



**B A R G H A U S E N**

## **STORMWATER MANAGEMENT PLAN**

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### **Dutch Bros. Coffee**

Falcon Marketplace – Lot 11  
7510 Falcon Market Place  
Falcon, CO 80831

Prepared for:  
Dutch Bros. Coffee  
110 S.W. 4th Street  
Grants Pass, OR 97526

Prepared by:  
Barghausen Consulting Engineers, Inc.  
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August 2021

Our Job No. 21917

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## **STORMWATER QUALITY STATEMENT AND OBJECTIVES**

Stormwater quality best management practices shall be implemented to minimize soil erosion, sedimentation, increased pollutant loads and changed water flow characteristics resulting from land disturbing activity to the maximum extent practicable, to minimize pollution of receiving waters.

Per Appendix A of the Colorado Department of Health, Water Quality Control Division's (hereafter referred to as the DIVISION) "General Permit Application for Stormwater Discharge Associated with Construction Activities", the goal of the Stormwater Management Plan (SWMP) is:

"To identify possible pollutant sources that may contribute pollutants to stormwater, and identify Best Management Practices (BMPs) that, when implemented, will reduce or eliminate any possible water quality impacts. The SWMP must be completed and implemented at the time the project breaks ground, and revised, as necessary, as construction proceeds to accurately reflect the conditions and practices at the site."

This document is not intended to address training, site specific operational procedures, logistics, or other "means and methods" required to construct this project.

Barghausen Consulting Engineers, Inc. has been retained to provide civil engineering services for the design of this project. Barghausen Consulting Engineers, Inc. is not responsible for implementation and maintenance of the Stormwater Management Plan.

## **SITE DESCRIPTION AND ACTIVITIES**

### ***Description of Construction Activities***

The proposed development consists of a 950 square foot coffee shop with associated parking, sidewalks, drive-thru lanes, and landscaping. It is located along a proposed roadway called Falcon Market Place, to be constructed as part of the larger development of a series of properties. The overall development is approximately 36.4 acres of vacant land in Falcon, Colorado. The various developments are all commercial in nature but will vary in purpose and function. The proposed lot for the Dutch Bros Coffee is currently listed as lot number eleven, with a parcel area of 0.709 acres. The southern end of the lot has been dedicated for the construction of a shared stormwater detention pond.

The overall development will be served by a three different community detention ponds, constructed, and operated by a private party. All overland precipitation within Lot 11 is collected via a system of curb and gutter, catch basins, and conveyance pipes to the private connection at the southern end of the lot. The overall development is to provide a 24-inch RCP storm sewer pipe to the property. Visual depictions of existing and proposed conditions have been included in the appendix.

### ***Existing Site Conditions***

The project is located within the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 1, Township 13 South, Range 65 West of the Sixth Principal Meridian, City of Falcon, County of El Paso, State of Colorado. The property lies in the northwest corner of the intersection of E. Woodmen Road and Meridian Road. To the west of the development lies a newly constructed medium-density residential neighborhood and to the north is an existing low-density residential area. To the south lies an existing Walmart Supercenter and to the east lies more medium-density residential properties. Three proposed community stormwater detention ponds, constructed and maintained by developer will meet the developmental stormwater runoff requirements as laid out in the Colorado Springs Drainage Criteria Manual. Survey data, including an ALTA survey and topographic information was provided to Barghausen Consulting Engineers, Inc. by the developer. This survey data has been used as the basis for the property line locations and existing ground cover and elevations.

The existing site is covered with native shrub grasses and other insignificant vegetation. This determination has been made based on visual inspection and supporting documents as submitted as part of the greater development stormwater drainage report. Existing grasses and shrubs will be removed as part of site clearing and grubbing. Topsoil will be retained on site and re-used as applicable for landscaped areas after initial grading is complete. Existing site topography indicates the overland flow current flows from north to south and slightly from west to east. There are no significant grade changes present on the site that would modify the natural overland flow.

### ***Existing Soils***

There are three predominant soil types across the site, bounded into three distinct areas. In the southwest corner, NRCS Soil Type 8: Blakeland Loamy Sand covers approximately 1.2 acres. Secondly, shaped into a bell curve, NRCS Soil Type 9: Blakeland-Fluvaquentic Haplaquolls makes up 16.3 acres in the middle of the site. Lastly, along the north half and the east side, NRCS Soil Type 19: Columbine Gravelly Sandy Loam makes up the last 19.6 acres of the site. All soils on site are classified as Hydrologic Soil Group A, as defined by the NRCS. Additional information relating to existing soil conditions can be found in the appendices. The proposed Dutch Bros. Coffee stand will be constructed upon soil Types 8 and 9. A site and project geotechnical report has been created. Any soil erosion recommendations within these documents must be followed at all times.

### ***Area and Volumes Statement***

For the development of the site, approximately 0.81 acres of area will be disturbed. As previously mentioned, the parcel itself is only 0.709 acres, meaning that the remaining 0.11 acres falls outside the given parcel. The overall development has indicated that a shared access driveway will serve Lots 1 and 11. As such, the proposed Dutch Bros. Coffee will provide the pavement surfaces for the entire driveway, not just the segment that is wiling Lot 11. Due to existing soil conditions, significant site grading and over-excavation will be required. Preliminary calculations indicate that up to 900 cubic yards of soil may need to be disturbed to meet the over-excavation recommendation.

### ***Controls and Measures During Construction***

Construction and stabilization activities are anticipated to begin in the Fall of 2021. To date, no additional requirements are known to Barghausen Consulting Engineers, Inc. for native or endangered species that may be present in this area. Salem Engineering Group, Inc. as hired by the developer completed a Phase I Environmental Site Assessment (ESA) of the overall development and did not note any concerns with existing native species in the area. A construction schedule will be prepared by the contractor prior to land disturbing activities. The general sequence of major construction activities is as follows:

- 1. Temporary Erosion Control Measures** – Temporary and perimeter erosion control measures, such as silt fence, rock socks, straw bale check dams, inlet/outlet protection, and construction of a vehicle tracking pad & staging area will be completed prior to any other significant construction activity. The vehicle tracking pad will ensure a reduction of tracking of soil on and off the construction site. The staging area will house the construction trailer (if any), materials, petroleum product storage (if any), trash dumpster, sanitary facilities, and hazardous spill clean-up areas. These are all potential pollutants that are not sediment related.
- 2. Trash and Debris Removal** – Existing trash and debris shall be removed from the site and hauled to designated receiving facility.
- 3. Site Clearing** – The remainder of the area to be disturbed for construction will be cleared and grubbed, as necessary to the perimeter of erosion control. The sequence of the areas to be cleared and grubbed are subject to the contractor's means and methods of construction of the site; however, the general plan is to work from the far edges of the site to where the vehicle tracking is to eliminate backtracking over areas that already been completed.

4. **Rough Grading** – Rough grading will occur on the site to bring the site to the proposed sub-grade elevations in paved areas and to finished grade elevations in the landscape and detention areas. Building over-excavation will also occur at this stage if required. Excess dirt from the site will be removed from the site and hauled to a designated receiving facility or site.
5. **Utility Installation** – Utility installation will consist of water, sanitary sewer, electric, and telephone and natural gas service lines. Storm drain lines will also be installed. Drainage structures and conveyance systems are depicted on Sheet C3.1; additional utilities are included on Sheet C4.0 of the submitted construction documents.
6. **Final Grading** – The site will be brought to final elevations with the installation of the proposed concrete paving and final blending to existing grades on the perimeter of the improvement area.
7. **Permanent Revegetation** – Erosion control blanket will be installed at any areas graded steeper than a 3:1 slope. All areas of disturbance will be seeded or re-vegetated by the contractor or owner per the landscape plans or on an as-needed basis. Vegetation and stabilization of soil will aid in the trapping of sediment and reducing soil erosion.
8. **Removal of Temporary BMP's** – Temporary erosion control measures may be removed once the site has achieved final 70 percent of pre disturbance levels and vegetation cover can reduce soil erosion. All permanent BMPs shall be cleaned and functioning before any temporary BMPs are removed.
9. **Housekeeping** – The best BMP for a job site is good housekeeping around the site. Routine site trash pickup and routine BMP inspection and maintenance are paramount for keeping a job site clean and tidy. All petroleum storage areas in the staging area should be checked daily for leaks. Any leaks shall be reported to the site foreman for clean-up. All personnel on site for both the contractor and subcontractors should be briefed on spill cleanup and containment procedures. Employees shall also be briefed as to where the spill cleanup materials can be found if a spill should occur. The spill plan shall be produced by the general contractor for the project and remain onsite for the duration of the project. Contractor shall coordinate with City to obtain the necessary contacts in the case that a spill occurs.

#### ***Potential Pollution Sources***

The following is intended to act as a summary of potential pollution sources and their associated measures intended to minimize the risk of pollution for this project:

- Disturbed and stored soils: silt fencing, rock socks, straw bale check dams and/or gravel bag check dams will be installed.
- Vehicle tracking of sediments: VTC will be installed. Street sweeping may also be required dependent of effectiveness of VTC.
- Management of contaminated soils: contaminated soils will be removed and disposed of off-site at authorized accepting facilities. Due to current vacant land not having been used for dumping purposes no contaminated soils are anticipated.
- Loading and unloading operations: These operations will take place in the designated staging area(s).

