

Front Range Barbeque - Business Expansion

2330 and 2326 West Colorado Avenue

Colorado Springs, Colorado 80904-3327

2330 West Colorado Avenue: Lot 30, E 29.5 FT OF LOT 31 BLK 161 OLD COLORADO CITY COLORADO SPRINGS

2326 West Colorado Avenue: Lot 29, BLK 161 OLD COLORADO CITY COLORADO SPRINGS

FRONT RANGE BARBECUE - Business Expansion

LEGAL DESCRIPTION:

Lots 29, 30 & the east 29.5' of Lot 31, Blk. 161, Colorado City, Located in the west one-half (W¹/₂) of Sec. 11, T. 14 S., R. 67 W. of the 6th P.M. City of Colorado Springs, El Paso County, Colorado

This tract of land as replatted herein shall be known as "Front Range BBQ Subdivision" in the City of Colorado Springs, El Paso County, Colorado

Containing 10,740 square feet or 0.2465 acres, more or less.

Front Range Barbecue in Old Colorado City is a restaurant specializing in Southern-style barbecue with a full bar and featuring live music on an outdoor stage. The project proposes the demolition of the existing office structure at 2326 W. Colorado Avenue and the removal of the existing tent structure at 2330 W. Colorado Avenue. The two properties will be combined into one lot. New additions will be built on 2330 on the east, and southwest portions of the existing structure for expanded restaurant and music performance space in accordance with the Review Criteria and Guidelines of the City of Colorado Springs Code of Ordinances (March 28, 2023).

The 3,600 square foot acquisition site contains an existing 1,402 square foot office building dating from 1898. Current zoning is MX-M. This is an intermediate business zone district, and matches the zoning of the existing Front Range Barbecue at 2330 W. Colorado Avenue.

PARKING TABLE:

USE	PARKING RATIO	GROSS FLOOR AREA	INDOOR DINING AREA	OUTDOOR DINING AREA	PARKING REQUIRED*	PARKING PROVIDED
RESTAURANT	1 / 300 sf	7,895 sf	2,300 sf	420 sf	27	4

*PARKING REQUIREMENT: INDOOR SEATING AREA: 1 SPACE PER 300 sf OF GROSS FLOOR AREA. 7,895 sf / 300 sf = TWENTY-SEVEN (27) SPACES REQUIRED.

OUTDOOR DINING AREA IS 420 sf. [RATIO OF OUTDOOR SEATING AREA TO INDOOR SEATING AREA = 420 sf / 2,300 sf = .182 = 18.2%.]**

OUTDOOR DINING AREA IS 420 sf. [RATIO OF OUTDOOR SEATING AREA TO GROSS FLOOR AREA = 420 sf / 7,895 sf = .053 = 5.3%.]**

**THE OUTDOOR DINING AREA IS UNDER THE 20% THRESHOLD WHICH WOULD REQUIRE ADDITIONAL PARKING REQUIREMENTS.

ACCESSIBLE PARKING REQUIRED (INCLUDED IN TOTAL COUNT) : 1 ACCESSIBLE SPACE (1 VAN ACCESSIBLE)

ACCESSIBLE PARKING PROVIDED: 1 ACCESSIBLE SPACE, AND 0 VAN ACCESSIBLE SPACE.

NOTE: THERE IS AN EXISTING ELEVEN UNIT BICYCLE RACK PROVIDED NEAR THE RESTAURANT ENTRANCE.

VARIANCES SOUGHT:

Two variances are being sought for this project. The first is relief for the on-site parking requirement. Front Range Barbeque is an established restaurant in Old Colorado City. A variance is sought due to the density and initial built environment in this historic neighborhood, and the nature of the existing building setbacks in the Old Colorado City historic district. Off-site parking is located nearby, including street parking, and parking provided by neighbors as outlined in the variance request. Additionally, there is nearby public parking at West Cucharras and South 25th Street providing forty-six (46) standard space, three (3) handicap spaces and four (4) motorcycle spaces.

The second variance sought is for the front setback distance along West Colorado Avenue. MX-M requires a front setback of 20'. As measured, a stairway leading to the restaurant is eight (8) feet from the sidewalk. In this area, with the existing character and density, facades which align, or nearly align will present more architectural unity. As this area moves into the more pronounced, historical nature of Old Colorado City, there is a sense of enclosure provided by the narrower setback which makes walking along the sidewalk more comfortable. It is not a high speed corridor, with posted speed of 25 m.p.h.

GENERAL NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY
 - Flood Insurance Rate Map Number 08041C0726 G, effective date December 7, 2018 indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- Proposed paving will tie into existing paving at West Colorado Boulevard.
- Light Standards: Per City Code Section 7.4.102.D., all lighting fixtures shall be full cut-off or have shielding to reduce off-site lighting impacts onto adjacent properties and roadways. All exterior lighting shall be arranged to mitigate light directed away from adjacent properties and any public right-of-way. An amendment to this plan may be required if the lighting type is changed.
- Refer to civil drawings for detailed information on any grading, drainage, water quality ponds, and retaining walls.
- Refer to landscape drawings for detailed information on planting, groundcovers, irrigation system, fencing and privacy walls.
- The Owner of Record is responsible for maintenance of the common areas, landscaping, fencing, and drives.
- 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 application 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.
- The Mineral Estate Owner Notification Affidavit was submitted as required by the City of Colorado Springs. The applicant (or property owner) attests there are no separate mineral estate owner(s) identified and no further action as required or taken.
- Landscape improvements and maintenance shall be the responsibility of owner, and/or their assigns.
- All street trees and streetscape improvements located in the ROW will be maintained by the abutting property owner.
- Signage is not approved per this plan. A separate sign permit is required. Contact the Development Review Enterprise at 719-385-5982 to begin a sign permit application.
- No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit, cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including but not limited to drainage, street and erosion control have been placed on file with the City of Colorado Springs.
- All improvements depicted within this plan are required by City Code and/or are a condition of approval to ensure compliance with the City's review criteria. Any private improvements provided as extra, will be labeled as "EX" and will not be included in the calculated amount required for a financial assurance.
- Materials stored outdoors shall be enclosed with an opaque screen and in no case shall materials be stored in such a way that they exceed the height of the rear-yard fence.
- An application form for Geologic Hazard Waiver has been provided with this submittal.
- All curb, gutter, driveways, pedestrian ramps and sidewalk posing a safety hazard, damaged, exhibiting excessive deterioration or does not meet current City Engineering standards along the public right-of-way (ROW) adjacent to the site will need to be removed and replaced prior to the issuance of the Certificate of Occupancy (CO). An on-site meeting can be set up with the Engineering Development Review Division (EDRD) inspector to determine what, if any improvements are required. The EDRD inspector can be reached at 719-385-5977.

SITE DATA:

LOCATION: 2330 and 2326 W. Colorado Ave., Colorado Springs, CO 80904-3327

TAX SCHEDULE NUMBER: 7411301011 and 7411301018

EXISTING USE: Restaurant

PROPOSED USE: Restaurant

GROSS PARCEL ACREAGE: 0.2465 AC (10,740 SF)

THE EXISTING BUILDING AREA (INCLUDING PORCH AND PATIO) = 2,771 SF

THE TOTAL PROPOSED BUILDING INCLUDING EVENT SPACE, MEZZANINE AND OFFICES = 8,185 SF

THE TOTAL INDOOR DINING AREA = 2,300 SF

THE TOTAL OUTDOOR DINING AREA = 420 SF (420 SF / 2300 SF = 18.2% < 20% OF INDOOR DINING AREA)

TAX STATUS: Taxable

ZONING (TO REMAIN): MX-M (Mixed-use - Medium Scale)
PLAT NO.: 551
AREA: TSN 7411301011 = 3,600 s.f.
AREA: TSN 7411301018 = 7,140 s.f.

