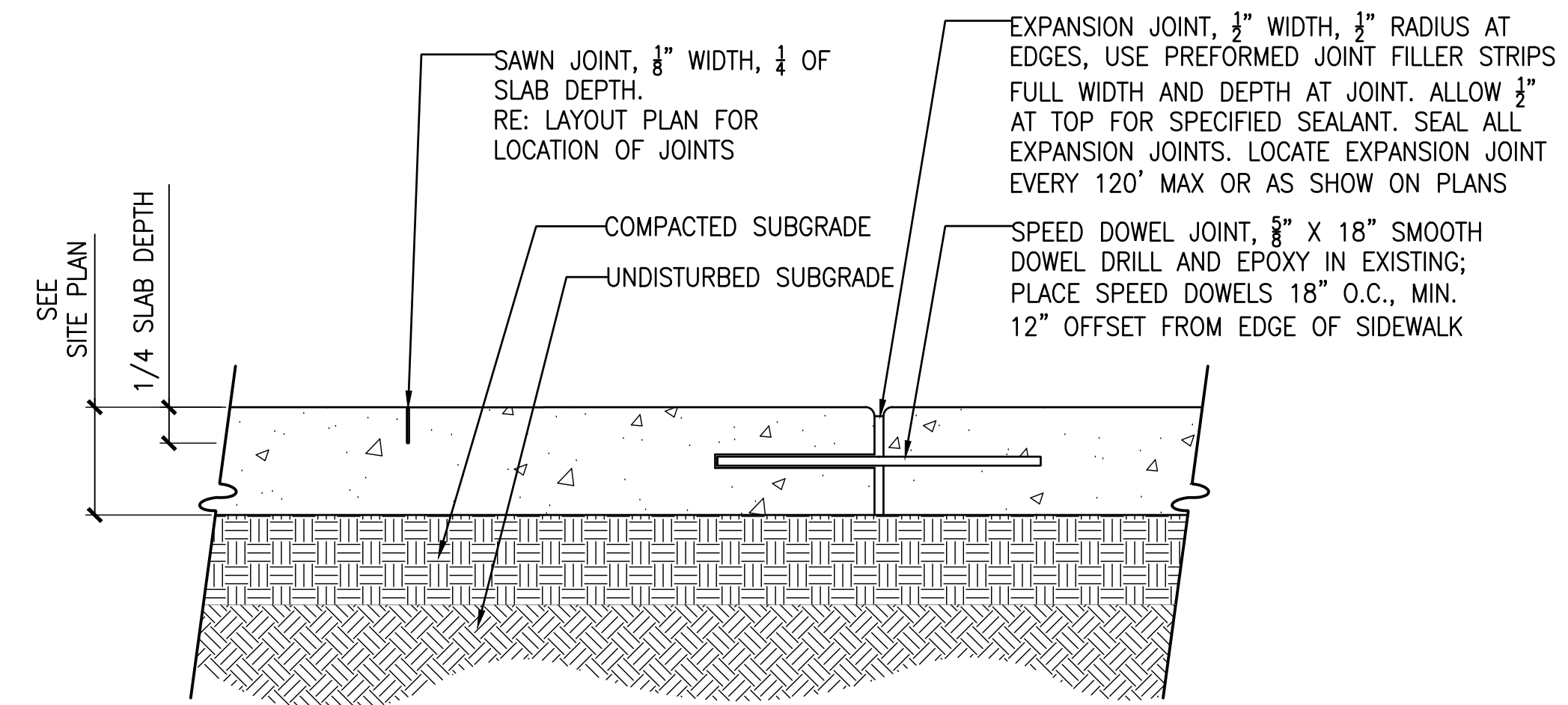
- NOTE:  
1. FINAL CONCRETE PAVEMENT DEPTHS BASED ON GEOTECHNICAL REPORT.  
2. ALL PAVEMENT TO BE INSTALLED PER COLORADO SPRINGS ENGINEERING STANDARDS.

**A** CONCRETE PAVEMENT  
SCALE: 1 1/2" = 1'-0"



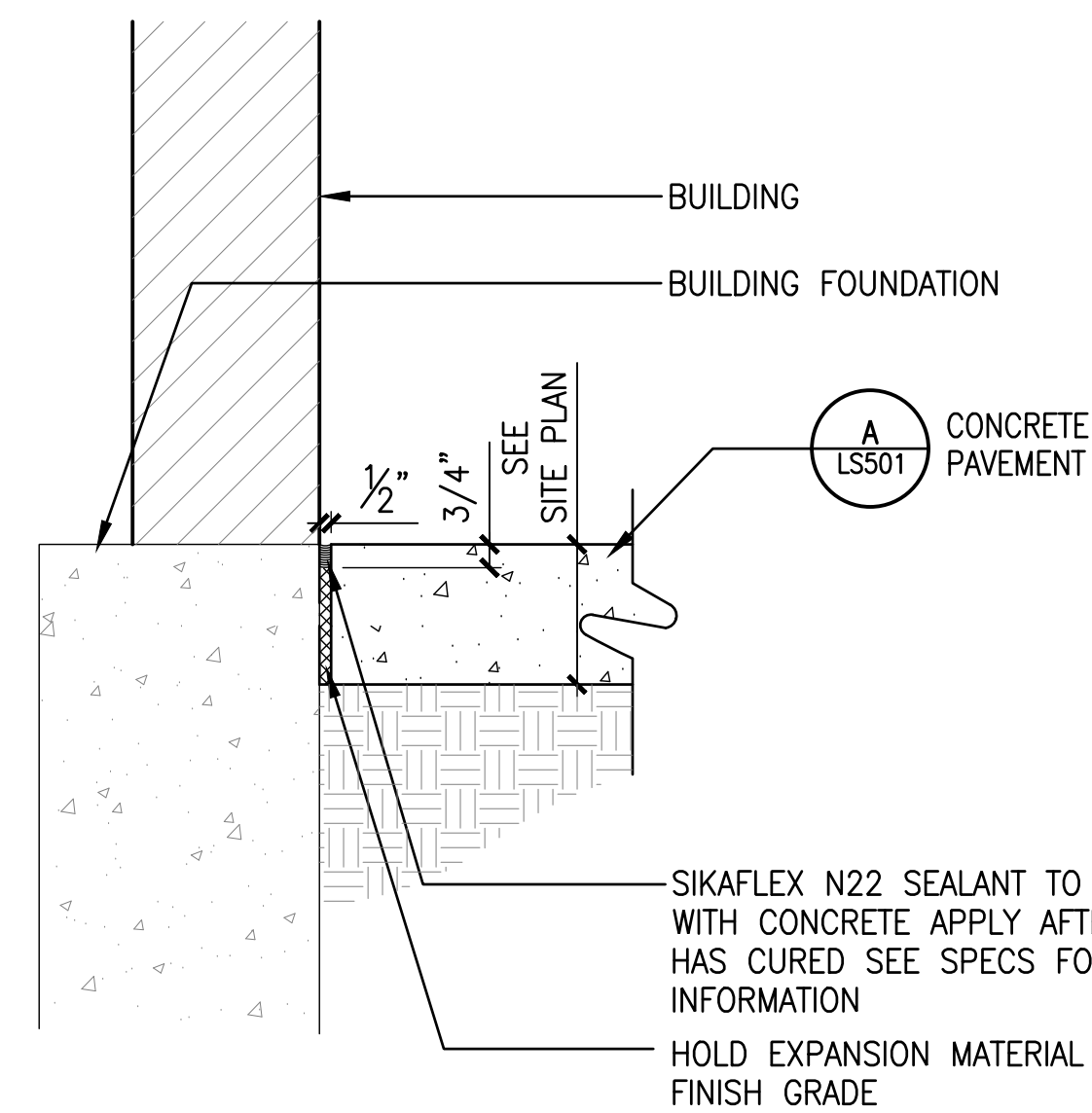
- NOTES:  
1. FINAL ASPHALT PAVING & BASE COURSE DEPTHS BASED ON GEOTECH REPORT.  
2. ALL ASPHALT TO BE INSTALLED PER COLORADO SPRINGS ENGINEERING STANDARDS.