- Outdoor storage activities: Outdoor storage will be limited to required construction materials and will be covered and/or perimeter control provided on an as-needed basis. No storage of fertilizers, chemicals, or polluting construction material is anticipated.
- Vehicle and equipment maintenance and fueling: Spill prevention procedures will be followed. Maintenance and fueling will only take place in designated staging areas.
- Dust or particulate generation from earthmoving activities, vehicle movement, sawcutting of asphalt or concrete, etc: Water trucks will be utilized for site watering to control airborne particulate.
- Routine maintenance activities such as equipment and vehicle maintenance will only take place in designated staging areas and follow a spill prevention plan.
- On site waste management of solid wastes (construction debris): Waste containers will be placed and utilized on-site in the staging area to ensure proper placement, covering and disposal.
- Concrete truck/equipment washing will take place in designated areas if required. Concrete trucks will utilize an on-site concrete wash-out.
- Asphalt, concrete batch plants and masonry mixing stations: none are proposed to be utilized on this site.
- Worker trash and portable toilets: Dailey site clean-up will take place and portable toilets installed on the site for contractor usage. Container placement, covering and disposal.

### ***Non-Stormwater Discharges***

Non-stormwater discharges possibly encountered during construction may include watering down of the site during high winds to minimize wind erosion and water utilized in soil compaction efforts. Freestanding groundwater was intercepted at depths of approximately seven and a half feet below existing grade; some dewatering procedures may be required for pile foundation systems.

### ***Receiving Water***

All runoff generated by the development of the site will be collected and conveyed to a privately owned and maintained stormwater detention pond by developer. Any treatment required will be completed at this stage. It is unknown where the detention pond will discharge its water to following treatment. There are no streams present within the site boundaries. Some earthmoving activities have already begun on site, as part of the greater development, so temporary ditches and basins are present. Based on historical photos, the site has laid unused and without waterway systems for the time preceding development.

### ***Spill Prevention and Response Plan***

The contractor shall develop a spill prevention and response plan. A sample plan is included within the appendices of this report for reference.

## **SITE MAP**

Attached as part of this plan is a Site Map (See Appendix). The drawing identifies the following:

- Project area/construction boundaries
- Flow arrows depicting stormwater and runoff flow direction

- Limits of ground surface disturbance
- Areas of cut and fill
- Area used for staging/construction material and waste storage areas
- Location of erosion control facilities or structures (BMP's)
- Boundaries of 100-year floodplains (if applicable)
- Locations of batch plants (if applicable)
- Locations of streams/crossings, wetlands, etc. (if applicable)

The following items may not be indicated on the attached drawings, but will be determined by the individual contractors and shown on the SWMP plan prior to and during construction activities:

- Areas used for storage of some construction materials, soils, or wastes
- Location of portable toilets and waste receptacles
- Location of additional BMP's that may become necessary as work progresses

These items shall be added to the Site Map by the Contractor.

## **BMP'S FOR STORMWATER POLLUTION PREVENTION**

The best management practices (BMPs) used throughout the project timeline shall include, but not be limited to, silt fence, vehicle tracking control, fiber durawattle log, temporary inlet protection, concrete washout station, a temporary sediment basin, and check dams along a temporary sediment ditch. No treatment or runoff reduction techniques are being utilized throughout this design. Detention is being provided at a series of on-site detention ponds. Each proposed lot is routed to a specific outfall and contributes to the overall site runoff value.

### ***Erosion Control-Structural Practices***

Silt fence or erosion log to be installed along the perimeter boundary of the area to be disturbed. The silt fence/erosion log location is shown on the Initial Erosion Control Plan and shall be in place before project grading and remain in place through final stabilization.

One vehicle tracking area will be used at the southwest site entrance to prevent mud and sediment from being tracked onto the roadway surface. Periodic clean up around the entrance area is expected, nevertheless.

### ***Erosion Control – Non-Structural Practices***

Street sweeping along Falcon Market Place will be utilized when tracking of site mud occurs onto private streets. The sweeping will be required after any significant tracking has occurred; significant meaning any visible amount that cannot be completely cleaned by hand. The adjacent drive surfaces will be cleaned at the end of each day of construction activities. Sweeping efforts will continue as necessary until construction operations are completed.

Site watering will be utilized according to the contractor's BMPs. Watering will be required as a dust abatement method on an as needed basis each day of construction activities. Contractor will be required to install mulch or permanent landscaping on all disturbed land not planned to be covered with concrete or asphalt.

### ***Materials Handling***

Any waste material found on-site or generated by a construction activity will be disposed of in a timely manner, such as to prevent pollutants in storm water discharges. If waste is to be stored on-site, it shall be in an area located a minimum of 100 feet from all drainage courses, whenever possible. Whenever waste is not stored in a non-porous container, it shall be in an area enclosed by a compacted earthen ridge. If the enclosed waste area is located on porous soil, the area shall be covered with a non-porous liner to prevent soil contamination. Whenever precipitation is predicted, the waste shall be covered with a non-porous cover and anchored on all sides to prevent its removal by wind, to prevent precipitation from leaching out potential pollutants from the waste.

Any designated fueling areas shall be located a minimum of 100 feet from all drainage courses, whenever possible. If the fueling area is located on porous soil, the area shall be covered with a non-porous lining to prevent soil contamination and any spillage shall be cleaned up immediately.

Whenever precipitation is predicted, any construction materials stored on site shall be covered with a non-porous cover and anchored on all sides to prevent its removal by wind, to prevent precipitation from leaching out potential pollutants from the materials.

Any chemical stored on site should be kept in an area with berms constructed around the perimeter to confine any spills or in a lockable storage container.

### ***Groundwater & Stormwater Dewatering***

There is not expected to be any groundwater dewatering required as part of this project. If stormwater enters an excavation and dewatering is necessary, a separate construction dewatering permit will be required.

## **TIMING SCHEDULE**

The project is anticipated to begin grading construction in the Fall of 2021 and be completed by the Fall/Winter of 2021. To date, no additional requirements are known to Barghausen Consulting Engineers, Inc. for native or endangered species that may be present in this area. Salem Engineering Group, Inc. as hired by the developer completed a Phase I Environmental Site Assessment (ESA) of the overall development and did not note any concerns with existing native species in the area. The contractor shall be responsible for producing a schedule that will show at a minimum: start and completion times including site grading operations, and the removal of the temporary erosion and sediment control measures.

## **FINAL STABILIZATION/LONG-TERM STORMWATER TREATMENT**

Final stabilization shall not be considered complete until 70% of the site is established with vegetated ground cover on areas not to be asphalt/concrete. Temporary sediment and erosion control measures installed prior to the construction phase will remain in place until this time. Final stabilization for the disturbed areas on site will include paved roadways, sidewalks, driveways, and landscaping or revegetation by the contractor and individual lot owners. Some stabilization will occur prior to lot construction due to the nature of multiple lots being developed concurrently. Any sediment that collects within the site's drainage system is considered unstabilized soil and must be removed prior to the site being considered finally stabilized.

Included in the appendices are both initial and final erosion control plans and construction BMP's. The initial erosion control plan will be implemented prior to any significant construction activity occurring. Throughout construction activities, temporary erosion control devices should be checked periodically to confirm that they are placed correctly and functioning adequately. Near the conclusion of the project, temporary erosion control devices may be removed, and permanent erosion control/stabilization may

occur. This plan may be modified as required to meet the changing stormwater and erosion control requirements. Stormwater Management Plan (SWMP) administrator to evaluate current plan and requirements and adjust as required.

### **INSPECTION AND MAINTENANCE**

A site inspection of all erosion control facilities will be conducted every 14 days and within 24 hours after every significant precipitation event. The entrance to the construction site shall be inspected daily and existing street cleaned, as necessary, of all materials tracked out of the site.

The construction site perimeter, disturbed areas, and areas used for material storage that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWMP shall be observed to ensure that they are operating correctly.

## REFERENCES

- 1) General Permit Application and Stormwater Management Plan Preparation Guidance for Stormwater Discharges Associated with Construction Activities. Prepared by the Colorado Department of Health, Water Quality Control Division. Revised July, 2009.
- 2) City of Colorado Springs– Drainage Criteria Manual, Volumes 1 and 2, 2014.
- 3) NRCS Web Soil Survey, [www.websoilsurvey.nrcs.usda.gov](http://www.websoilsurvey.nrcs.usda.gov)
- 4) "Final Drainage Report for Falcon Marketplace" prepared by Drexel, Barrell & Co. on November 4, 2019 (Project Number SF-19-001).
- 5) "Final Drainage Letter" as prepared by Barghausen Consulting Engineers, Inc. on August 13, 2021. (BCE Project Number 21917)
- 6) Construction Documents as prepared by Barghausen Consulting Engineers, Inc. as submitted on August 13, 2021 (BCE Project Number 21917).