PROPOSED DENSITY: N.A.

MINIMUM LOT AREA: N.A.

AVERAGE LOT SIZE: N.A.

LOT COVERAGE (Buildings): 7,496.2 sq. ft. (70%)

LOT COVERAGE (Impervious): 10,740 sq. ft. (100%)

SCHEDULE OF DEVELOPMENT: February 2024

MAXIMUM ALLOWABLE BUILDING HEIGHT: 50'

SETBACKS (MIN.) FOR MX-M: Front and Side Street: Minimum: 20 ft. Maximum: Subject to Land Use Plan or Dev. Plan
Side - Interior: 20 ft.
Corner Lot - Side Street: 30 ft.
Rear - 15 ft.

PROPOSED SETBACKS: Front: 8 ft. (existing)
Side: 0 ft. (existing)
Rear: 15 ft. (existing)

LOT STANDARDS FOR MX-M: Lot Area (Min.) - N.A.
Lot Width (Min.) - N.A.

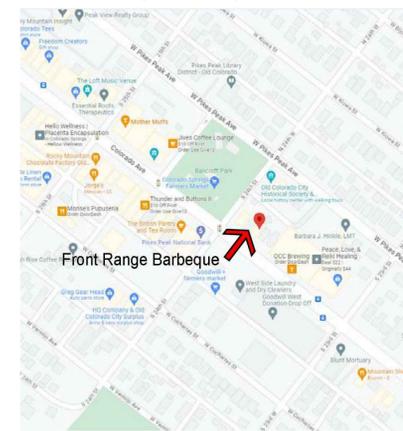
ADMINISTRATIVE ADJUSTMENTS SOUGHT:

One administrative adjustment is sought regarding the side setback requirement on the west side of the property. The MX-M zoning requires a side setback of twenty (20) feet. The site has a contextual component with respect to the neighboring buildings, regarding its vicinity in Old Colorado City. The average setbacks of the structures in the area are minimal due to the historic development of the block and density within Old Colorado City.

ALTERNATIVE LANDSCAPE ADJUSTMENT SOUGHT:

Alternative landscape adjustment is sought for Code Section 7.4.905, requirement of 20' landscape setback for a minor arterial street. Concurrently, allowance of street planting in the parkway is sought pursuant to and in conformance with 7.4.905c.

VICINITY MAP (not to scale)

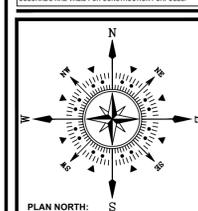


SHEET INDEX:

COVER SHEET:	SHEET 01
SITE PLAN:	SHEET 02
PRELIMINARY GRADING PLAN:	SHEET 03
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN:	SHEET 04
FINAL LANDSCAPE PLAN:	SHEET 05
FINAL IRRIGATION PLAN:	SHEET 06
LANDSCAPE DETAILS:	SHEET 07
PHOTOMETRIC PLAN:	SHEET 08
FLOOR PLAN:	SHEET A-1
FRONT AND REAR ELEVATIONS:	SHEET A-2
LEFT AND RIGHT ELEVATIONS:	SHEET A-3



THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN APPROVAL OF WILLIAM GUMAN & ASSOCIATES, LTD. IS STRICTLY PROHIBITED. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN APPROVAL OF WILLIAM GUMAN & ASSOCIATES, LTD. IS STRICTLY PROHIBITED. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN APPROVAL OF WILLIAM GUMAN & ASSOCIATES, LTD. IS STRICTLY PROHIBITED.



FRONT RANGE BARBEQUE
2330 W. COLORADO AVE.
COLORADO SPRINGS, CO 80904

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

DATE: 09/15/2023
DESIGNED: WFG
CHECKED: GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:
R1	03/13/2024	WFG	RESPOND TO INITIAL REVIEW COMMENTS
R2	07/26/2024	WFG	RESPOND TO SHEET REVIEW COMMENTS
R3	09/12/2024	GEM	RESPOND TO SHEET REVIEW COMMENTS

NOTES:

PLAN SCALE: 1" = 20' (OR AS NOTED ON PLAN)

SHEET TITLE:
COVER SHEET

SHEET NO.
1
1 of 11 SHEETS

FILE NO.
DEPN-23-0205

APPLICANT DATA:

OWNER/DEVELOPER: FRBBO Properties, LLC
2330 W Colorado Avenue
Colorado Springs, CO 80904-3327
719.232.0717 | brian@frbbo.com

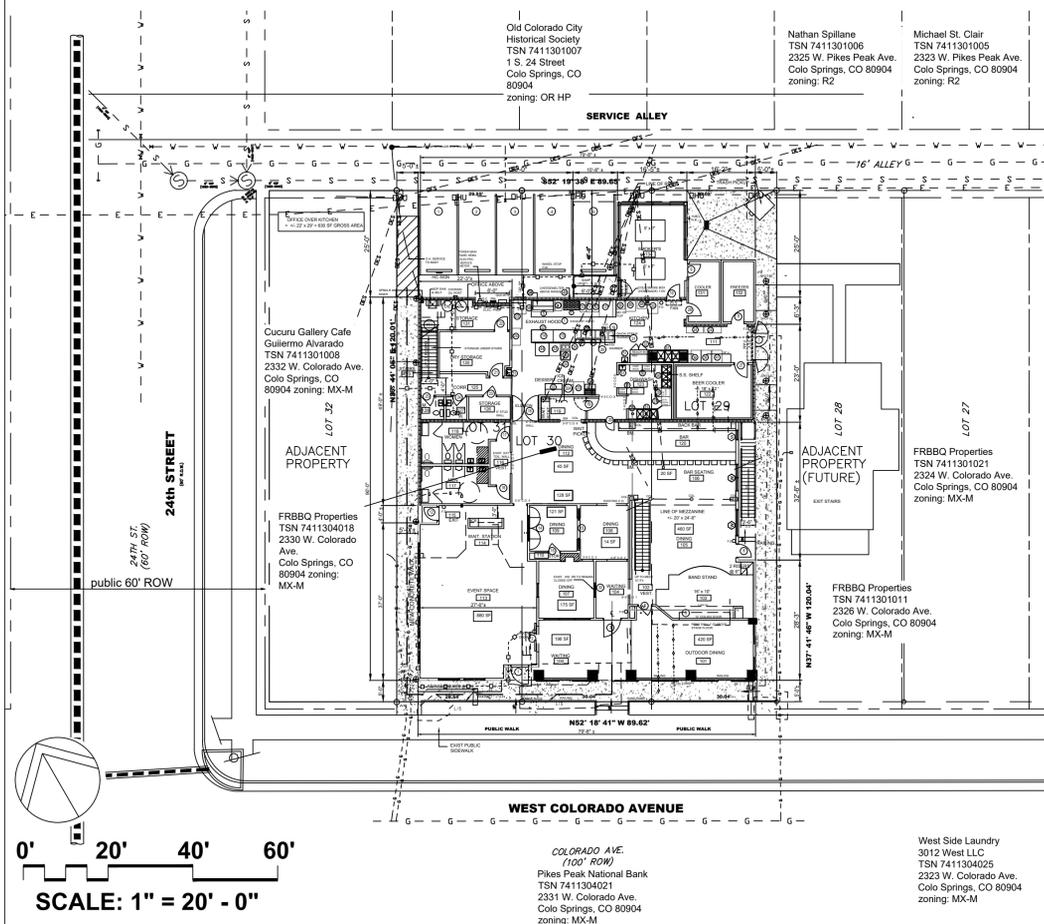
GEOLOGIST: Rocky Mountain Group
2910 Austin Bluffs Parkway
Suite 100
Colorado Springs, CO 80918
719.203.3322 | kzjgier@rmg-engineers.com

APPLICANT/PLANNER: William Guman & Associates, Ltd.
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
719.633.9700 | bill@guman.net

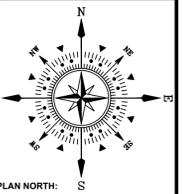
ENGINEER: Catamount Engineering
321 W. Henrietta Avenue
Woodland Park, CO 80866
719.426-2124

ARCHITECT: Fortinberry Associates Architects, PC
300 Vestavia Parkway #3900
Vestavia Hills, AL 35216
205.979-2320

DATE OF PREPARATION: AUGUST 11, 2023



THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED. THIS DRAWING IS DIAGNOSTIC IN NATURE AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. ANY OCCUPANCY WHERE APPLICABLE.