**B** ASPHALT PAVEMENT  
SCALE: 1" = 1'-0"

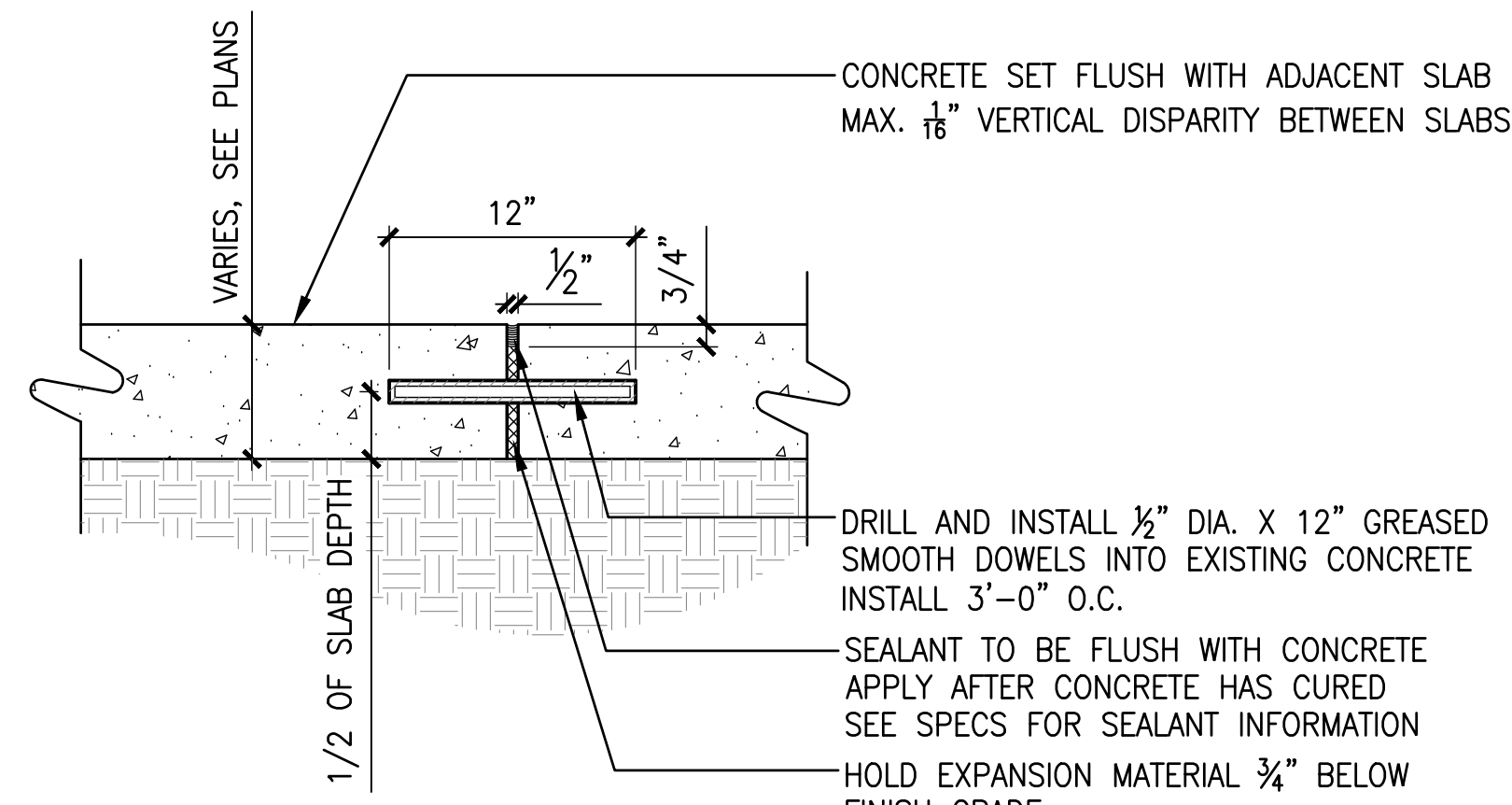


- NOTES:  
CONCRETE TO RECEIVE A MEDIUM BROOM FINISH PERPENDICULAR TO WALKING DIRECTION

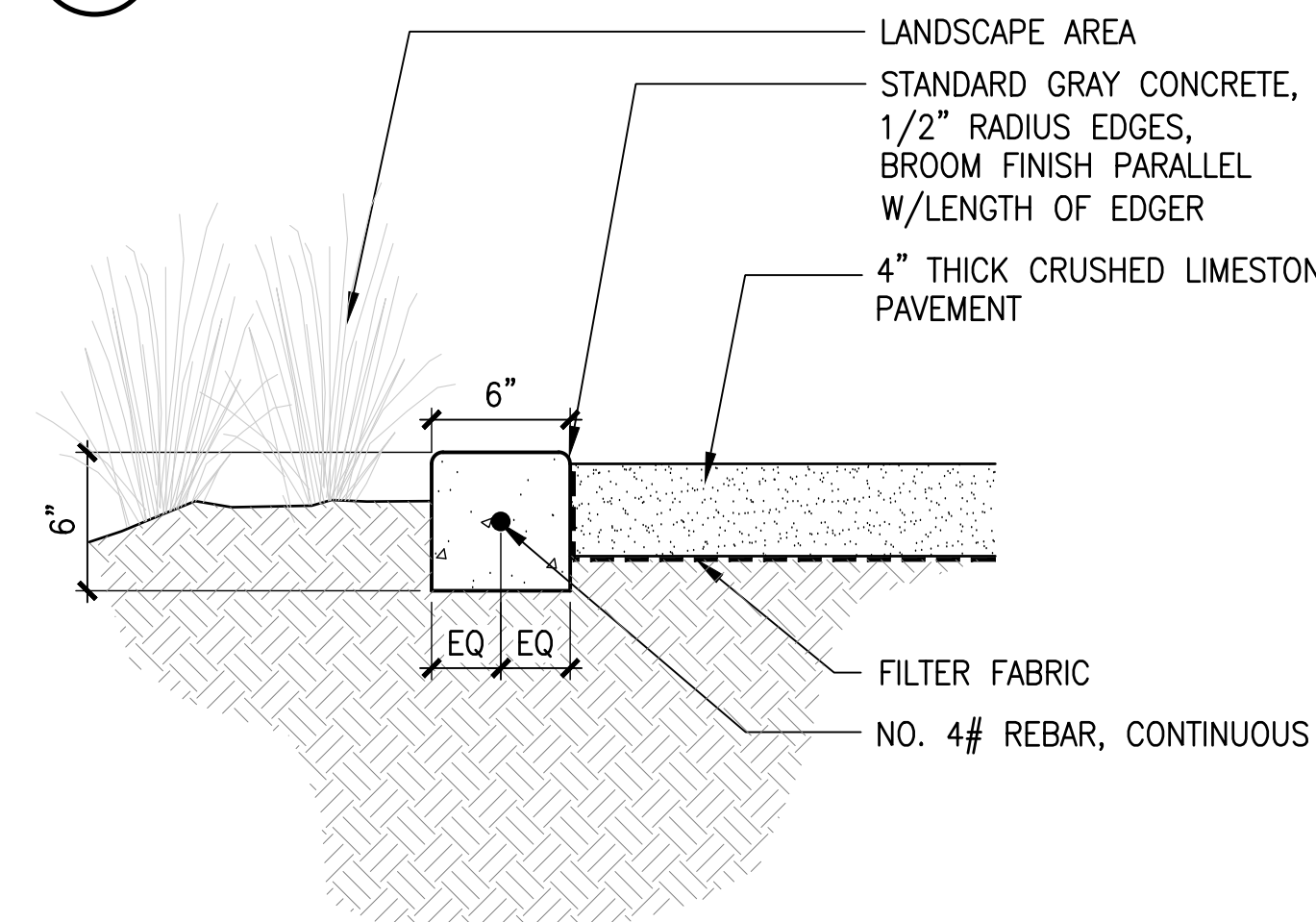
**C** CONCRETE PAVEMENT JOINTS  
SCALE: 1 1/2" = 1'-0"