## APPENDIX

- Sample Construction Stormwater Site Inspection Form
- Sample Spill Control and Prevention Plan
- Vicinity Map
- Soils Map
- Grading and Erosion Control Plans

# CONSTRUCTION STORMWATER SITE INSPECTION REPORT

Facility Name		Permittee					
Date of Inspection		Weather Conditions					
Permit Certification #		Disturbed Acreage					
Phase of Construction		Inspector Title					
Inspector Name							
Is the above inspector a qualified stormwater manager? (permittee is responsible for ensuring that the inspector is a qualified stormwater manager)			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	YES	NO	<input type="checkbox"/>	<input type="checkbox"/>
YES	NO						
<input type="checkbox"/>	<input type="checkbox"/>						

INSPECTION FREQUENCY					
Check the box that describes the minimum inspection frequency utilized when conducting each inspection					
At least one inspection every 7 calendar days	<input type="checkbox"/>				
At least one inspection every 14 calendar days, with post-storm event inspections conducted within 24 hours after the end of any precipitation or snowmelt event that causes surface erosions	<input type="checkbox"/>				
<ul style="list-style-type: none"> <li>• This is this a post-storm event inspection. Event Date: _____</li> </ul>	<input type="checkbox"/>				
Reduced inspection frequency - Include site conditions that warrant reduced inspection frequency	<input type="checkbox"/>				
<ul style="list-style-type: none"> <li>• Post-storm inspections at temporarily idle sites</li> </ul>	<input type="checkbox"/>				
<ul style="list-style-type: none"> <li>• Inspections at completed sites/area</li> </ul>	<input type="checkbox"/>				
<ul style="list-style-type: none"> <li>• Winter conditions exclusion</li> </ul>	<input type="checkbox"/>				
Have there been any deviations from the minimum inspection schedule? If yes, describe below.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	YES	NO	<input type="checkbox"/>	<input type="checkbox"/>
YES	NO				
<input type="checkbox"/>	<input type="checkbox"/>				

INSPECTION REQUIREMENTS*
i. Visually verify all implemented control measures are in effective operational condition and are working as designed in the specifications
ii. Determine if there are new potential sources of pollutants
iii. Assess the adequacy of control measures at the site to identify areas requiring new or modified control measures to minimize pollutant discharges
iv. Identify all areas of non-compliance with the permit requirements, and if necessary, implement corrective action
*Use the attached <b>Control Measures Requiring Routine Maintenance</b> and <b>Inadequate Control Measures Requiring Corrective Action</b> forms to document results of this assessment that trigger either maintenance or corrective actions

AREAS TO BE INSPECTED			
Is there evidence of, or the potential for, pollutants leaving the construction site boundaries, entering the stormwater drainage system or discharging to state waters at the following locations?			
	NO	YES	If "YES" describe discharge or potential for discharge below. Document related maintenance, inadequate control measures and corrective actions <b>Inadequate Control Measures Requiring Corrective Action</b> form
Construction site perimeter	<input type="checkbox"/>	<input type="checkbox"/>	
All disturbed areas	<input type="checkbox"/>	<input type="checkbox"/>	
Designated haul routes	<input type="checkbox"/>	<input type="checkbox"/>	
Material and waste storage areas exposed to precipitation	<input type="checkbox"/>	<input type="checkbox"/>	
Locations where stormwater has the potential to discharge offsite	<input type="checkbox"/>	<input type="checkbox"/>	
Locations where vehicles exit the site	<input type="checkbox"/>	<input type="checkbox"/>	
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	





## REPORTING REQUIREMENTS

The permittee shall report the following circumstances orally within twenty-four (24) hours from the time the permittee becomes aware of the circumstances, and shall mail to the division a written report containing the information requested within five (5) working days after becoming aware of the following circumstances. The division may waive the written report required if the oral report has been received within 24 hours.

<b>All Noncompliance Requiring 24-Hour Notification per Part II.L.6 of the Permit</b>		
<b>a. Endangerment to Health or the Environment</b> Circumstances leading to any noncompliance which may endanger health or the environment regardless of the cause of the incident (See Part II.L.6.a of the Permit) <i>This category would primarily result from the discharge of pollutants in violation of the permit</i>		
<b>b. Numeric Effluent Limit Violations</b> <ul style="list-style-type: none"> <li>o Circumstances leading to any unanticipated bypass which exceeds any effluent limitations (See Part II.L.6.b of the Permit)</li> <li>o Circumstances leading to any upset which causes an exceedance of any effluent limitation (See Part II.L.6.c of the Permit)</li> <li>o Daily maximum violations (See Part II.L.6.d of the Permit)</li> </ul> <i>Numeric effluent limits are very uncommon in certifications under the COR400000 general permit. This category of noncompliance only applies if numeric effluent limits are included in a permit certification.</i>		

Has there been an incident of noncompliance requiring 24-hour notification?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	If "YES" document below

Date and Time of Incident	Location	Description of Noncompliance	Description of Corrective Action	Date and Time of 24 Hour Oral Notification	Date of 5 Day Written Notification *

\*Attach copy of 5 day written notification to report. Indicate if written notification was waived, including the name of the division personnel who granted waiver.

After adequate corrective action(s) and maintenance have been taken, or where a report does not identify any incidents requiring corrective action or maintenance, the individual(s) designated as the Qualified Stormwater Manager, shall sign and certify the below statement:

"I verify that, to the best of my knowledge and belief, all corrective action and maintenance items identified during the inspection are complete, and the site is currently in compliance with the permit."

\_\_\_\_\_  
Name of Qualified Stormwater Manager

\_\_\_\_\_  
Title of Qualified Stormwater Manager

\_\_\_\_\_  
Signature of Qualified Stormwater Manager

\_\_\_\_\_  
Date

Notes/Comments

# Spill Prevention and Response Plan

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Name of Business \_\_\_\_\_

Address \_\_\_\_\_

Facility Phone (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Types of Work or Hazardous Substances Used: \_\_\_\_\_

\_\_\_\_\_

This spill plan is designed to handle the requirements for this system and associated hazardous substances. The spill plan should be updated if the hazardous substance inventory changes.

## Spill Prevention

The following are general requirements for any hazardous substances stored or used at this facility.

### General Requirements

- Ensure all hazardous substances are properly labeled.
- Store, dispense, and/or use hazardous substances in a way that prevents releases.
- Provide secondary containment when storing hazardous substances in bulk quantities (~55 g).
- Maintain good housekeeping practices for all chemical materials at the facility.
- Routine/Daily checks in the hazardous substance storage area to be performed by \_\_\_\_\_
- Monthly inspections of the hazardous substance storage area, secondary containment, and annular space (interior cavity of double wall tank) on any Above-ground Storage Tanks (AST) or Underground Storage Tanks (UST) need to be logged in this plan. See Appendix A - Inspection Log.

### Facility Specific Requirements

- \_\_\_\_\_
- \_\_\_\_\_

## Spill Containment

The general spill response procedure at this facility is to stop the source of the spill, contain any spilled material and clean up the spill in a timely manner to prevent accidental injury or other damage. Small spills will be contained by site personnel if they are able to do so without risking injury. Spill kits are located at the following location(s). See attached site map:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Emergency Procedures:

- Immediately call **911** in the event of injury, fire or potential fire, or spill of a hazardous substance that gives rise to an emergency situation.
- If a spill has occurred, contact the following persons immediately:

\_\_\_\_\_ (Primary) (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

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# Spill Prevention and Response Plan

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\_\_\_\_\_ (Secondary) (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

\_\_\_\_\_ (After Hours Emergency Contact) (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

• **In the event of a large spill, a properly trained employee should:**

- Assess the area for any immediate dangers to health or safety (i.e. a wrecked car on fire). If any dangers are present, move away from the area, **call 911**.
- Notify the primary and/or secondary contact from the list above and then continue your spill response. The primary contact should assess additional notification requirements.
- Retrieve the spill kit from the closest location.
- Assess the size of the leak and any immediate threat of the spill reaching the floor/storm drains or permeable surfaces in the area. If there is an immediate threat and there are no safety concerns, then attempt to block the spill from coming in contact with the floor/storm drain or permeable surface. If no drain covers are available, then try to use absorbent (cat litter) and/or sock booms or rags to stop the spill from getting into the drains or to any permeable surfaces.
- If the spill can be contained with absorbent booms, deploy them around the spill. Use the booms to direct the spill away from any immediate hazards (i.e. a wrecked car).
- If there is no immediate threat to the floor/storm drains or permeable surfaces, or after controlling the spill, try to plug or stop the leak, if possible. If applicable, put on protective gear (gloves, goggles, protective clothing, etc.) and plug the leak.
- Once the spill has been contained and any immediate threat to storm drains or permeable surfaces has been minimized, contact the spill cleanup contractor and dispatch them to clean up the spill or commence spill cleanup procedures.

Spill cleanup for large spills should be handled by the Spill Cleanup Contractor

Company Name \_\_\_\_\_ 24-Hour Phone (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

## Spill Reporting

If a hazardous substance spill exceeds 25 gallons or if any amount has been released to soil, surface water, or storm drains, notify the following agencies:

National Response Center (NRC) (800) 424-8802

Florida State Warning Point (SWP) (800) 320-0519

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# Spill Prevention and Response Plan

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## Plan Management

The primary contact or designee shall administer this plan and will be responsible for updating and including any required documentation.

## Training

All personnel who may respond to any spill, need to be trained on the contents and procedures in this plan. Trained personnel will add their names and dates of training to the Training Log (see Appendix D). Only persons trained on this plan shall respond to a spill. If you are not trained and witness a spill, call or notify the primary and secondary contacts listed on Page 2 of this plan.

## Spill Tracking

Any spills must be entered into the Spill Log (see Appendix C). If a large catastrophic spill occurs, attach additional pages to describe the event. Include known or possible causes, areas affected, and effectiveness of the cleanup. Include a review of the cleanup contractor and their procedures. For small spills, it is sufficient to fill out the Spill Log, and to take measures to prevent a repeat occurrence.

## Facility Inspections

Routine inspections will be conducted daily during regular business hours. Daily inspections will include, at a minimum, a visual inspection of the hazardous substances containers and the area immediately adjacent to it for signs of a spill or leak. These inspections do not need to be logged unless a spill or leak is detected. Ideally, these inspections will be conducted by a manager or by regular employees.

Full site inspections will be conducted monthly by the primary contact or designee and, at a minimum, will include those items on the inspection form in Appendix B. If any item on the inspection form is found unacceptable, the inspection form will be attached to this plan. If all items are deemed acceptable; it is sufficient for the inspector to log only the inspection and the results in the Inspection Log (Appendix A).