FRONT RANGE BARBEQUE
2330 W. COLORADO AVE.
COLORADO SPRINGS, CO 80904
 DEVELOPMENT PLAN

PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION:

DATE: 09/15/2023
 DESIGNED: WFG
 CHECKED: GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:
R1	02/13/2024	WFG	1) RESPOND TO INITIAL REVIEW COMMENTS
R2	07/26/2024	WFG	RESPOND TO REVIEW COMMENTS
R3	09/12/2024	GEM	RESPOND TO SHEET REVIEW COMMENTS

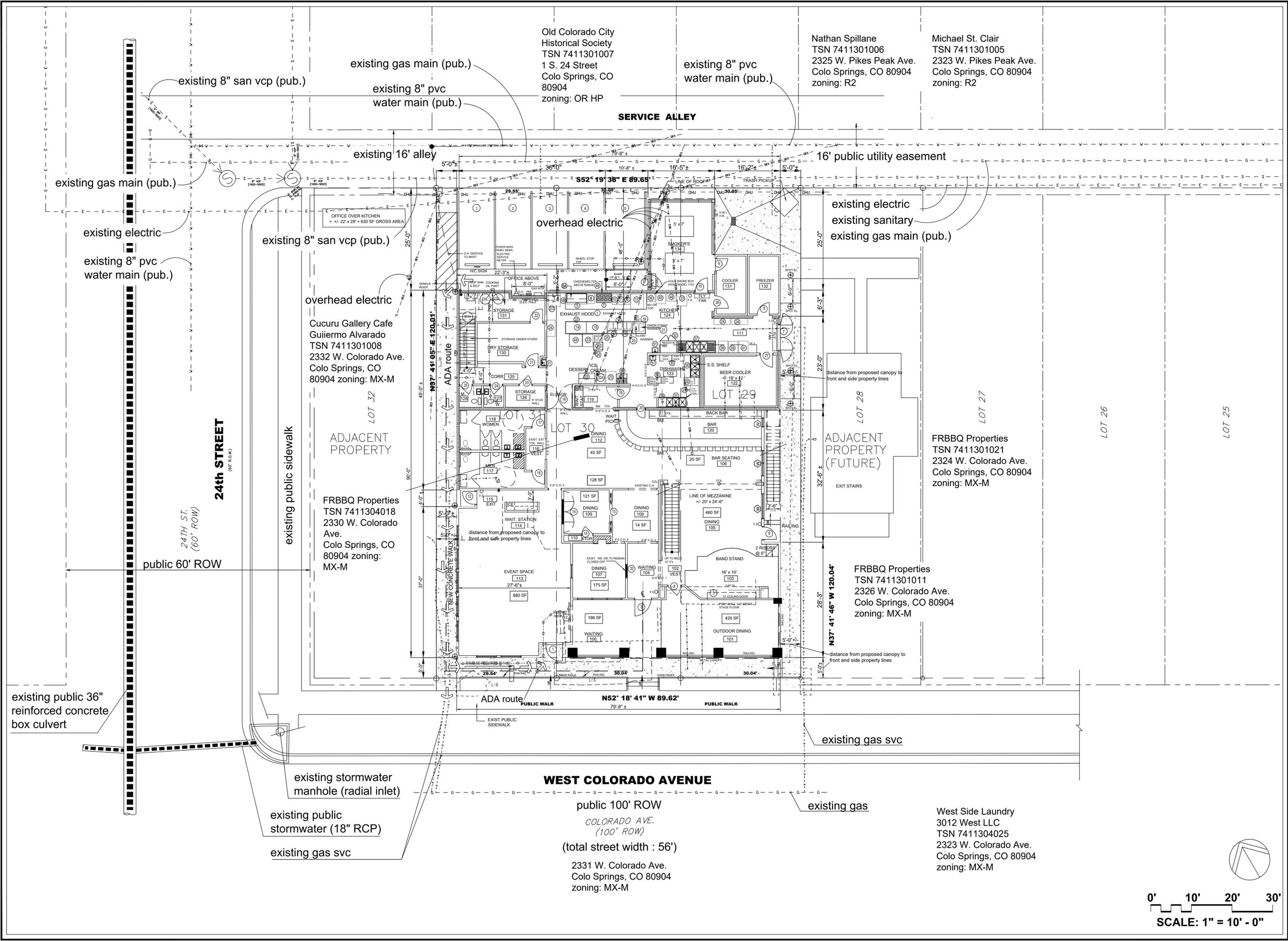
NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:
SITE PLAN

SHEET NO.
2
 2 OF 11 SHEETS

FILE NO.
 DEPN-23-0205



Old Colorado City
 Historical Society
 TSN 7411301007
 1 S. 24 Street
 Colo Springs, CO
 80904
 zoning: OR HP

Nathan Spillane
 TSN 7411301006
 2325 W. Pikes Peak Ave.
 Colo Springs, CO 80904
 zoning: R2

Michael St. Clair
 TSN 7411301005
 2323 W. Pikes Peak Ave.
 Colo Springs, CO 80904
 zoning: R2

Cucuru Gallery Cafe
 Guierno Alvarado
 TSN 7411301008
 2332 W. Colorado Ave.
 Colo Springs, CO
 80904 zoning: MX-M

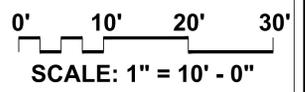
FRBBQ Properties
 TSN 7411304018
 2330 W. Colorado
 Ave.
 Colo Springs, CO
 80904 zoning:
 MX-M