**D** CONCRETE JOINT AT BUILDING FOUNDATION  
SCALE: 1 1/2" = 1'-0"

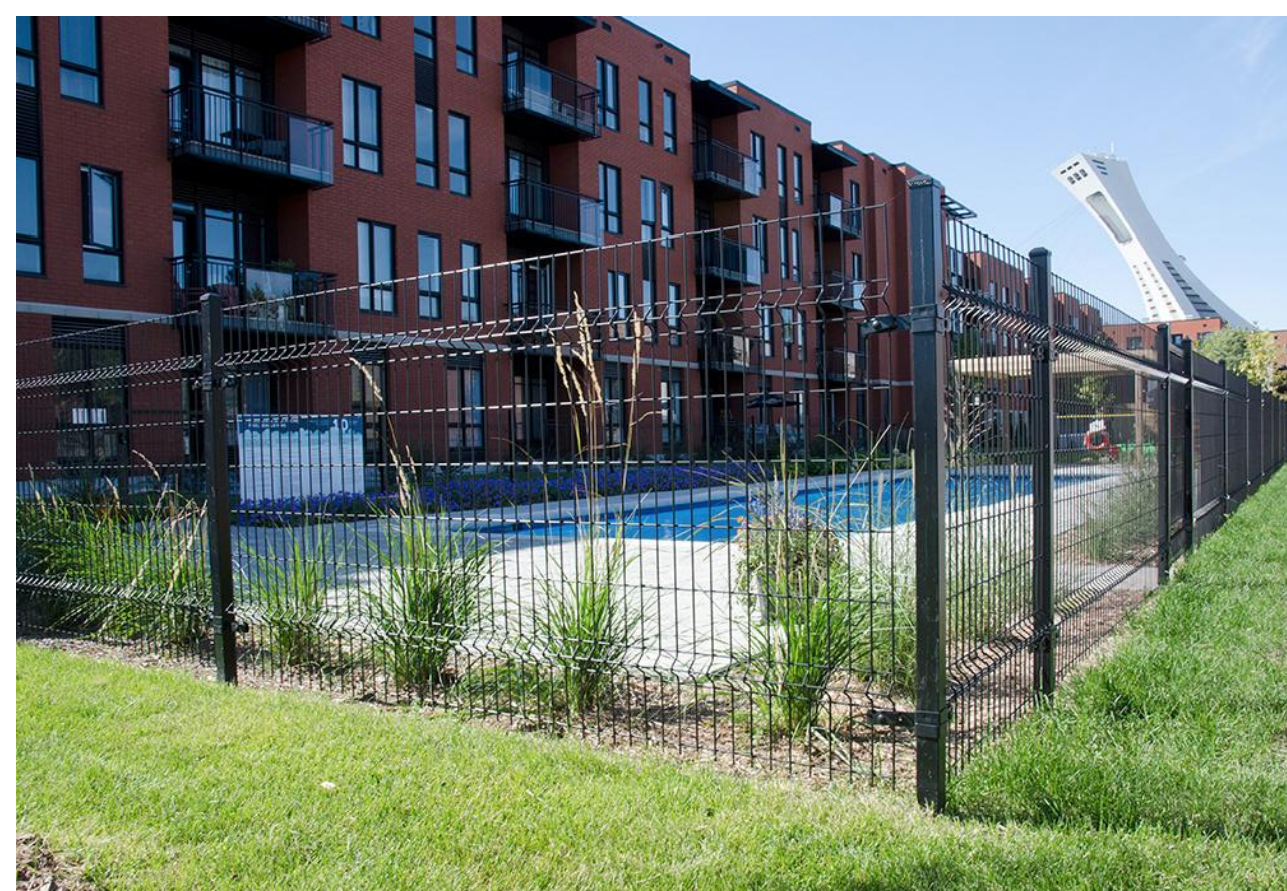


**E** CONCRETE JOINT AT EXISTING CONCRETE  
SCALE: 1 1/2" = 1'-0"



- NOTES:  
1. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS ADJACENT TO CURB DURING CONSTRUCTION-THIS INCLUDES EXISTING CONCRETE WALK, IRRIGATION, TREES AND LANDSCAPE.  
2. CONTRACTOR TO TAKE SPECIAL PRECAUTION TO NOT OVER EXCAVATE AROUND EXISTING TREES

**F** CRUSHED LIMESTONE PAVEMENT  
SCALE: 1 1/2" = 1'-0" DT-CURB-LAND



MANUFACTURER: OMEGA FENCE SYSTEMS OR APPROVED EQUAL  
MODEL: ARCHITECTURAL OR APPROVED EQUAL  
COLOR: BLACK  
6' TALL AND 3' TALL

**G** FENCE  
SCALE: NTS



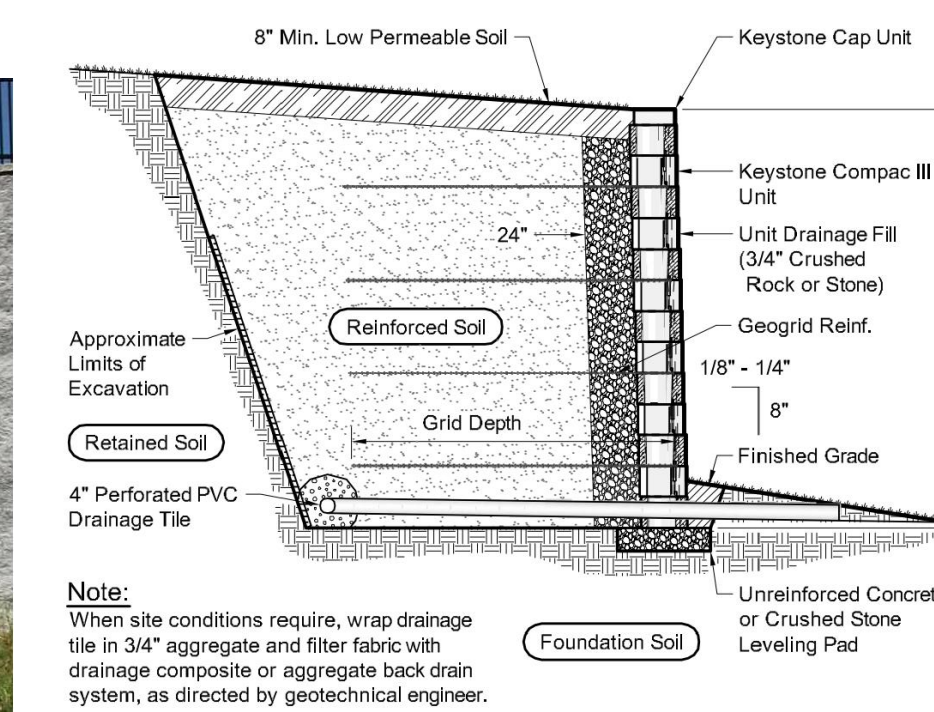
MANUFACTURER: DERO, (888) 337-6729  
MODEL: HOOP RACK, EMBEDDED INSTALLATION  
COLOR: POWDERCOATED BLACK  
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

**H** BIKE RACK  
SCALE: NTS DT-BIKE RACK



MANUFACTURER: KEYSTONE WALLS  
MODEL: COMPAC III - STRAIGHT SPLIT  
COLOR: COLORADO BLEND  
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