## Disclaimer

This spill plan is designed to be applicable to a broad number of business types and hazardous substance handling and storage situations. Modifying this plan to reflect your site specific hazards and business practices is highly recommended. Your facility assumes all responsibility for the contents of this Spill Management Plan and the use of this plan within the business.

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# Spill Prevention and Response Plan

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## Appendix A - Inspection Log

A = Acceptable U = Unacceptable

If any items are unacceptable attach Inspection Form with details.

Inspection Month	Year	Inspector Initials	Lids and Labels?	Evidence Of Spills?	Alarms or Sensor?	New Product?	Spill Kit Complete?	Storm Drains?	Items Fixed?
January									
February									
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									
January									
February									
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									
January									
February									
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									



# Spill Prevention and Response Plan

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## Appendix B Inspection Form

Acceptable    Unacceptable

- |                          |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <b>Lids and Labels?</b><br>Have all lids and caps been returned to their proper place?<br>Do all the containers still have labels?                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>Evidence of Spills?</b><br>Is there any indication that a spill might have occurred? If so, was the spill properly cleaned up? Was there any spill kit materials used? Was the Spill Log filled out for that incident? Any housekeeping issues?                                                                                                                                                                                   |
| <input type="checkbox"/> | <input type="checkbox"/> | <b><i>For Tanks with alarm systems only</i> Any Alarms or Sensor issues?</b><br>Have there been any alarm conditions in the past month? If alarms have occurred, has the monitoring system been serviced by the manufacturer or an authorized service company? Is the system up and working at this time? Is the sensor working? Did you conduct a test of the alarm and the sensor? When was the last time the sensor was serviced? |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>New Hazardous Substances?</b><br>Have any new chemical products been purchased? Do you have the MSDS for new products? Have you assessed how to store and handle this new product safely? Have you added the new hazardous substance to the inventory sheet in this plan? Is the container properly labeled?                                                                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>Spill Kit Complete?</b><br>Have any items been used from the spill kit? If items are missing, is there an associated entry in the Spill Log? Are there any items missing that are currently on order? Is the spill kit stored where it is supposed to be stored? Is there a sufficient supply of daily cleanup materials?                                                                                                         |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>Storm Drains?</b><br>Is there a buildup of sediment in the drain traps? Is there any evidence of drain clogging? Are the drain filters still intact? Any need replacing? Have they been replaced?                                                                                                                                                                                                                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>Items Fixed?</b><br>Have all deficiencies previously noted been fixed or made acceptable?                                                                                                                                                                                                                                                                                                                                         |

List any issues, deficiencies, or failures in detail:

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# Spill Prevention and Response Plan

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## Site Map

Note locations of spill kits, inside floor drains, storm drains, and hazardous substance storage areas.



## Vicinity Map

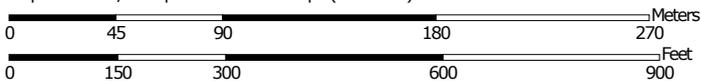
NTS

---

# Custom Soil Resource Report Soil Map



Map Scale: 1:3,170 if printed on A landscape (11" x 8.5") sheet.



Map project on: Web Mercator Corner coordinates: WGS84 Edge t cs: UTM Zone 13N WGS84



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado  
 Survey Area Data: Version 13, Sep 22, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 15, 2011—Sep 22, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

El Paso County Area, Colorado (CO625)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Blakeland loamy sand, 1 to 9 percent slopes	1.2	3.2%
9	Blakeland-Fluvaquentic Haplaquolls	16.3	43.9%
19	Columbine gravelly sandy loam, 0 to 3 percent slopes	19.6	52.9%
<b>Totals for Area of Interest</b>		<b>37.1</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments

## Custom Soil Resource Report

on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## El Paso County Area, Colorado

### 8—Blakeland loamy sand, 1 to 9 percent slopes

#### Map Unit Setting

*National map unit symbol:* 369v  
*Elevation:* 4,600 to 5,800 feet  
*Mean annual precipitation:* 14 to 16 inches  
*Mean annual air temperature:* 46 to 48 degrees F  
*Frost-free period:* 125 to 145 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Blakeland and similar soils:* 85 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Blakeland

##### Setting

*Landform:* Flats, hills  
*Landform position (three-dimensional):* Side slope, talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from sedimentary rock and/or eolian deposits derived from sedimentary rock

##### Typical profile

*A - 0 to 11 inches:* loamy sand  
*AC - 11 to 27 inches:* loamy sand  
*C - 27 to 60 inches:* sand

##### Properties and qualities

*Slope:* 1 to 9 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Somewhat excessively drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum in profile:* 5 percent  
*Available water storage in profile:* Low (about 4.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 3e  
*Land capability classification (nonirrigated):* 6e  
*Hydrologic Soil Group:* A  
*Ecological site:* Sandy Foothill (R049BY210CO)

#### Minor Components

##### Other soils

*Percent of map unit:*

**Pleasant**

*Percent of map unit:*

*Landform:* Depressions

**9—Blakeland-Fluvaquentic Haplaquolls**

**Map Unit Setting**

*National map unit symbol:* 36b6

*Elevation:* 3,500 to 5,800 feet

*Mean annual precipitation:* 13 to 17 inches

*Mean annual air temperature:* 46 to 55 degrees F

*Frost-free period:* 110 to 165 days

*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Blakeland and similar soils:* 60 percent

*Fluvaquentic haplaquolls and similar soils:* 30 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Blakeland**

**Setting**

*Landform:* Flats, hills

*Landform position (three-dimensional):* Side slope, talf

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Sandy alluvium derived from arkose and/or eolian deposits derived from arkose

**Typical profile**

*A - 0 to 11 inches:* loamy sand

*AC - 11 to 27 inches:* loamy sand

*C - 27 to 60 inches:* sand

**Properties and qualities**

*Slope:* 1 to 9 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Somewhat excessively drained

*Runoff class:* Low

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum in profile:* 5 percent

*Available water storage in profile:* Low (about 4.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 3e

*Land capability classification (nonirrigated):* 6e

## Custom Soil Resource Report

*Hydrologic Soil Group: A*

*Ecological site: Sandy Foothill (R049BY210CO)*

### Description of Fluvaquentic Haplaquolls

#### Setting

*Landform: Swales*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

*Parent material: Alluvium*

#### Typical profile

*H1 - 0 to 12 inches: variable*

#### Properties and qualities

*Slope: 1 to 2 percent*

*Depth to restrictive feature: More than 80 inches*

*Natural drainage class: Poorly drained*

*Runoff class: Very high*

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high  
(0.20 to 6.00 in/hr)*

*Depth to water table: About 0 to 24 inches*

*Frequency of flooding: Occasional*

*Frequency of ponding: None*

*Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)*

#### Interpretive groups

*Land capability classification (irrigated): 6w*

*Land capability classification (nonirrigated): 6w*

*Hydrologic Soil Group: D*

### Minor Components

#### Other soils

*Percent of map unit:*

#### Pleasant

*Percent of map unit:*

*Landform: Depressions*

## 19—Columbine gravelly sandy loam, 0 to 3 percent slopes

### Map Unit Setting

*National map unit symbol: 367p*

*Elevation: 6,500 to 7,300 feet*

*Mean annual precipitation: 14 to 16 inches*

*Mean annual air temperature: 46 to 50 degrees F*

*Frost-free period: 125 to 145 days*

*Farmland classification: Not prime farmland*

**Map Unit Composition**

*Columbine and similar soils: 85 percent*

*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Columbine**

**Setting**

*Landform: Fans, flood plains, fan terraces*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

*Parent material: Alluvium*

**Typical profile**

*A - 0 to 14 inches: gravelly sandy loam*

*C - 14 to 60 inches: very gravelly loamy sand*

**Properties and qualities**

*Slope: 0 to 3 percent*

*Depth to restrictive feature: More than 80 inches*

*Natural drainage class: Well drained*

*Runoff class: Very low*

*Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)*

*Depth to water table: More than 80 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Available water storage in profile: Very low (about 2.5 inches)*

**Interpretive groups**

*Land capability classification (irrigated): 4e*

*Land capability classification (nonirrigated): 6e*

*Hydrologic Soil Group: A*

*Ecological site: Gravelly Foothill (R049BY214CO)*

**Minor Components**

**Fluvaquentic haplaquolls**

*Percent of map unit:*

*Landform: Swales*

**Other soils**

*Percent of map unit:*

**Pleasant**

*Percent of map unit:*

*Landform: Depressions*



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# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO COVER SHEET

## FALCON MARKETPLACE DEVELOPMENT

NW CORNER OF E. WOODMEN ROAD AND MERIDIAN ROAD  
SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M., CITY OF FALCON, EL PASO COUNTY, COLORADO