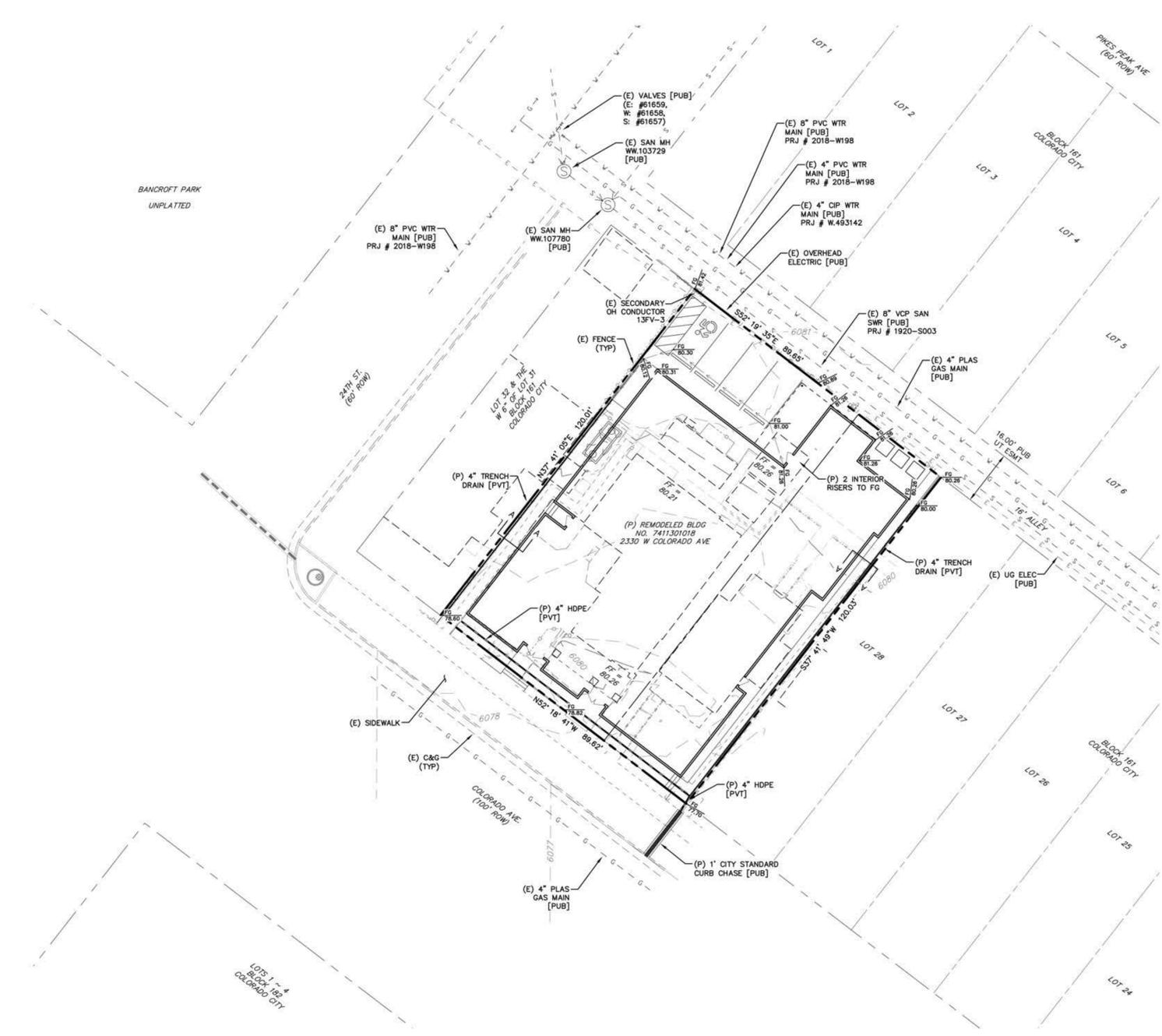
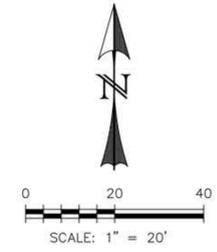
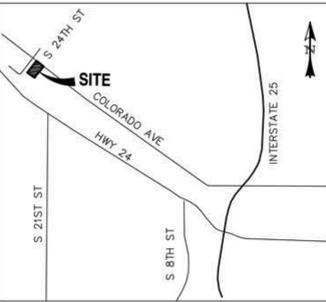
FRBBQ Properties
 TSN 7411301021
 2324 W. Colorado Ave.
 Colo Springs, CO 80904
 zoning: MX-M

FRBBQ Properties
 TSN 7411301011
 2326 W. Colorado Ave.
 Colo Springs, CO 80904
 zoning: MX-M

West Side Laundry
 3012 West LLC
 TSN 7411304025
 2323 W. Colorado Ave.
 Colo Springs, CO 80904
 zoning: MX-M

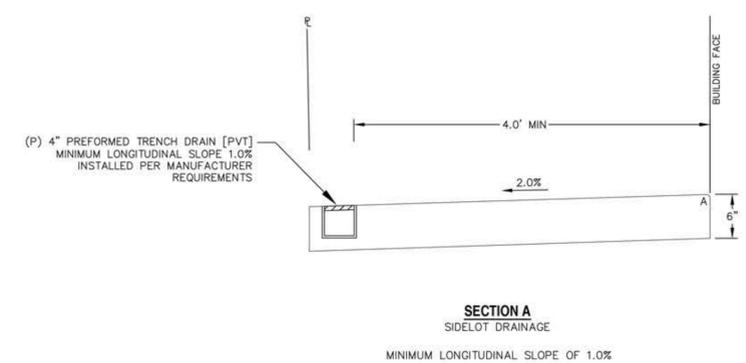
2331 W. Colorado Ave.
 Colo Springs, CO 80904
 zoning: MX-M





LEGEND

EXISTING	(E)	UG ELECTRIC	---
PROPOSED	(P)	UG TELEPHONE	---
FUTURE	(F)	UG FIBER OPTIC	---
CURB AND GUTTER	C&G	(E) GAS MAIN	---
EASEMENT	ESMT	(P) SANITARY MAIN, MH	---
FIRE HYDRANT	FH	(E) STORM SEWER, INLET, MH	---
MANHOLE	MH	(P) STORM SEWER, INLET, MH	---
PROTECT-IN-PLACE	[PIP]	(P) WATER MAIN, BOV, VALVE, FH	---
SANITARY	SAN	(E) SIGN	---
SEWER	SWR	(E) TELEPHONE BOX	---
STORM	STM	(E) STORM MANHOLE	---
WATER	WTR	(E) ELECTRIC MANHOLE	---
BOUNDARY	---	(E) UTILITY POLE	---
RIGHT-OF-WAY	---	(E) UTILITY POLE GUY WIRE ANCHOR	---
LOT LINE	---	(E) CONIFEROUS TREE	---
EASEMENT	---	(E) DECIDUOUS TREE	---
SETBACK-BUILDING	---		
SETBACK-LANDSCAPE	---		
(E) SANITARY MAIN, MH	---		
(E) WATER MAIN, BOV, VALVE, FH	---		



CITY FILE NO: DEPN 23-0205

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	04/15/24

811 Know what's below.
Call 72 hours before you dig.
For more details visit:
www.call811.com

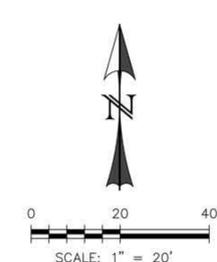
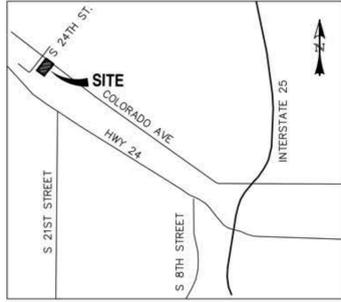
PROPOSED PRIVATE STORM CONNECTION NOTE:
ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEPARTMENT REVIEW INSPECTOR.