**I** BLOCK WALL  
SCALE: NTS DT-BLOCK WALL



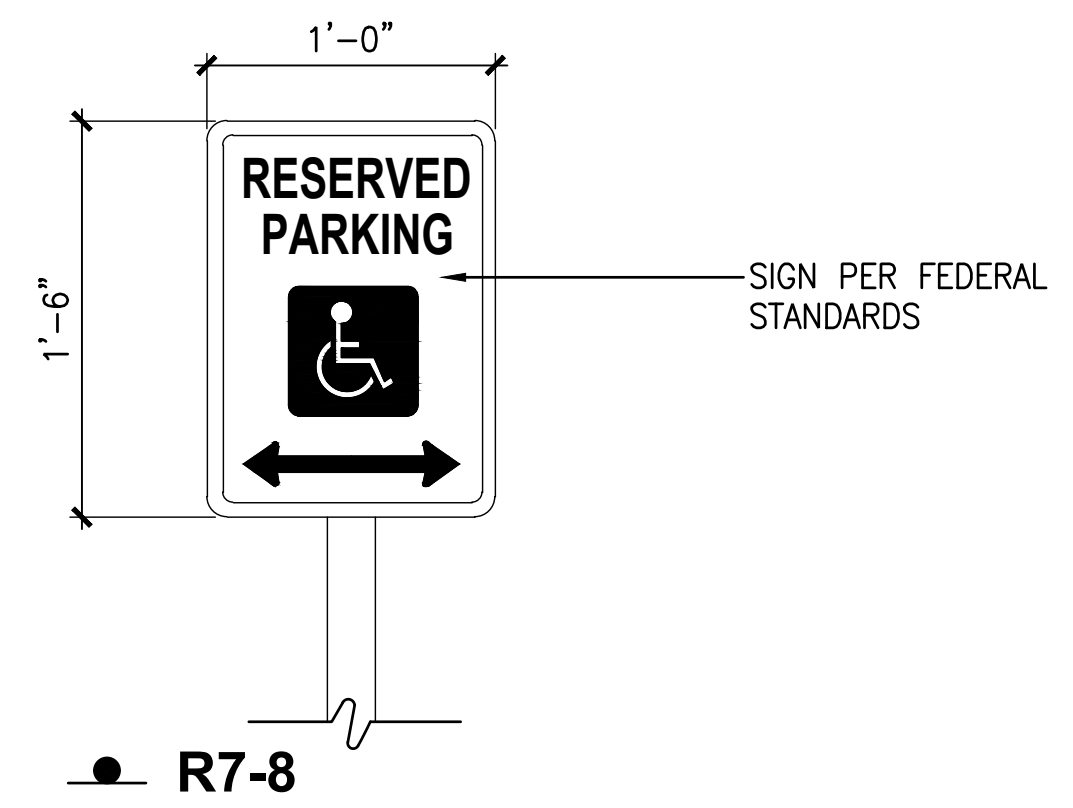
Note:  
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section  
Compac III Unit - Near Vertical Setback

RED LEG BREWING  
BREWERY EXPANSION  
SITE DETAILS  
DEVELOPMENT PLAN SUBMITTAL

CPC UV 18-00126  
Date: 11-16-18  
Drawn By: JB/MT  
Checked By: PM  
Scale: NTS

Sheet  
**LS501**  
9 of 15



- NOTE:
1. ADA SIGNAGE TO BE LOCATED AT ALL ADA PARKING STALL LOCATIONS.
  2. REFER TO THE SITE PLAN FOR ADA PARKING STALL LOCATIONS.
  3. ALL SIGNS AND STRIPING FOR ADA PARKING PER FEDERAL STANDARDS.

**A** ADA SIGNAGE  
 SCALE: 1 1/2" = 1'-0"

REV.	COMMENT	DATE



Red Leg Brewing Co.  
 Colorado Springs, CO  
 719-598-3776



**RED LEG BREWING**  
 BREWERY EXPANSION  
**SITE DETAILS**  
 DEVELOPMENT PLAN SUBMITTAL

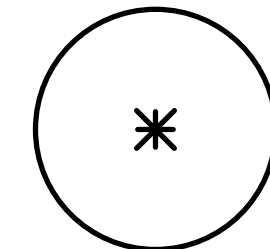
CPC UV 18-00126  
 Date: 11-16-18  
 Drawn By: JB/MT  
 Checked By: PM  
 Scale: NTS

Sheet  
**LS502**  
 10 of 15

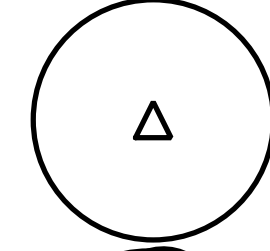
LANDSCAPE SCHEDULE

QUANTITY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD
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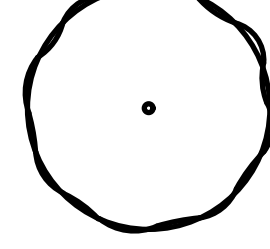
DECIDUOUS TREES



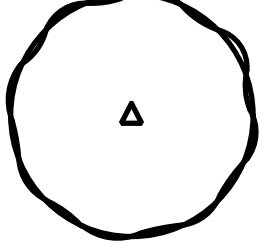
1	(Symbol)	ACER NEGUNDO 'SENSATION'	SENSATION BOXELDER	2" CAL./B&B	40-50'	30-40'
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1	(Symbol)	CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL./B&B	50-60'	30-40'
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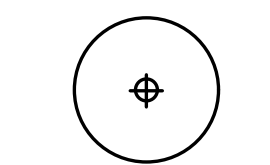


1	(Symbol)	GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS HONEYLOCUST	2" CAL./B&B	40-50'	35-45'
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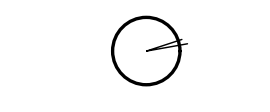


1	(Symbol)	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2" CAL./B&B	40-60'	25-30'
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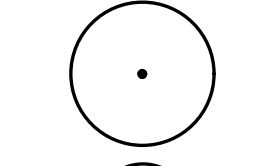
ORNAMENTAL TREES



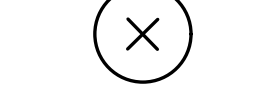
1	(Symbol)	ACER GRANDIDENTATUM 'ROCKY MOUNTAIN GLOW'	ROCKY MOUNTAIN BIGTOOTH GLOW MAPLE	1.5" CAL.	20-25'	12-15'
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1	(Symbol)	AMELANCHIER ALNIFOLIA 'SASKATOON'	SASKATOON SERVICEBERRY (MULTI-STEM)	1.5" CAL.	15-20'	6-8'
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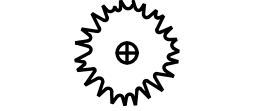


1	(Symbol)	MALUS 'ROBINSON'	ROBINSON CRABAPPLE	1.5" CAL.	15-25'	15-25'
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1	(Symbol)	PRUNUS CERASIFERA 'CIPRIOZAM'	CRIMSON POINT PLUM	1.5" CAL.	20-30'	8-10'
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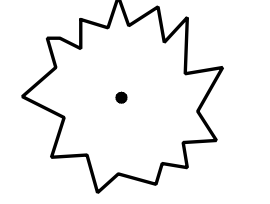
EVERGREEN TREES



1	(Symbol)	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR COLORADO SPRUCE	6' HT.	40'	10'
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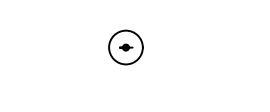


1	(Symbol)	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	6' HT.	15-20'	8-12'
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1	(Symbol)	PINUS FLEXILIS 'VADERWOLF'S PYRAMID'	VANDERWOLF'S LIMBER PINE	6' HT.	20-25'	10-15'
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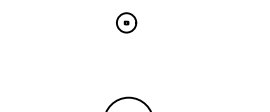
DECIDUOUS SHRUBS