### AGENCIES/CONTACTS:

- COUNTY: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT  
KARI PARSONS, PROJECT MANAGER/PLANNER II  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910
- FIRE: FALCON FIRE DEPARTMENT  
TRENT HARWIG, FIRE CHIEF - 719.495.4050  
7030 OLD MERIDIAN ROAD  
FALCON, CO 80831
- WATER: WOODMEN HILLS METROPOLITAN DISTRICT  
JERRY JACOBSON, DIRECTOR OF WATER - 719.495.2500  
8046 EASTONVILLE ROAD  
FALCON, CO 80831
- WASTEWATER: WOODMEN HILLS METROPOLITAN DISTRICT  
GENE COZZOLINO, DIRECTOR OF WASTEWATER - 719.495.2500  
8046 EASTONVILLE ROAD  
FALCON, CO 80831
- ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION  
LES ULFERS - 719.495.2283  
11140 E. WOODMEN ROAD  
FALCON, CO 80831
- GAS: COLORADO SPRINGS UTILITIES  
TODD STURTEVANT - 719.668.3556  
1521 HANCOCK EXPRESSWAY  
COLORADO SPRINGS, CO 80947
- TELEPHONE: CENTURY LINK  
SALLY KLEIN - 719.636.4329  
CENTURY LINK LOCATORS - 719.597.8418  
AT&T LOCATORS - 719.635.3674
- CABLE: COMCAST  
DALE STEWART - 719.442.4733  
213 N. UNION BLVD.  
COLORADO SPRINGS, CO 80909
- PETROLEUM: NUSTAR  
CHAD RENSLow - 719.391.0942  
7810 DRENNAN ROAD  
COLORADO SPRINGS, CO 80925
- OTHER: WOODMEN ROAD METROPOLITAN DISTRICT  
TERRY SCHOOLER - 719.447.1777  
20 BOULDER CRESCENT, SUITE 200  
COLORADO SPRINGS, CO 80903



VICINITY MAP  
NOT TO SCALE

### PROJECT DATA:

LOCATION:	DEVELOPMENT LOCATED AT THE INTERSECTION OF E. WOODMEN ROAD AND MERIDIAN ROAD. ACCESS PROVIDED VIA PRIVATE ROAD (FALCON MARKET PLACE) OFF OF E. WOODSMEN ROAD.
JURISDICTION:	CITY OF FALCON, CO
A.P.N.:	LEGAL DESCRIPTION: FALCON MARKETPLACE DEVELOPMENT, LOT 11
ZONING:	CR, REGIONAL COMMERCIAL DISTRICT
PARCEL AREA:	30,925 SF (0.71 ACRES)
DISTURBANCE AREA:	25,795 SF (0.59 ACRES)
LANDSCAPING SETBACKS:	
FRONT YARD:	25 FEET
REAR YARD:	15 FEET
MAXIMUM BUILDING HEIGHT:	40 FEET
PROPOSED BUILDING HEIGHT:	24 FEET
PARKING CALCULATIONS: (1 PER 100 SQ FT)	950/100 = 9.5 SPACES
PARKING SPACES REQUIRED:	10 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	1 SPACE
TOTAL SPACES PROVIDED:	14 PARKING SPACES (INCLUDING 1 ADA)
BIKE PARKING PROVIDED:	1 RACK TWO (2) SPACES
PROPOSED GROUND COVER SUMMARY:	
MINIMUM LANDSCAPE AREA - 5%	
MAXIMUM IMPERVIOUS AREA - 81%	
BUILDING:	950 S.F. (3.68%)
TRASH ENCLOSURE:	240 S.F. (0.93%)
PARKING AND MANEUVERING:	14,305 S.F. (55.5%)
WALKWAYS:	1,883 S.F. (7.30%)
LANDSCAPE:	8,418 S.F. (32.6%)
	25,797 S.F.

### ACCESSIBLE NOTE:

"NOTICE AND WARNING" COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH CITY CODES DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS.

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 AMERICANS WITH DISABILITIES ACT (ADA) DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.

APPROVAL OF THIS PLAN BY THE CITY OF FOUNTAIN 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.

### BENCHMARK:

ELEVATIONS ARE BASED ON COLORADO SPRINGS UTILITIES FACILITIES INFORMATION SYSTEM (FIMS) "BLT 167", A 2" ALUMINUM CAP IN CONCRETE LOCATED ON AN ELECTRIC TRANSFORMER PAD AT THE SOUTHEAST CORNER OF E. WOODMEN ROAD AND MERIDIAN ROAD, WITH AN ELEVATION OF 6873.18 (NGVD 29).

### FLOOD ZONE:

THE EFFECTIVE FLOODPLAIN ZONE A LIMITS ARE DEFINED ON THE FIRM FOR EL PASO COUNTY, COLORADO AND UNINCORPORATED AREAS, MAP NUMBER 08041C0553G, EFFECTIVE DATE DECEMBER 7, 2018. A CLOMR TO MODIFY THE FLOODPLAIN HAS BEEN SUBMITTED AND APPROVED BY FEMA, CASE NO. 17-08-0074R (MAY 26, 2017).

### EXISTING TOPOGRAPHY AND SURVEY INFORMATION NOTE:

DREXEL, BARRELL & CO. ENGINEERING FIRM HAS PROVIDED AN ELECTRONIC TOPOGRAPHIC FILE TO BARGHAUSEN CONSULTING ENGINEERS, INC. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. SITE DESIGN HAS BEEN BASED ON ABOVE REFERENCED TOPOGRAPHIC FILE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. PRIOR TO WORK.

### HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

### GEOTECHNICAL REPORT NOTES:

- THE FOLLOWING GEOTECHNICAL REPORTS FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

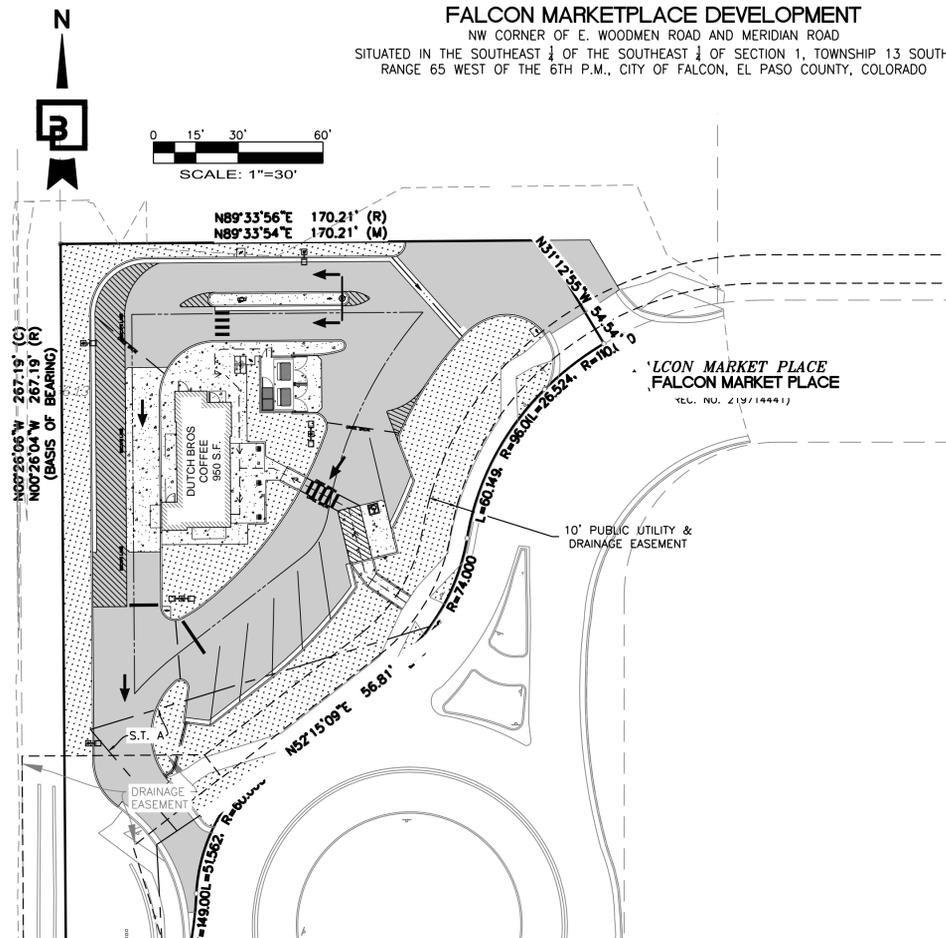
GEOTECHNICAL ENGINEERING STUDY  
KUMAR & ASSOCIATES, INC.  
PROJECT NO. 21-2-189  
DATE: AUGUST 5, 2021  
6735 KUMAR HEIGHTS  
COLORADO SPRINGS, CO 80918

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.
- ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR DETERMINATION.
- A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO HIS/HER SATISFACTION.
- THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

### LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOGETHER WITH THAT PORTION OF BLOCK 1, TOWN OF FALCON, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT THOSE PORTIONS CONVEYED TO WOODMEN ROAD MUNICIPAL DISTRICT BY WARRANTY DEED RECORDED APRIL 19, 2004 AT RECEPTION NO. 204062427 AND PERSONAL REPRESENTATIVE'S DEED RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116129, EL PASO COUNTY, COLORADO RECORDS.



### OWNER

EVERGREEN-MERIDIAN & WOODMEN, LLC.  
2390 EST CAMELBACK ROAD SUITE 410  
PHOENIX, AZ 85016

### DEVELOPER

DUTCH BROS COFFEE  
110 SW 4TH STREET  
GRANTS PASS, OR 97526  
TEL: (916) 785-7270  
CONTACT: RUSS ORSI

### TIMING:

ANTICIPATING STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: FALL 2021-WINTER 2021

### RECEIVING WATERS:

FALCON WATERSHED - UNNAMED TRIBUTARY TO UPPER BLACK SQUIRREL CREEK

### SOILS:

HYDROLOGIC TYPE A: BLAKELAND LOAMY SAND (NO. 8) AND BLAKELAND-FLUVAQUENTIC HAPLAQUOLIS (NO. 9).

### NOTE:

IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE TWO YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

### EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

### BUILDING ARCHITECT

GNICH ARCHITECTURE STUDIO  
1001 SE SANDY BOULEVARD, SUITE 100  
PORTLAND, OR 97214  
TEL: (503) 552-9079  
CONTACT: DUSTIN HENION

### ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVE. SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222  
CONTACT: HAL P. GRUBB, P.E.

### LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP  
1600 BROADWAY, SUITE 1600  
DENVER, CO 80202  
TEL: (800) 680-6630  
CONTACT: ERIC SHEPLEY, PLA, ASLA

### GEOTECHNICAL

KUMAR & ASSOCIATES, INC.  
PROJECT NO. 21-2-189  
6735 KUMAR HEIGHTS  
COLORADO SPRINGS, CO 80918  
TEL: (719) 632-7009  
CONTACT: ARBEN F. KALAVESHI, P.E.

### ESTIMATED EARTHWORK QUANTITIES:

CUT: 60 CY  
FILL: 655 CY  
NET: 30 CY (CUT) - AFTER PAVING SECTIONS  
AREA TO BE DISTURBED = 0.59 ACRES

- THE QUANTITIES LISTED DO NOT INCLUDE PROPOSED PAVING SECTIONS AS LISTED BY THE GEOTECHNICAL ENGINEER.
- EARTHWORK QUANTITIES ARE APPROXIMATE AND DO NOT ACCOUNT FOR CLEARING AND GRUBBING, TRENCHING, OR OVER EXCAVATION ETC. AS REQUIRED BY THE GEOTECHNICAL REPORT.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING SITE CONDITIONS AND CALCULATE THEIR OWN EARTH WORK QUANTITIES FOR THE PROJECT PRIOR TO BID
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE DATED: 08/05/2021  
PREPARED BY: KUMAR & ASSOCIATES, INC.

### ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO CRITERIA ESTABLISHED BY THE COUNTY FOR THE DETAILED DRAINAGE, GRADING, AND EROSION CONTROL PLAN AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS. SAID PLANS ARE SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS, ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.



PRINTED NAME: HAL P. GRUBB

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

LEGEND:	
PROPOSED	EXISTING
CURB AND GUTTER	LUMINAIRE (LUM.)
BARRIER CURB	PAINT STRIPE
CONCRETE	CONCRETE
ASPHALT	CONTOUR
SAWCUT	WATER
CONTOUR	SANITARY
WATER	STORM
WATER METER	OVERHEAD POWER
STORM	GAS
SANITARY	DOUBLE CHECK VALVE
GAS	ASPHALT
POWER	BUILDING LINE
PAINT STRIPE	OH/UG TEL. LINE
TYPE 1 CATCH BASIN	TREE
TYPE 2 CATCH BASIN	
SANITARY SEWER CLEANOUT	

### EL PASO COUNTY ENGINEERING DEPARTMENT ACCEPTANCE

EL PASO COUNTY: COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THE DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND THE ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

COUNTY PROJECT ENGINEER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

### DEVELOPER'S / OWNER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND THE OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

PRINTED NAME: RUSS ORSI

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

COVER SHEET  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831

Title:

DUTCH BROS  
Coffee

For:



Scale:  
Horizontal 1" = 30'  
Vertical N/A

Designed: CKK  
Drawn: JAH  
Checked: JAH  
Approved: HFS  
Date: 08/24/21

Barghausen Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com



Job Number: 21917  
Sheet: EC-1  
2019 DB  
Franchising USA, LLC



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Call before you dig.  
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# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO GENERAL NOTES

## BARGHAUSEN STANDARD CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC., TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
- CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
- CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

## STORMWATER NOTES:

ALL STORMWATER QUALITY REQUIREMENTS AND ALL STORMWATER DETENTION REQUIREMENTS ARE BEING MET AND PROVIDED OFF-SITE.

## STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRE-CONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSEMED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX L. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY KUMAR AND ASSOCIATES, INC., DATED AUGUST 5, 2021, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WQCD-PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246--1530  
PERMITS UNIT

## STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER--THE--FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD. WATERTIGHT JOINTS SHALL BE PROVIDED ON THE SPECIFIED PIPES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

## SIGNAGE AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

GENERAL NOTES  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831

Title:

DUTCH BROS.  
Coffee

For:



Scale:

Horizontal N/A  
Vertical N/A

Designed: CCK

Drawn: JAH  
Checked: JAH  
Approved: HFS  
Date: 08/24/21

Barghausen  
Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425-251-6222  
barghausen.com



Job Number

21917

Sheet

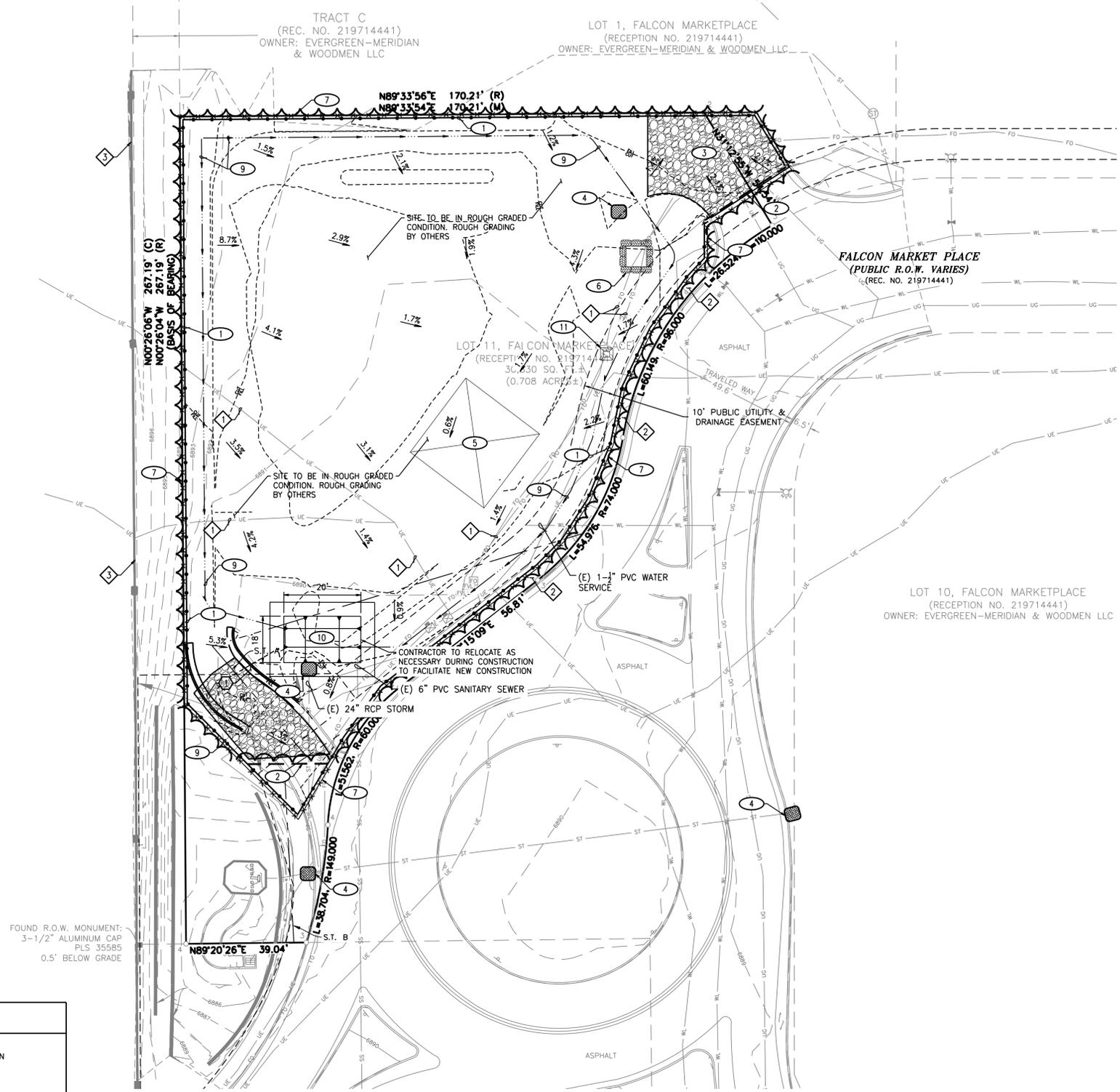
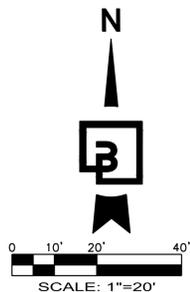
EC-2

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# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO INITIAL EROSION CONTROL PLAN



## EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STORMWATER ENTERPRISE DRAWINGS BY THE CITY OF COLORADO SPRINGS AND MHFD DESIGN REQUIREMENTS.
2. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED YEAR-ROUND THROUGHOUT THE DURATION OF THE PROJECT.
3. ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED PER THE STORMWATER ENTERPRISE DRAWINGS BY THE CITY OF COLORADO SPRINGS AND MHFD DESIGN REQUIREMENTS.
4. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER THE VEHICLE TRACKING CONTROL REQUIREMENTS OF THE STORMWATER ENTERPRISE DRAWINGS BY THE CITY OF COLORADO SPRINGS AND MHFD DESIGN REQUIREMENTS. STABILIZED CONSTRUCTION ENTRANCE/EXIT, WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS, THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
5. ALL AREAS DISTURBED DURING CONSTRUCTION BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION YEAR ROUND DURING THE DURATION OF THE PROJECT. HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD. REFER TO STORMWATER ENTERPRISE DRAWINGS BY THE CITY OF COLORADO SPRINGS FOR SEEDING AND MULCHING.
6. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMPs SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
7. SEDIMENT CONTROL BMPs SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMPs SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETED OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
8. EFFECTIVE EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.
9. CONTRACTOR SHALL INSTALL AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENTATION CONTROL BMPs.