PREPARED FOR:
FRBQQ PROPERTIES LLC
2330 W COLORADO AVE
COLORADO SPRINGS, CO 80904-3327
(719) 632-2596

CATAMOUNT ENGINEERING
211 W. HENRIETTA AVE WOODLAND PARK, CO 80866
PO BOX 221 (719)426-2124

FRONT RANGE BBQ
PRELIMINARY GRADING PLAN

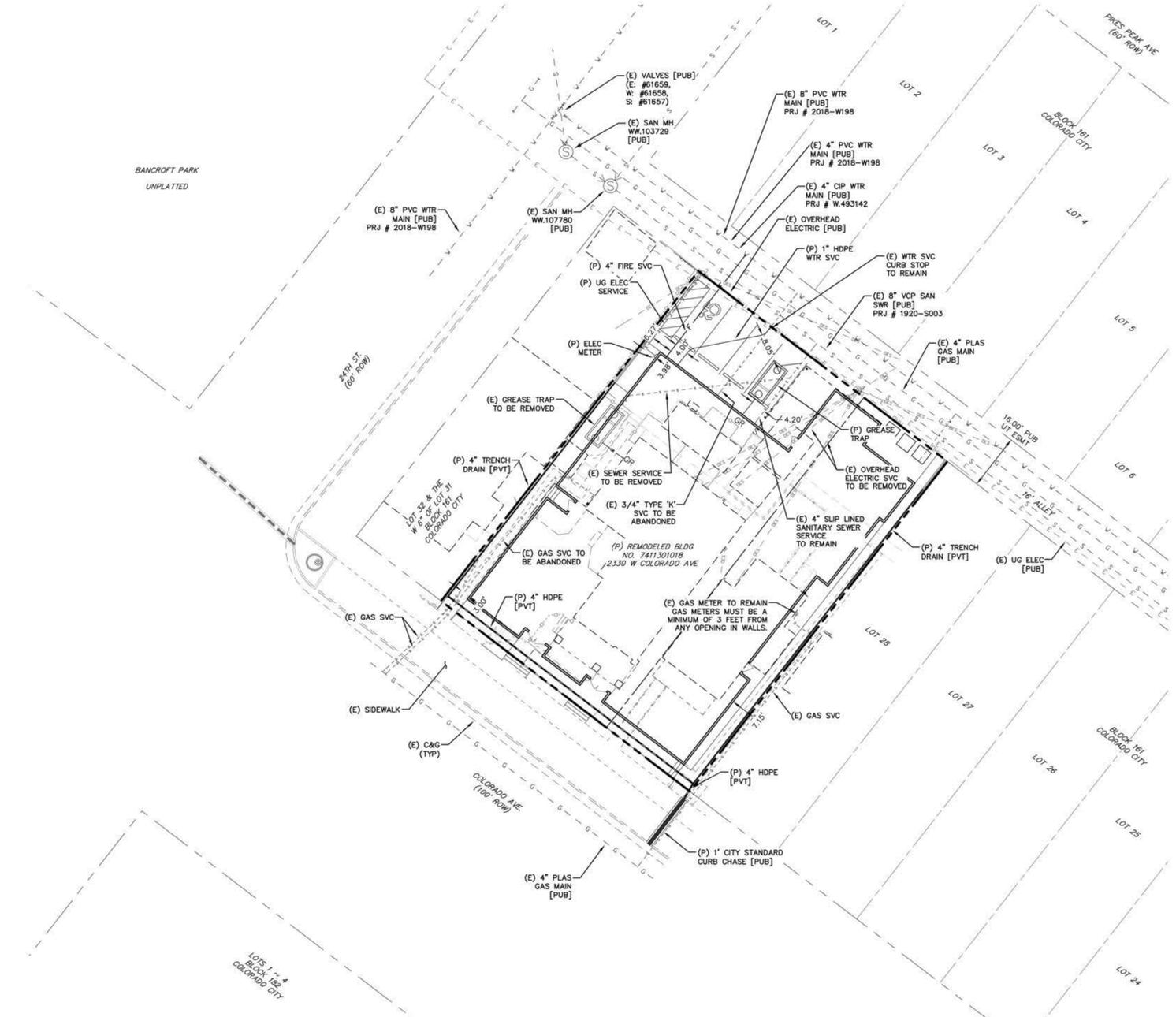
DESIGNED BY: DLM	DRAWN BY: SLP
SCALE: 1" = 20'	DATE: 12/21/23
JOB NUMBER: 22-343	SHEET: 3 OF 11



VICINITY MAP
SCALE: N.T.S.

LEGEND

EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
CURB AND GUTTER	C&G
EASEMENT	ESMT
FIRE HYDRANT	FH
MANHOLE	MH
PROTECT-IN-PLACE	[PIP]
SANITARY	SAN
SEWER	SWR
STORM	STM
WATER	WTR
BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
EASEMENT	---
SETBACK-BUILDING	---
SETBACK-LANDSCAPE	---
(E) SANITARY MAIN, MH	---
(E) WATER MAIN, BOV, VALVE, FH	---
(E) UG ELECTRIC	---
(E) UG TELEPHONE	---
(E) UG FIBER OPTIC	---
(E) GAS MAIN	---
(P) SANITARY MAIN, MH	---
(E) STORM SEWER, INLET, MH	---
(P) STORM SEWER, INLET, MH	---
(P) WATER MAIN, BOV, VALVE, FH	---
(E) SIGN	---
(E) TELEPHONE BOX	---
(E) STORM MANHOLE	---
(E) ELECTRIC MANHOLE	---
(E) UTILITY POLE	---
(E) UTILITY POLE GUY WIRE ANCHOR	---
(E) CONIFEROUS TREE	---
(E) DECIDUOUS TREE	---
(E) SANITARY SEWER MANHOLE	---



PRELIMINARY UTILITY PLAN GENERAL NOTES:

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

- 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.
- 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 Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- 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.
- 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.
- 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 THE EXISTING UTILITY FACILITIES.
- 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.
- 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).
- 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.
- 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 668-4985 OR SOUTH 668-2564).
- 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 BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- 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 PROVISION 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.

EASEMENT NOTES:

- THE PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF PLAN OF COLORADO CITY RECORDED FEBRUARY 17 1873 IN BOOK A AT PAGE 5.
- APPARENT EASEMENTS ARE SHOWN BY EXISTING UTILITY CROSSINGS OF PROPERTY. NO EASEMENTS HAVE BEEN RECORDED ON THE LOT.

NOTES:

- MAINTAIN 15-FOOT MINIMUM SEPARATION FROM ANY TREE TO UTILITY SERVICE LINE.
- FINAL GAS AND ELECTRIC SERVICE LINE DESIGN WILL BE DETERMINED BY FIELD ENGINEERING.
- ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

CITY FILE NO: DEPN 23-0205

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	04/15/24



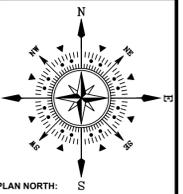
PREPARED FOR:
FRBBQ PROPERTIES LLC
2330 W COLORADO AVE
COLORADO SPRINGS, CO 80904-3327
(719) 632-2596



FRONT RANGE BBQ
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY:	DLM	DRAWN BY:	SLP
SCALE:	1" = 20'	DATE:	12/21/23
JOB NUMBER	22-343	SHEET	4 OF 11

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED. THIS DRAWING IS DIAGNOSTIC IN NATURE AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. ANY OCCURRENCE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING SHALL BE SETTLED BY THE REVIEWING AGENCY OF THE RECORD DRAWING. ANY OCCURRENCE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING SHALL BE SETTLED BY THE REVIEWING AGENCY OF THE RECORD DRAWING. ANY OCCURRENCE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING SHALL BE SETTLED BY THE REVIEWING AGENCY OF THE RECORD DRAWING.