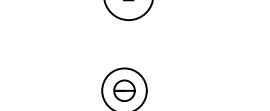
5	(Symbol)	AMORPHA NANA	DWARF LEADPLANT	5 GAL.	2-4'	2-4'
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5	(Symbol)	Buddleja x 'BLUE CHIP JR.' LO & BEHOLD	LO & BEHOLD BLUE CHIP JR. BUTTERFLY BUSH	5 GAL.	30"	24"
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5	(Symbol)	CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	5 GAL.	2'	2'
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5	(Symbol)	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	5 GAL.	4-5'	4-7'
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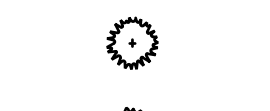
5	(Symbol)	HYPERICUM 'HIDCOTE'	HIDCOTE ST. JOHN'S WORT	5 GAL.	4'	4'
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5	(Symbol)	POTENTILLA FRUITICOSA 'GOLDSTAR'	GOLD STAR CINQUEFOIL	5 GAL.	30"	30"
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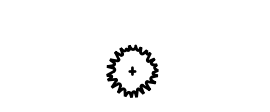


5	(Symbol)	PRUNUS BESSEYI	WESTERN SANDCHERRY	5 GAL.	5-6'	5-6'
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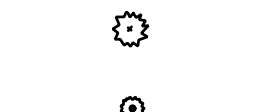


5	(Symbol)	RIBES AUREUM	GOLDEN CURRANT	5 GAL.	3-6'	3-6'
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EVERGREEN SHRUBS



5	(Symbol)	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE SPRUCE	5 GAL.	3-5'	3-6'
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5	(Symbol)	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL.	2.5-3'	2.5-3'
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5	(Symbol)	PINUS EDULUS	DWARF PINYON PINE	5 GAL.	24-30"	24-30"
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ORNAMENTAL GRASSES

1	(Symbol)	BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	1 GAL.	20-24"	20-24"
1	(Symbol)	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	1 GAL.	3-4'	3'
1	(Symbol)	MISCANTHUS 'PURPURASCENS'	FLAME MAIDEN GRASS	1 GAL.	4'	3'
1	(Symbol)	MUHLENBERGIA REVERCHONII 'UNDAUNTED'	UNDAUNTED MUHLY GRASS	1 GAL.	20"	24"
1	(Symbol)	PANICUM VIRGATUM	SWITCHGRASS	1 GAL.	3'	3'
1	(Symbol)	PENNISETUM ALOPECUROIDES 'HAMELN'	CHINESE FOUNTAIN GRASS	1 GAL.	2'	2'
1	(Symbol)	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL.	30"	24"
1	(Symbol)	SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED	1 GAL.	1.5-2'	18-24"

PERENNIALS

1	(Symbol)	ACHIELLA 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	12"	12"
1	(Symbol)	AGASTACHE CANA	TEXAS HUMMINGBIRD MINT	1 GAL.	24"	18"
1	(Symbol)	AGASTACHE CANA 'SONORAN SUNSET'	SONORAN SUNSET GIANT HYSSOP	1 GAL.	18"	18"
1	(Symbol)	AQUILEGIA COERULEA	COLORADO BLUE COLUMBINE	1 GAL.	24"	18"
1	(Symbol)	ARMERIA MARITIMA	SEA THRIFT	1 GAL.	12"	12"
1	(Symbol)	ARTEMISIA VERSICOLOR 'SEA FOAM'	SEA FOAM SAGE	1 GAL.	12"	24"
1	(Symbol)	CALLIRHOE INVOLUCRATA	PURPLE POPPYMALLOW	1 GAL.	9"	3'
1	(Symbol)	CENTRANTHUS RUBER 'ALBUS'	WHITE VALERIAN	1 GAL.	18"	24"
1	(Symbol)	COREOPSIS 'MERCURY RISING'	MERCURY RISING TICKSEED	1 GAL.	18"	3'
1	(Symbol)	DELPHINIUM GRANDIFLORUM 'BLUE BUTTERFLY'	BLUE BUTTERFLY SIBERIAN LARKSPUR	1 GAL.	18"	18"
1	(Symbol)	DIANTHUS DELTOIDES 'BRILLIANT'	BRILLIANT MAIDEN PINKS	1 GAL.	4"	18"
1	(Symbol)	DIGITALIS THAPSI 'SPANISH PEAKS'	SPANISH PEAKS FOXGLOVE	1 GAL.	15"	18"
1	(Symbol)	ECHINACEA 'BALSOMADOR'	SOMBERERO ADOBE ORANGE	1 GAL.	20"	24"
1	(Symbol)	GAILLARDIA 'ARIZONA SUN'	ARIZONA SUN BLANKET FLOWER	1 GAL.	10"	12"
1	(Symbol)	IRIS 'FIRST INTERSTATE'	FIRST INTERSTATE BEARDED IRIS	1 GAL.	30"	30"
1	(Symbol)	LINUM NARBONENSE	NARBONNE BLUE FLAX	1 GAL.	20"	20"
1	(Symbol)	PHLOX PANICULATA 'STARFIRE'	STARFIRE GARDEN PHLOX	1 GAL.	3'	3'
1	(Symbol)	RUDBECKIA FULGIDA	BLACK-EYED SUSAN	1 GAL.	3'	30"
1	(Symbol)	SALVIA NEMOROSA 'BLUE MARVEL'	BLUE MARVEL SALVIA	1 GAL.	12"	12"

LANDSCAPE LEGEND:

ORGANIC WOOD MULCH TYPE: SHREDDED CEDAR

IRRIGATED SOD (3 TYPE BLUEGRASS HYBRID BLEND W/ 20% TEXAS BLUEGRASS)

DETENTION BASIN SEED MIX (Drill rate: 14.54 lbs/ac, Broadcast rate: 29.08 lbs/ac)

COMMON NAME	SCIENTIFIC NAME	PLS/AC
PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.17
WHITE PRAIRIE CLOVER	DALEA CANDIDA	0.65
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
MEXICAN HAT	RATIBIDA COLUMNIFERA	0.2
FRINGED SAGE	ARTEMESIA FRIGIDA	0.47
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA	BOUTELOUA GRACILIS	0.25
INLAND SALTGRASS	DISTICHLIS STRICTA	0.35
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS SSP.	1.36
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	1.61
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	0.7

UPLAND SEED MIX (Drill rate: 13.58 lbs/ac, Broadcast: 27.16 lbs/ac)

COMMON NAME	SCIENTIFIC NAME	PLS/AC
PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.17
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
ROCKY MTN. PENSTEMON	PENSTEMON STRICTUS	0.35
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BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	1.01
SWITCHGRASS	PANICUM VIRGATUM	0.71
WESTERN WHEAT	PASCOPYRUM SMITHII	1.61
SAND DROPSEED	SPOOBOLUS CRYPTANDRUS	0.04

LANDSCAPE SETBACKS

STREET NAME/ BOUNDARY	STREET CLASSIFICATION	WIDTH (IN FT) REQ./PROV.	LINEAR FOOTAGE	TREE/FOOT REQUIRED	NO. TREES REQ./PROV.
GARDEN OF THE GODS RD.	PRINCIPAL ARTERIAL	25' / 25'	375 L.F.	1 / 20	19 / 19
ARROWSWEST DR.	NON-ARTERIAL	10' / 10'	593 L.F.	1 / 20	30 / 30