## EROSION CONTROL NOTES:

1. INSTALL TEMPORARY SILT FENCE TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY THE COUNTY INSPECTOR. INSTALL PER COLORADO SPRINGS STANDARD DRAWING 900-SP.
2. INSTALL DURAWATTLE TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE; INSTALL PER MANUFACTURERS RECOMMENDATIONS. INSTALL IN COMPLIANCE WITH ALL APPLICABLE SPECIFICATIONS SET FORTH IN COLORADO SPRINGS DRAINAGE CRITERIA MANUAL.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE (VEHICLE TRACKING CONTROL), PER COLORADO SPRINGS STANDARD DRAWING 900-VTC.
4. INSTALL TEMPORARY STORM DRAIN INLET PROTECTION AT ALL EXISTING AND PROPOSED DRAINAGE INLETS, THIS PROTECTION INCLUDES ANY CATCH BASINS IN THE PUBLIC RIGHT-OF-WAY, AS WELL AS ANY ON-SITE CATCH BASINS ON PRIVATE PROPERTY. INSTALL AS REQUIRED TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM. CONTRACTOR SHALL INSTALL APPROPRIATE INLET PROTECTION. REFER TO COLORADO SPRINGS STANDARD DRAWING 900-IP 1, 900-IP 2, 900-IP 3, AND 900-IP 4.
5. APPROXIMATE LOCATION OF CONTRACTOR STAGING AREA THAT IS TO BE USED FOR MATERIAL/EQUIPMENT STORAGE, VEHICLE AND EQUIPMENT FUELING/MAINTENANCE, CONCRETE WASHOUT, AND TEMPORARY SANITARY FACILITIES. CONTRACTOR TO ADJUST SIZE AND LOCATION OF AREA AS NECESSARY, COMPLY WITH APPLICABLE SPECIFICATIONS SET FORTH IN COLORADO SPRINGS DRAINAGE CRITERIA MANUAL.
6. CONTRACTOR TO INSTALL CONCRETE WASHOUT; ADJUST AS NECESSARY DURING CONSTRUCTION. INSTALL IN COMPLIANCE WITH COLORADO SPRINGS STANDARD DRAWING 900-CWA 1 AND 900-CWA 2
7. INSTALL TEMPORARY CONSTRUCTION FENCE AROUND LIMITS OF PROPERTY; PROVIDE GATE AS NEEDED.
8. APPROXIMATE LOCATION OF STOCKPILE AREA (NOT SHOWN). CONTRACTOR TO ADJUST SIZE AND LOCATION OF AREA AS NECESSARY, COMPLY WITH COLORADO SPRINGS STANDARD DRAWING 900-SP
9. INSTALL TEMPORARY SEDIMENT DITCH PER DETAIL 1 THIS SHEET, WITH CHECK DAMS AS REQUIRED PER COLORADO SPRINGS STANDARD DETAIL 900-CD. CONTRACTOR SHALL SLOPE TOWARDS SEDIMENT POND. INSTALL TEMPORARY CULVERT AT CONSTRUCTION ENTRANCE.
10. TEMPORARY SEDIMENT BASIN. CONSTRUCT PER COLORADO SPRINGS STANDARD DRAWING 900-TSB 1 AND 900-TSB 2.

TRIBUTARY AREA = 27,975 S.F. = 0.64 AC  
REQUIRED VOLUME -> 0.64AC \* 35 CY/AC = 22.48 CY / (606.9) 610 CF

SEDIMENT TRAP SIZE  
WIDTH = 16'; LENGTH = 20'; DEPTH = 18'; SIDE SLOPES = 3:1

PROVIDED VOLUME = ±615 CF

CONTRACTOR TO COORDINATE STORMWATER SEDIMENT POND DISCHARGE LOCATION COORDINATE WITH COUNTY INSPECTOR AS REQUIRED. REFER TO COLORADO SPRINGS STANDARD DRAWING 900-TSB 1 AND 900-TSB 2.

11. APPROXIMATE LOCATION OF PORTABLE TOILET. CONTRACTOR SHALL LOCATED ON SITE PER COLORADO SPRINGS STANDARD DRAWING 900-PTM.

## DEMOLITION CONTROL NOTES:

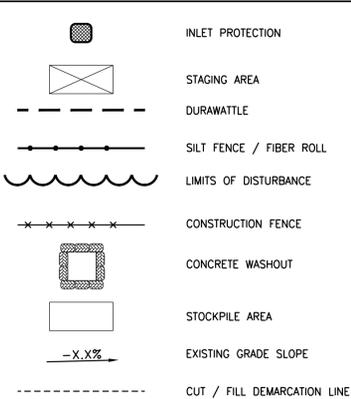
1. SAWCUT AND REMOVE EXISTING CURB AND GUTTER, ASPHALT PAVEMENTS, AND OTHER CONSTRUCTED ELEMENTS. KEYNOTES.
- ALL DEMOLITION/REMOVAL ITEMS MENTIONED ABOVE TO BE DISPOSED OF OFFSITE. CONTRACTOR TO ENSURE DISPOSAL COMPLIES WITH CITY STANDARDS AND REGULATIONS FOR OFFSITE DISPOSAL/RECYCLING.

## SPECIAL PROTECTION NOTES:

1. PROTECT EXISTING UTILITY BOXES, MANHOLES, CLEANOUTS, PEDESTALS, AND ASSOCIATED UNDERGROUND UTILITY LINES FROM DAMAGE DURING CONSTRUCTION, TYPICAL.
2. PROTECT EXISTING SIDEWALK AND CURB FROM DAMAGE DURING CONSTRUCTION.
3. PROTECT EXISTING FENCE FROM DAMAGE DURING CONSTRUCTION.

FOUND R.O.W. MONUMENT:  
3-1/2" ALUMINUM CAP  
PLS 35585  
0.5' BELOW GRADE

## TESC LEGEND:



## UTILITY PROTECTION NOTE:

APPROXIMATE LOCATION OF KNOWN UTILITIES ARE SHOWN ON THESE PLANS. CONTRACTOR TO COORDINATE WITH PURVEYOR AND USE EXTREME CAUTION WHEN EXCAVATING ON-SITE, UNTIL EXISTING GAS AND POWER SERVICE LOCATIONS ARE CONFIRMED. CONTRACTOR TO ORDER INDEPENDENT UTILITY LOCATES (INCLUDING GAS AND POWER) FOR THE FULL SCOPE OF WORK PRIOR TO CONSTRUCTION OR ANY GROUND DISTURBING ACTIVITIES.

## UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE AT 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

## EXISTING SOIL TYPE:

BLAKELAND LOAMY SAND (1.2 AC) - 3.23%  
BLAKELAND-FLUVAQUENTIC HAPLAQUOLLS (16.3 AC) - 43.93%  
COLUMBINE GRAVELLY SANDY LOAM (19.6) - 52.83%

## TEMPORARY WORK EASEMENT NOTE:

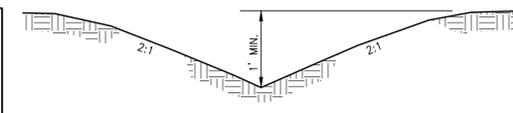
CLIENT TO OBTAIN TEMPORARY WORK EASEMENT AGREEMENT; COORDINATE WITH ADJACENT PROPERTY OWNER, PRIOR TO CONSTRUCTION OF ANY OFF-SITE WORK.

## UTILITY COORDINATION NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO PERFORMING ANY DEMOLITION ACTIVITIES TO ENSURE PROPER PROTECTION AND DISCONNECTION PROCEDURES ARE IN PLACE

## UNDERGROUND UTILITY NOTE:

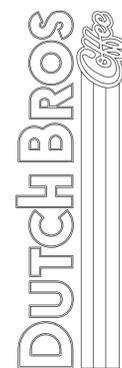
THE PROPOSED DEVELOPMENT HAS MULTIPLE INSTALLATIONS OF EXISTING UTILITIES WITHIN THE BOUNDS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE DEPTH OF ALL UTILITIES PRIOR TO ANY EARTHMOVING ACTIVITIES SHALL BEGIN. IF THE PROPOSED ELEVATION WOULD REDUCE THE COVER OVER AN EXISTING UTILITY, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY AND DETERMINE IF CONTINUED EXCAVATION IS ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-332-2344 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES.



TEMPORARY "V" DITCH  
NOT TO SCALE

INITIAL EROSION CONTROL PLAN  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831

Title:



For:



Scale:  
Horizontal 1" = 20'  
Vertical N/A

Designed: CCK  
Drawn: JAH  
Checked: JAH  
Approved: HFS  
Date: 08/24/21

**Barchausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barchausen.com](http://barchausen.com)



Job Number: 21917  
Sheet: EC-3  
2019 DB  
Franchising USA, LLC

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# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO EROSION CONTROL DETAILS

## SEQUENCE OF CONSTRUCTION

### PRE-CONSTRUCTION PHASE:

THE FOLLOWING TASKS SHALL BE COMPLETED BASED ON THE CONTRACTOR'S SCHEDULE.