FRONT RANGE BARBEQUE
2330 W. COLORADO AVE.
COLORADO SPRINGS, CO 80904
 DEVELOPMENT PLAN

PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION:

DATE: 09/15/2023
 DESIGNED: WFG
 CHECKED: GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:
R1	02/12/2024	WFG	RESPOND TO INITIAL REVIEW COMMENTS
R2	07/26/2024	WFG	RESPOND TO REVIEW COMMENTS
R3	09/12/2024	GEM	RESPOND TO SHEET REVIEW COMMENTS

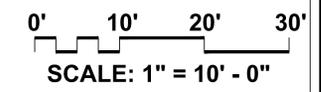
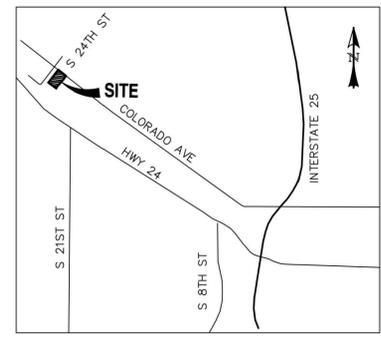
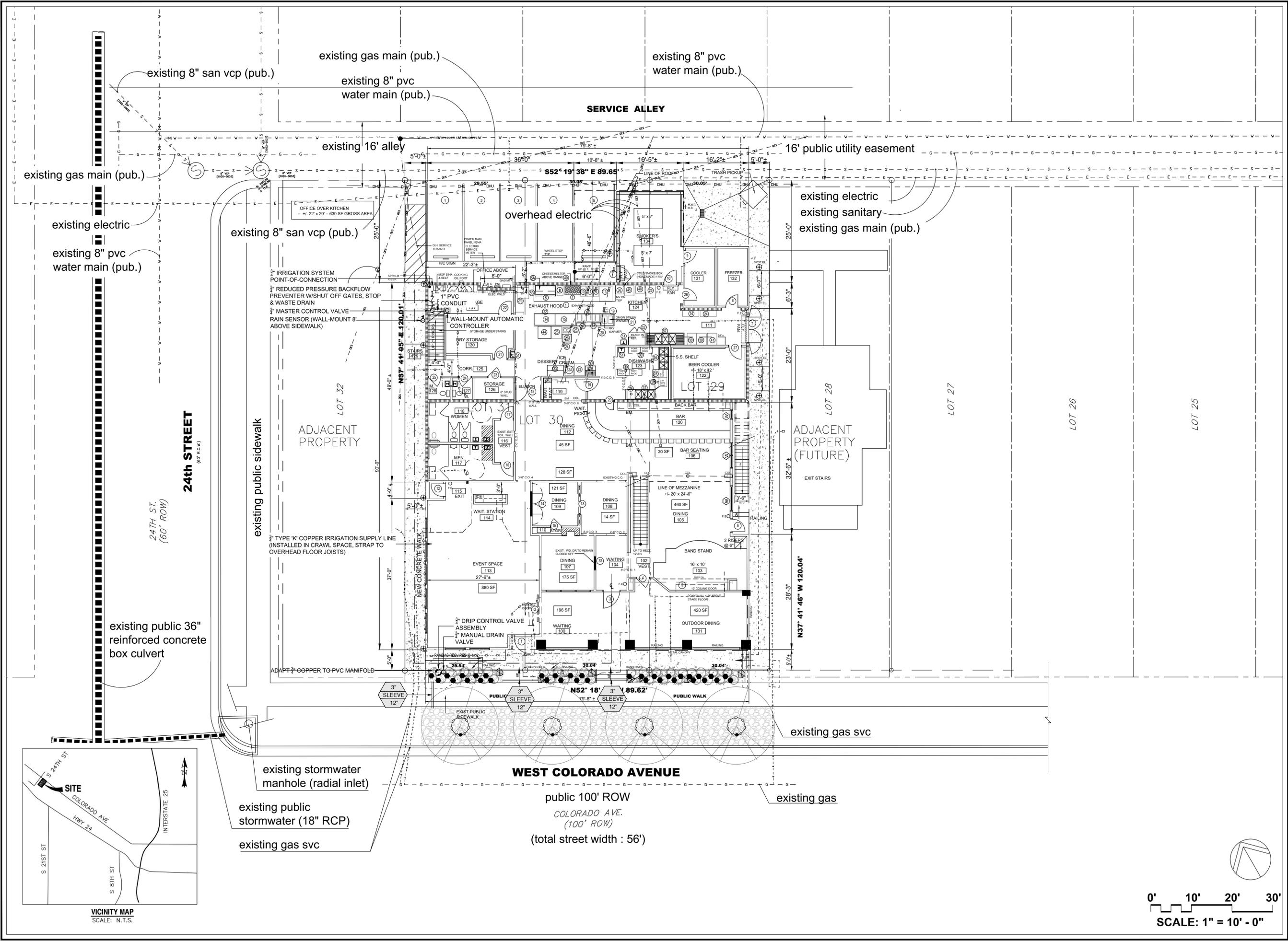
NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:
FINAL IRRIGATION PLAN