INTERNAL LANDSCAPING

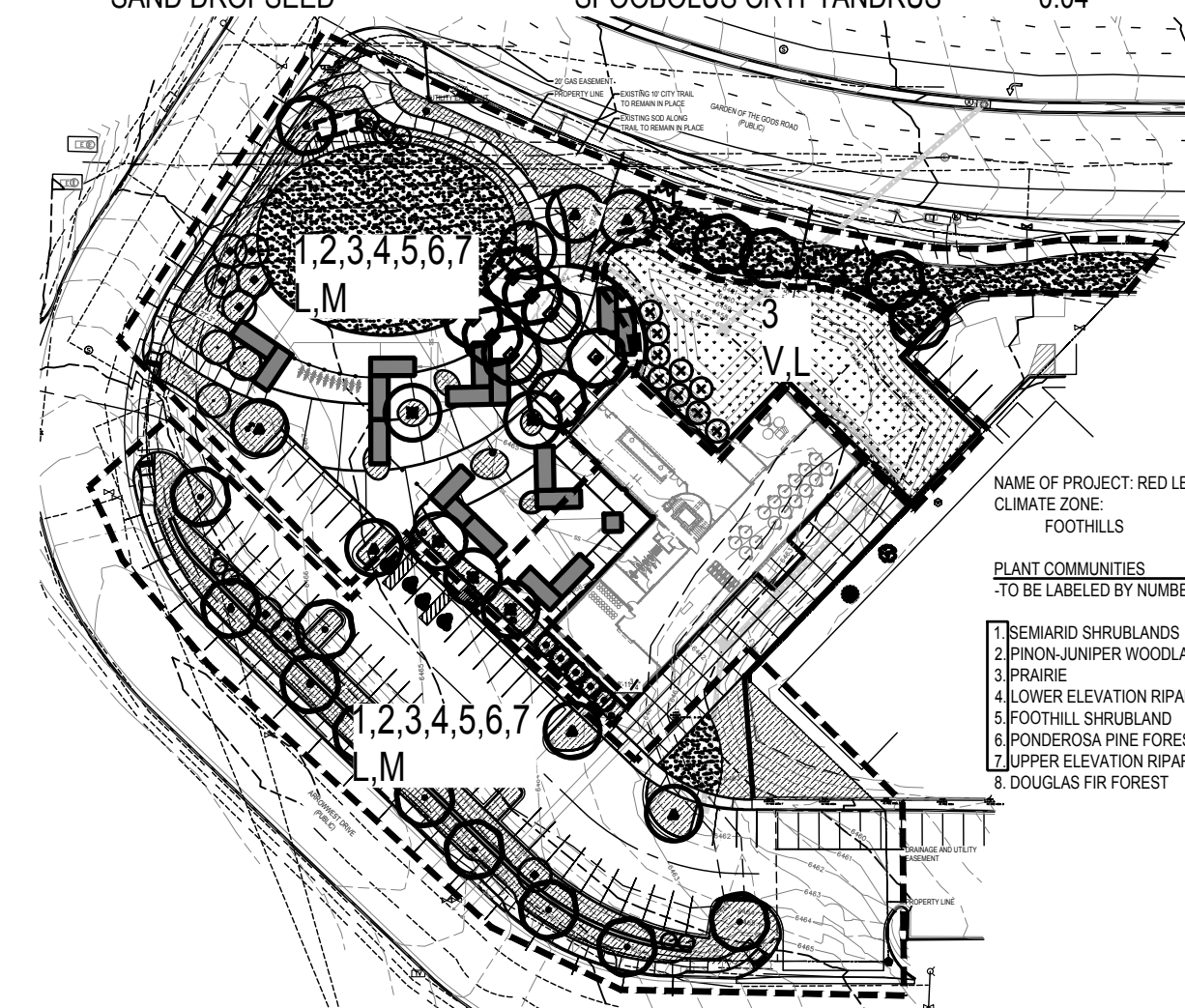
NET SITE AREA (SF)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF)	INTERNAL TREES (1/500 SF) REQ./PROV.
107,593.20 SF	5%	5,380 / 39,025	11 / 60

MOTOR VEHICLE LOTS

NO. OF VEHICLES SPACES PROVIDED	SHADE TREES REQ./PROV.	VEHICLE LOT FRONTAGES	LENGTH OF FRONTAGE (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT.)
58	7 / 7	ARROWSWEST DR.	389'	259'

GENERAL LANDSCAPE NOTES:

- ALL LANDSCAPING AND PLANTS TO BE LOCATED NOT TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- PLANT QUANTITIES SHOWN FOR INFORMATION PURPOSES ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
- SOIL AMENDMENT:  
SOD AREAS - 4 C.Y. PER 1,000 S.F. OF COMPOST TILLED INTO 4" OF EXISTING SOIL. APPLY DIAMONIUM PHOSPHATE (18-46-0) AT ONE HUNDRED (100) POUNDS NITROGEN PER ACRE.  
SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.  
ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:  
A. ORGANIC MATTER: 25% MINIMUM.  
B. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM  
C. PH: 7.5 MAXIMUM.  
D. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1
- SOD TO BE REPLACED OVER ALL TRENCHED IRRIGATION LINES.
- INSTALL 4" OF ORGANIC WOOD MULCH IN EXISTING PLANTING BEDS AND TREE PLANTING PITS THAT HAVE BEEN DISTURBED OR ENLARGED. MULCH TO MATCH EXISTING.
- ALL DAMAGED OR DEAD PLANT MATERIAL TO BE REPLACED. CONTRACTOR TO PROVIDE WATER THROUGHOUT CONSTRUCTION PERIOD.
- LANDSCAPE MAINTENANCE WILL BE PERFORMED BY RED LEG BREWING.
- DETENTION POND SLOPE STABILIZATION SHALL BE ACHIEVED AND SLOPE AREA SHALL BE COVERED WITHIN (30) DAYS OF COMPLETION OF GRADING WITH NATIVE SEED. IRRIGATION SHALL BE PROVIDED DURING THE VEGETATION ESTABLISHMENT PERIOD.
- A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.



NAME OF PROJECT: RED LEG BREWING COMPANY  
CLIMATE ZONE: FOOTHILLS AND PLAINS  
PLANT COMMUNITIES: 1. SEMIARID SHRUBLANDS, 2. PINON-JUNIPER WOODLANDS, 3. PRAIRIE, 4. LOWER ELEVATION RIPARIAN, 5. FOOTHILL SHRUBLAND, 6. PONDEROSA PINE FOREST, 7. UPPER ELEVATION RIPARIAN, 8. DOUGLAS FIR FOREST  
HYDROZONES: TO BE LABELED BY LETTERS ON DIAGRAM  
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)

DATE	COMMENT	REV.