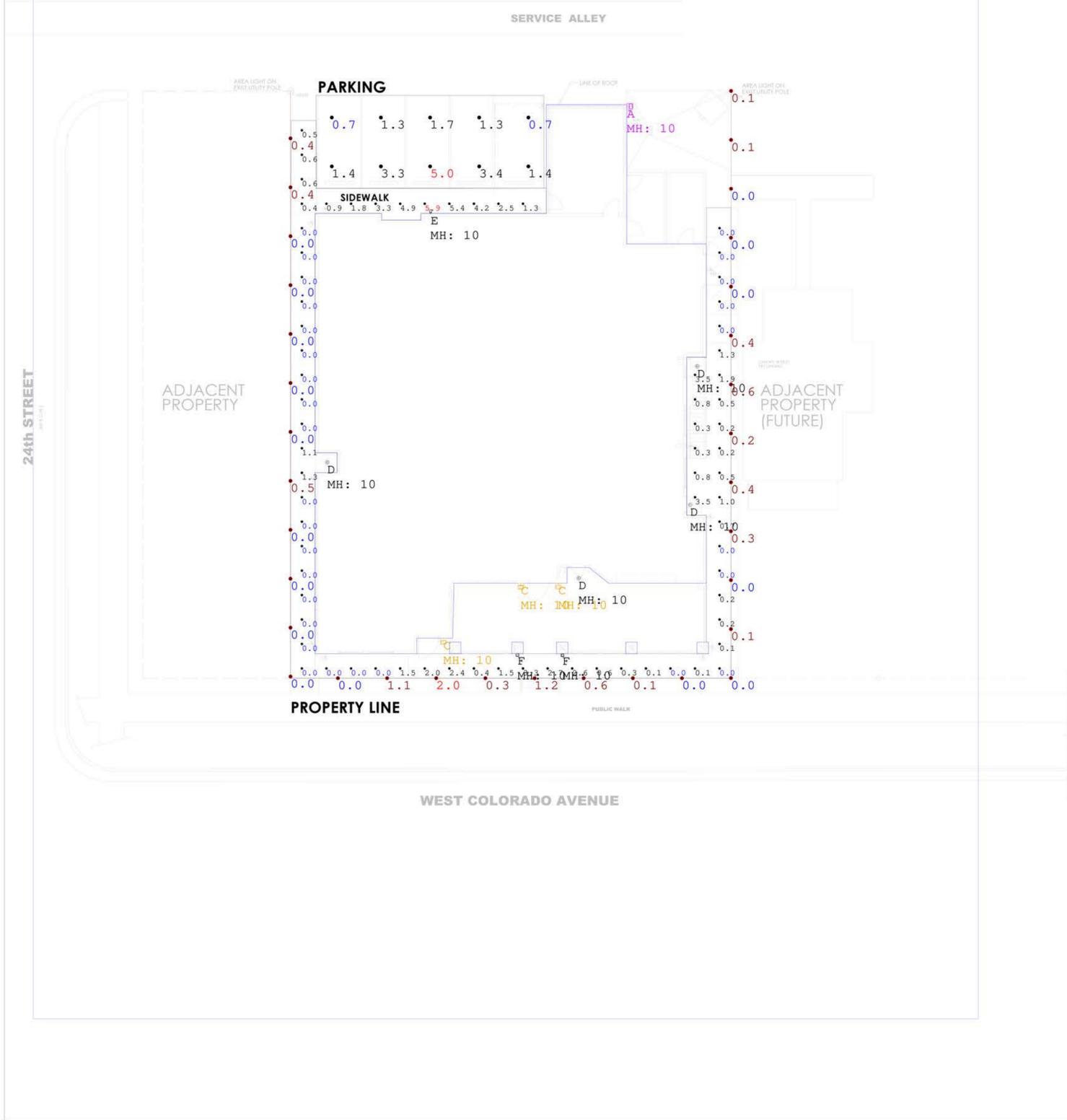
SHEET NO.
6
 6 OF 11 SHEETS

FILE NO.
 DEPN-23-0205



Luminaire Schedule	Symbol	Qty	Label	Arrangement	Description	Tag	LF	Luminaire Lumens	Luminaire Watts
	⊠	2	F	Single	L750-14WSSFC-AA		0.900	870	34
	⊠	4	D	Single	ADR-1L-110-840-DIM1-UNV-LW-OF		0.900	578	7
	⊠	1	E	Single	CS-PS		0.900	4721	33.6
	⊠	1	A	Single	QWS-AD1-840-12M		0.900	1837	10.2
	⊠	1	C	Single	QWS-AD1-840-12M		0.900	1837	10.2

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	ILLUMINANCE	Fc	2.02	5.0	0.7	2.89	7.14
PROPERTY LINE	ILLUMINANCE	Fc	0.27	2.0	0.0	N.A.	N.A.
SIDEWALK	ILLUMINANCE	Fc	0.93	5.9	0.0	N.A.	N.A.



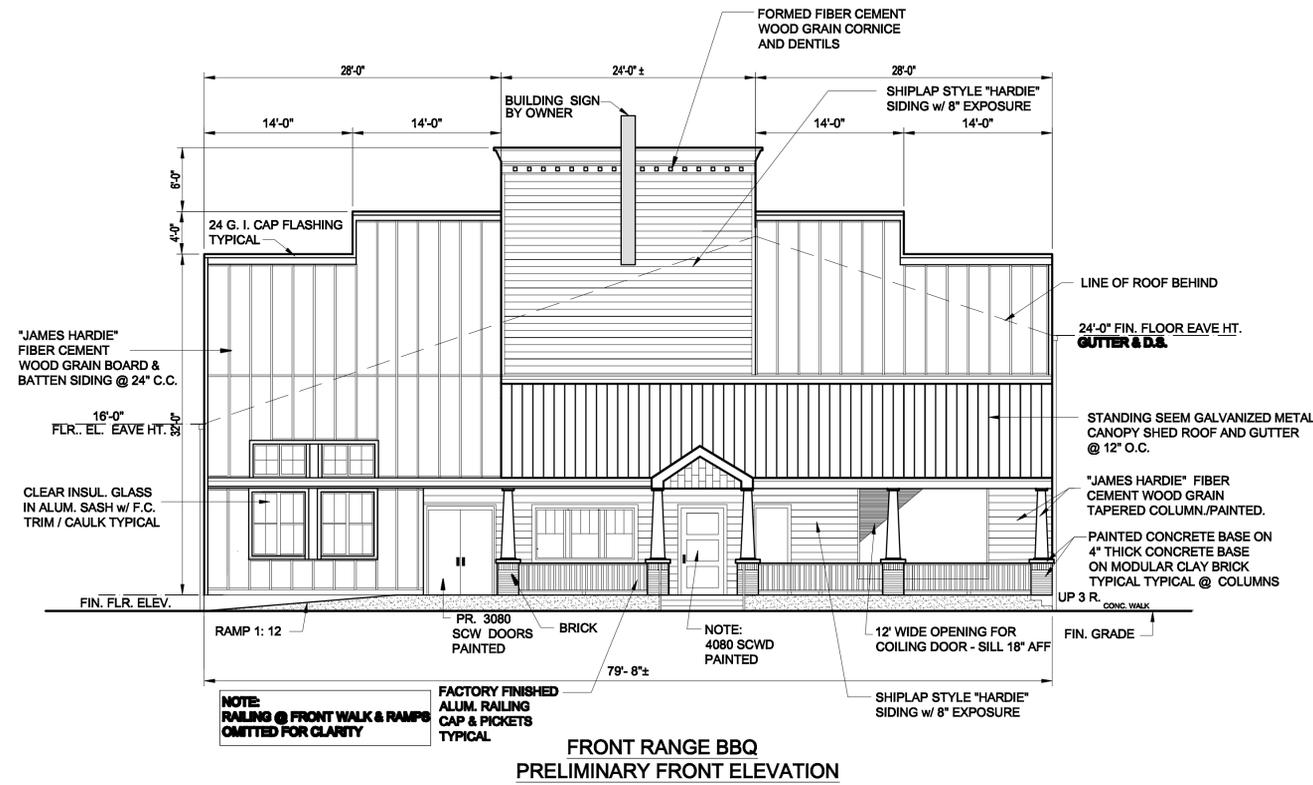
PHOTOMETRY
Scale: 1 inch= 4 Ft.

Disclaimer: SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product line only. The information provided is based on standardized industry procedures. This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.) In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

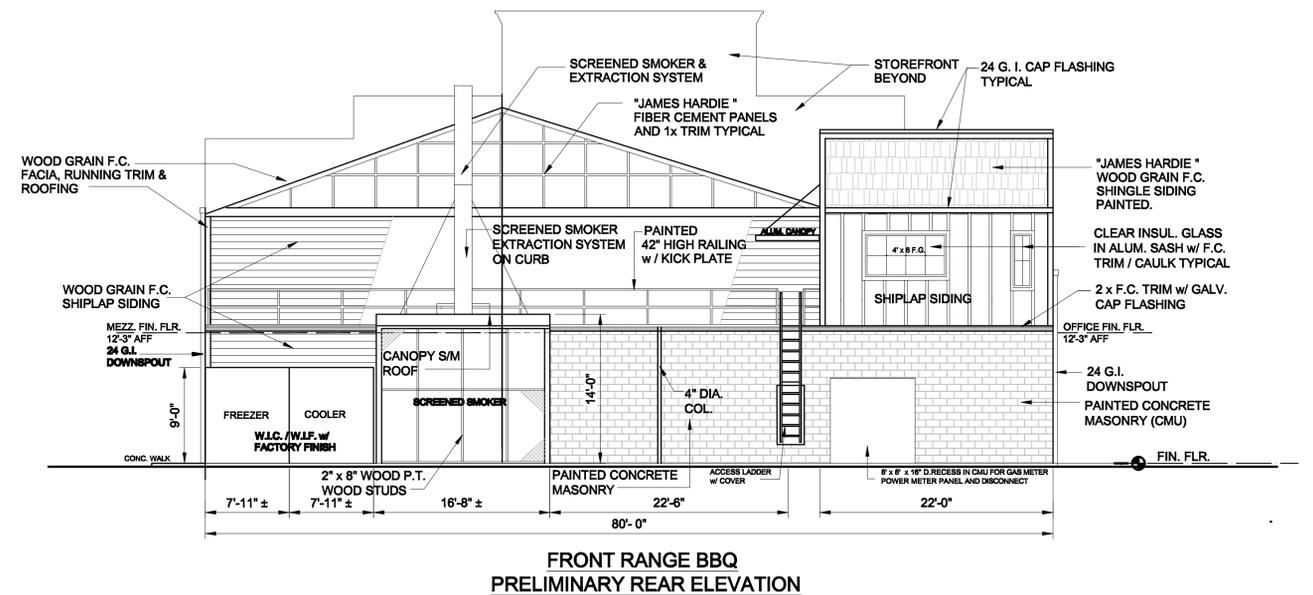
Sales Rep: ZAC WHITE
Office: BIRMINGHAM
Contact No: (205) 422-4596
Processed By: JNP
Filename: 02-26-2024 - FRONT RANGE BBQ.AGI