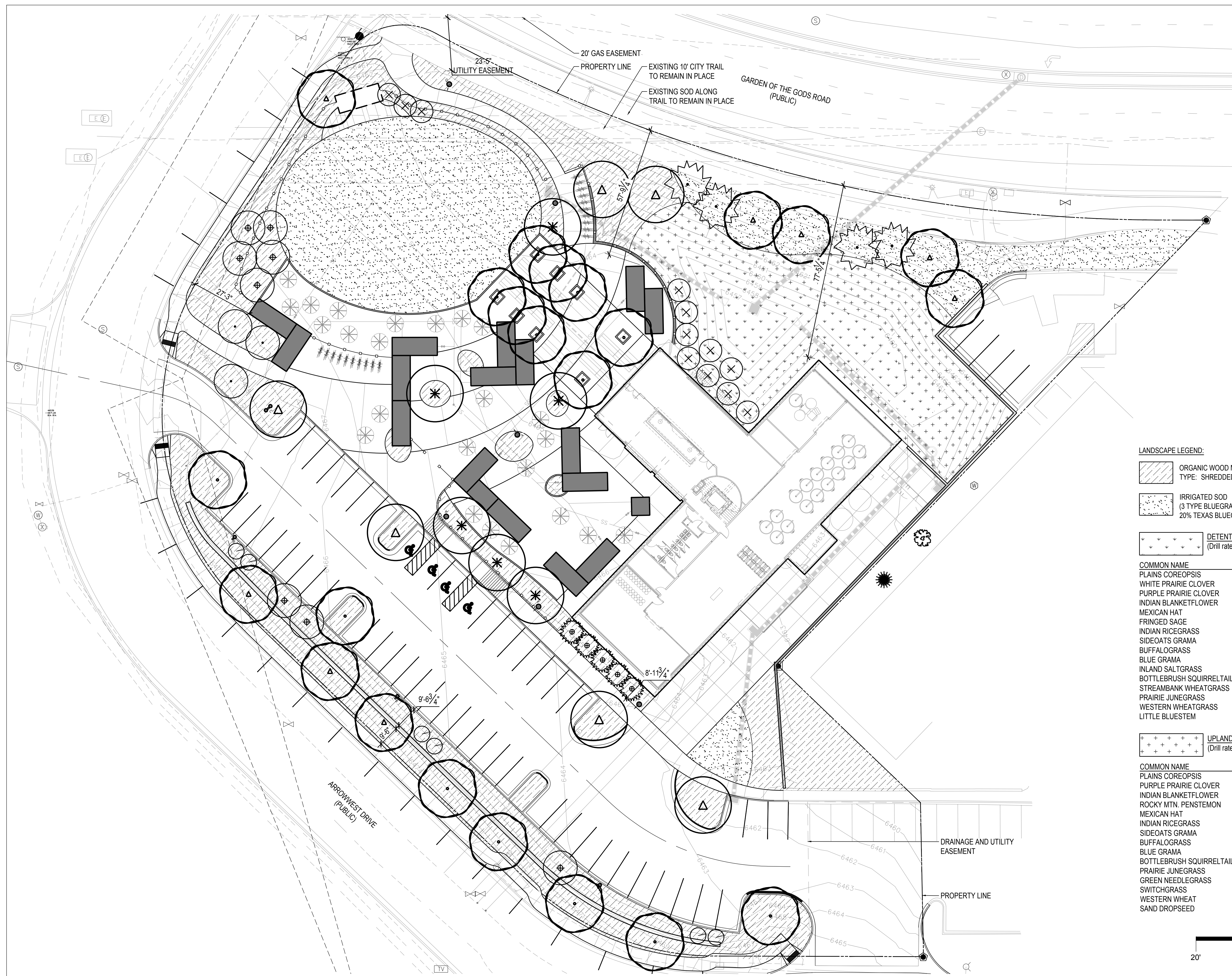


RED LEG BREWING  
BREWERY EXPANSION  
LANDSCAPE SCHEDULE AND NOTES  
PRELIMINARY LANDSCAPE PLAN  
DEVELOPMENT PLAN SUBMITTAL

CPC UV 18-00126

Date: 11-16-18  
Drawn By: JB/MT  
Checked By: PM  
Scale: NTS

Sheet  
**LP100**  
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**LANDSCAPE LEGEND:**

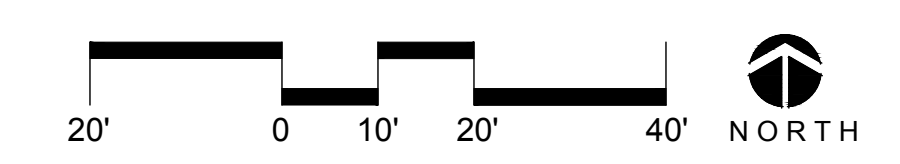
- ORGANIC WOOD MULCH  
TYPE: SHREDDED CEDAR
- IRRIGATED SOD  
(3 TYPE BLUEGRASS HYBRID BLEND W/  
20% TEXAS BLUEGRASS)

- DETENTION BASIN SEED MIX  
(Drill rate: 14.54 lbs/ac, Broadcast rate: 29.08 lbs/ac)

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- UPLAND SEED MIX  
(Drill rate: 13.58 lbs/ac, Broadcast: 27.16 lbs/ac)

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SAND DROPSEED	SPOOBOLUS CRYPTANDRUS	0.04



REV.	COMMENT	DATE



Red Leg Brewing Co.  
Colorado Springs, CO  
719-598-3776

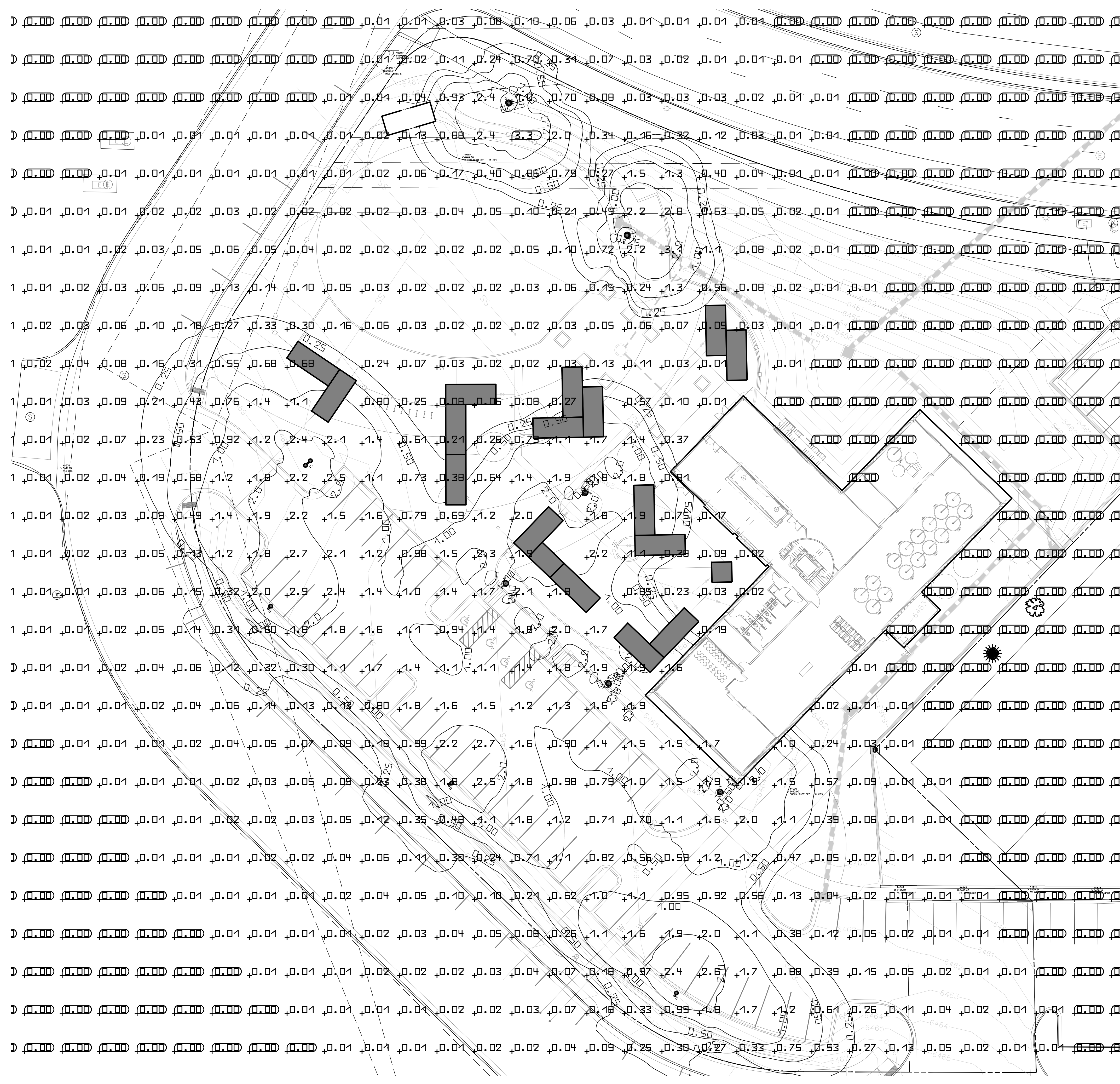


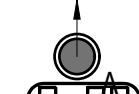


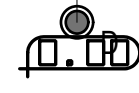
**RED LEG BREWING  
BREWERY EXPANSION  
LANDSCAPE PLAN  
PRELIMINARY LANDSCAPE PLAN  
DEVELOPMENT PLAN SUBMITTAL**

CPC UV 18-00126  
Date: 11-16-18  
Drawn By: JB/MT  
Checked By: PM  
Scale: 1"=20'-0"

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**LP101**  
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FIGURE 2



- LIGHTING SCHEDULE:**
-  PED. LIGHT TYPE A  
- 13.5' MOUNT HT.  
MRP-LED-42C-700-30K-SR5-MVOLT
  -  PARKING LOT LIGHT TYPE B  
- 20' MOUNT HT.  
DSX0-LED-P4-30K-T2M-MVOLT
  -  PARKING LOT LIGHT TYPE C  
- 20' MOUNT HT. DOUBLE FIXTURE  
DSX0-LED-P2-30K-T2M-MVOLT
  -  PED. LIGHT TYPE D  
- 13.5' MOUNT HT.  
MRP-LED-42C-530-SR3-MVOLT



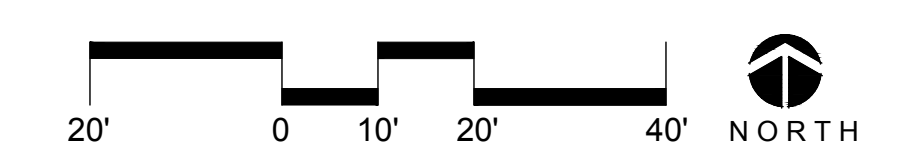
MANUFACTURER: LITHONIA LIGHTING  
 MODEL: REFER TO LIGHTING SCHEDULE LL101  
 LIGHTING TYPE: REFER TO LIGHTING SCHEDULE LL101  
 COLOR: BLACK  
 POLE: DIRECT BURY POLE - 13.5' MOUNTING HT.

SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS  
**A PEDESTRIAN LIGHT FIXTURE**  
 SCALE: NTS



MANUFACTURER: LITHONIA LIGHTING  
 MODEL: REFER TO LIGHTING SCHEDULE LL101  
 LIGHTING TYPE: REFER TO LIGHTING SCHEDULE LL101  
 COLOR: BLACK  
 POLE: 17' POLE W/ 3' ABOVE GRADE CONC. FOOTING BASE.

SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS  
**B PARKING LOT LIGHT FIXTURE**  
 SCALE: NTS



REV.	COMMENT	DATE



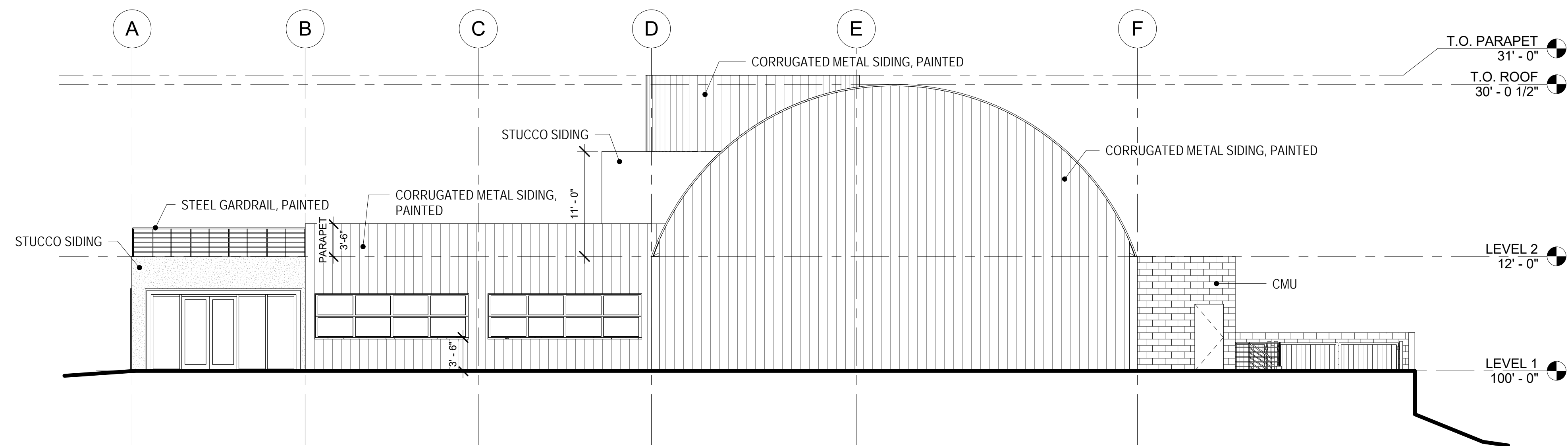
**RED LEG BREWING**  
 BREWERY EXPANSION  
**OVERALL LIGHTING PLAN**  
 DEVELOPMENT PLAN SUBMITTAL

CPC UV 18-00126  
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 Drawn By: JB/MT  
 Checked By: PM  
 Scale: 1"=20'-0"

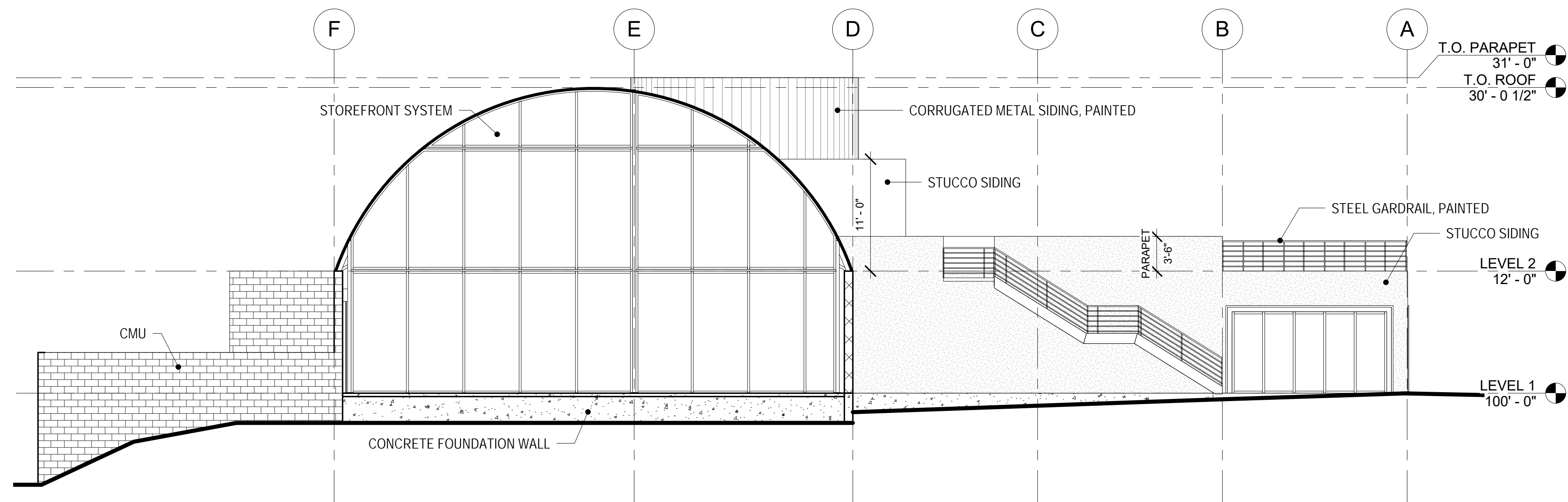
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**LL101**  
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FIGURE 2





② SOUTH ELEVATION  
1/8" = 1'-0"



① NORTH ELEVATION  
1/8" = 1'-0"

REV.	COMMENT	DATE



Red Leg Brewing Co.  
Colorado Springs, CO  
719-598-3776



1336 27th STREET  
DENVER, CO, 80205  
720 425 7255

RED LEG BREWING  
BREWERY EXPANSION  
EXTERIOR ELEVATIONS  
DEVELOPMENT PLAN SUBMITAL

CPC UV 18-00126  
Date: 11-16-18  
Drawn By: PR  
Checked By: BA  
Scale: 1/8"=1'-0"

Sheet  
**A102**  
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