FRBBQ

No.	Date	Revisions	By



**FRONT RANGE BBQ
PRELIMINARY FRONT ELEVATION**



**FRONT RANGE BBQ
PRELIMINARY REAR ELEVATION**

Architect's Seal Engineer's Seal

**ADDITIONS & ALTERATIONS
FOR
FRONT RANGE
BARBEQUE**

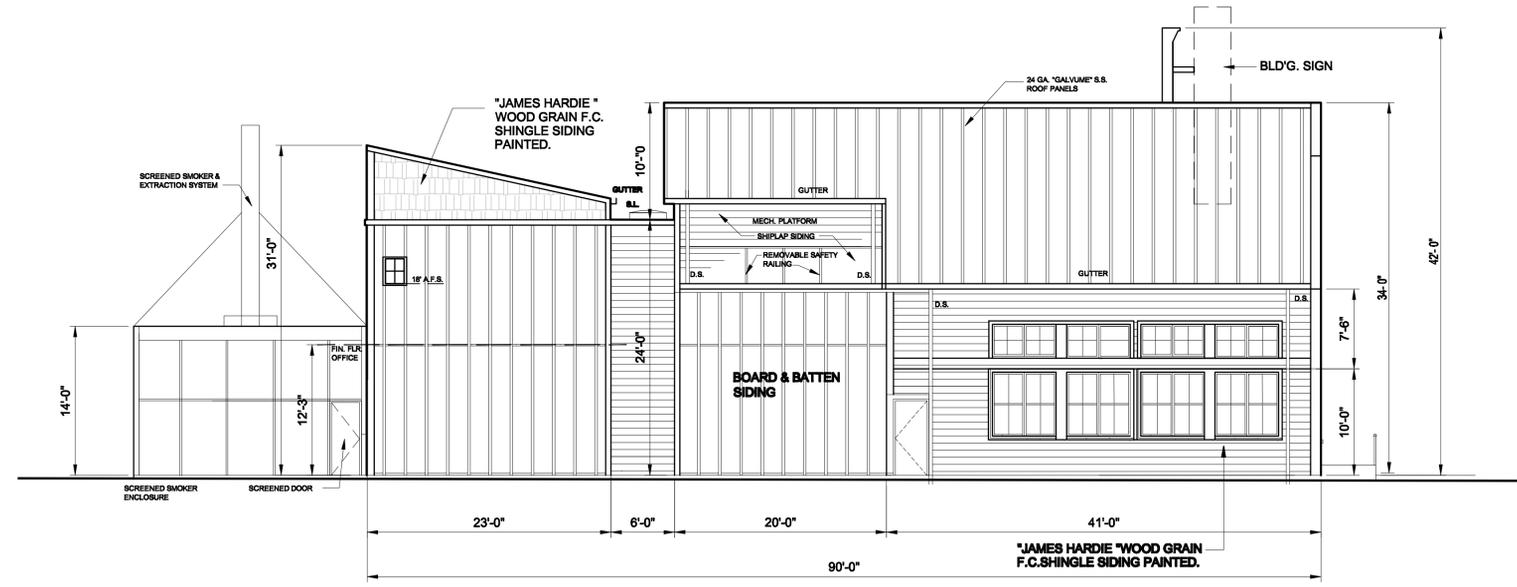
2330 WEST COLORADO AVE.
COLORADO SPRINGS, COLORADO

Drawing Title
**FRONT AND REAR
ELEVATIONS**

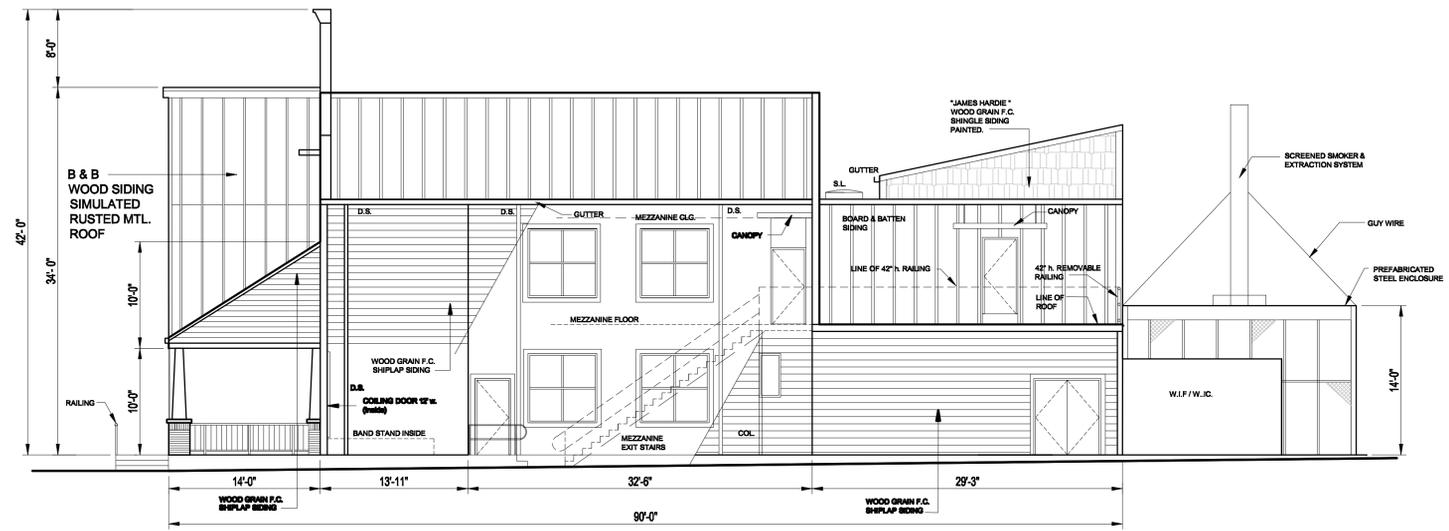
Project No.	610319	Drawing No.	A-2	
Scale	1/8" = 1'-0"	Sheet		of
Drawn By	JRW			
Checked By	EVF			
Date Issued	4/10/24			

PLOTTED JRW 8-2-23 FRONT RANGE BBQ

No.	Date	Revisions	By



FRONT RANGE BBQ
PRELIMINARY LEFT ELEVATION



FRONT RANGE BBQ
PRELIMINARY RIGHT ELEVATION

NOTE:
BUILDING SIDING, TRIM, FACIAS AND SOFFITS
SHALL BE FIBER CEMENT (F.C) PRODUCTS AS
MANUFACTURED BY THE JAMES HARDIE COMPANY
OR APPROVED EQUAL.

Architect's Seal	Engineer's Seal
------------------	-----------------

ADDITIONS & ALTERATIONS
FOR
**FRONT RANGE
BARBEQUE**

2330 WEST COLORADO AVE.
COLORADO SPRINGS, COLORADO

Drawing Title
**LEFT AND RIGHT
ELEVATIONS**

Project No.	610319	Drawing No.	A-3
Scale	1/8" = 1'-0"		
Drawn By	JRW		
Checked By	EVF		
Approved By	EVF		
Date Issued	4/10/24	Sheet	of

PLOTTED: JRW 4-10-24 FRONT RANGE BBQ