- FILE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) GENERAL PERMIT APPLICATION FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY AT LEAST 10 DAYS PRIOR TO ANTICIPATED START OF CONSTRUCTION.
- INSTALL SILT FENCE (SF) AND CONSTRUCTION FENCE TO DELINEATE LIMITS OF CONSTRUCTION.
- INSTALL VEHICLE TRACKING CONTROL (VCT).
- INSTALL STABILIZED STAGING AREA (SSA) (CONTRACTOR TO ESTABLISH SIZE).
- INSTALL INLET PROTECTION ON EXISTING INLETS (IP).
- INSTALL CONCRETE WASHOUT AREA (CWA) AND ANY ADDITIONAL PERIMETER BMP'S.

### CONSTRUCTION PHASE:

THE FOLLOWING TASKS SHALL BE COMPLETED BASED ON THE CONTRACTOR'S SCHEDULE.

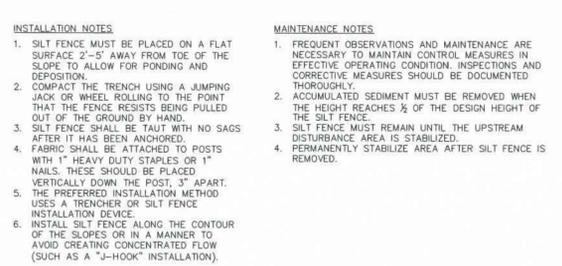
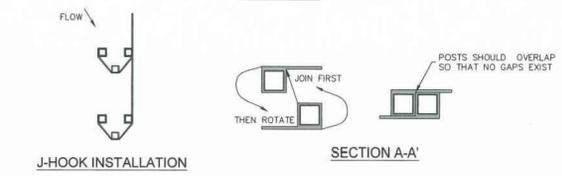
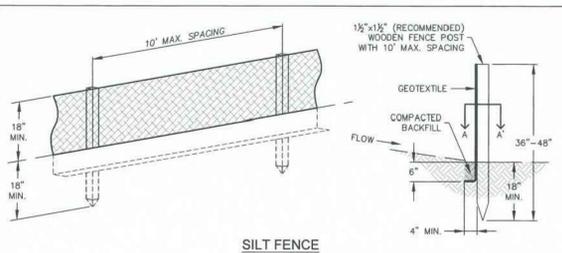
- CONFIRM EXISTING BMPS FROM THE PRE-CONSTRUCTION PHASE WHICH ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION ARE IN WORKING ORDER AND COMPLIANT WITH APPLICABLE REGULATIONS.
- REPAIR AND/OR REPLACE ANY EXISTING BMPS FROM THE PRE-CONSTRUCTION PHASE WHICH ARE DEEMED INADEQUATE.
- CLEAR AND GRUB THE SITE.
- ROUGH GRADE THE SITE.
- TEMPORARY SEED (TS) AND MULCH (MU) ANY AREAS OF THE SITE WHICH WILL REMAIN INACTIVE FOR A PERIOD GREATER THE 21 DAYS. THIS BMP SHALL BE INSTALLED WITHIN THE FIRST 14 DAYS OF WHEN THE AREAS BECOME DORMANT.

- INSTALL SITE UTILITIES (SANITARY SEWER, WATER, STORM SEWER, ETC.), AND/OR RELOCATED UTILITIES.
- INSTALL INLET PROTECTION (IP) AS REQUIRED ON NEWLY CONSTRUCTED STORM SEWER INLETS.
- FINISH GRADE THE PARKING LOT AND PAVEMENT AREAS.
- CONSTRUCT PROPOSED CURB AND GUTTER, SITE PAVING, AND CONCRETE SIDEWALK.
- FINISH GRADE AND PREPARE THE SITE LANDSCAPE AREAS FOR FINAL STABILIZATION.
- INSTALL SITE LANDSCAPING AREAS PER APPROVED CONSTRUCTION DRAWINGS.

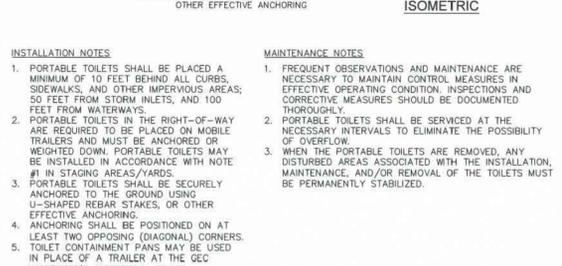
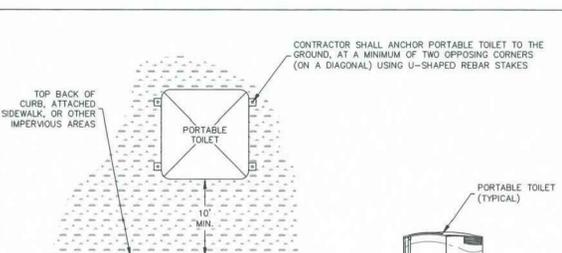
### POST-CONSTRUCTION PHASE:

THE FOLLOWING TASKS SHALL BE COMPLETED BASED ON THE CONTRACTOR'S SCHEDULE.

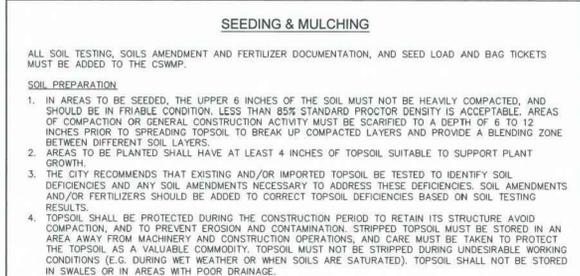
- CONFIRM EXISTING BMPS FROM THE PRE-CONSTRUCTION AND CONSTRUCTION PHASES WHICH ARE TO BE MAINTAINED UNTIL PERMANENT STABILIZATION IS ACHIEVED ARE IN WORKING ORDER AND COMPLIANT WITH APPLICABLE REGULATIONS.
- REPAIR AND/OR REPLACE ANY EXISTING BMPS FROM THE PRE-CONSTRUCTION AND CONSTRUCTION PHASE WHICH ARE DEEMED INADEQUATE.
- ACHIEVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE CDPHE, LOCAL JURISDICTION, AND PROJECT OWNER/DEVELOPER REGULATIONS.
- REMOVE REMAINING BMPS ONCE PERMANENT STABILIZATION HAS BEEN ACHIEVED.
- FILE CDPHE INACTIVATION NOTICE ONCE PERMANENT STABILIZATION HAS BEEN ACHIEVED.



**STORMWATER ENTERPRISE**  
APPROVED: [Signature]  
ISSUED: 10/7/19  
REVISION: 8/19/2020  
DRAWING NO. 900-SF



**STORMWATER ENTERPRISE**  
APPROVED: [Signature]  
ISSUED: 10/7/19  
REVISION: 8/19/2020  
DRAWING NO. 900-PT



**SEEDING & MULCHING**

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

**SOIL PREPARATION**

- IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRAGILE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
- TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

**SEEDING**

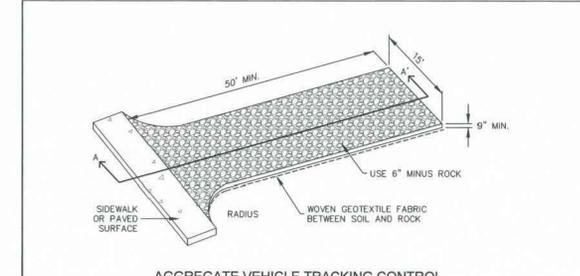
- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
- SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
- BROADCAST SEEDING OR HYDRO-SEEDED WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
- SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDED.
- BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

**MULCHING**

- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCHING REQUIREMENTS INCLUDE:
  - HAY OR STRAW MULCH
  - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER
  - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
  - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
  - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
  - IF HYDRO-SEEDED IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
  - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
  - EROSION CONTROL BLANKET
  - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

**SM**

**STORMWATER ENTERPRISE**  
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DRAWING NO. 900-SM



**VEHICLE TRACKING CONTROL**

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

**SOIL PREPARATION**

- IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRAGILE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
- TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

**SEEDING**

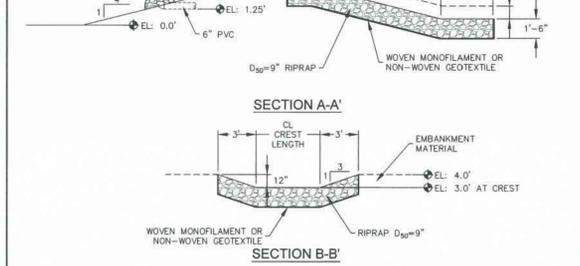
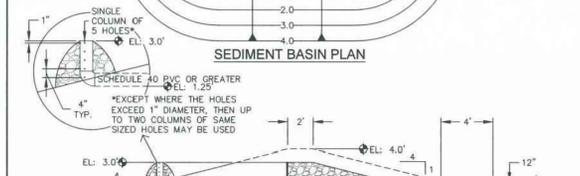
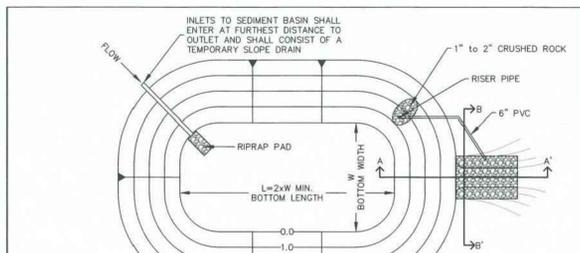
- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
- SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
- BROADCAST SEEDING OR HYDRO-SEEDED WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
- SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDED.
- BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

**MULCHING**

- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCHING REQUIREMENTS INCLUDE:
  - HAY OR STRAW MULCH
  - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER
  - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
  - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
  - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
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  - EROSION CONTROL BLANKET
  - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

**VTC**

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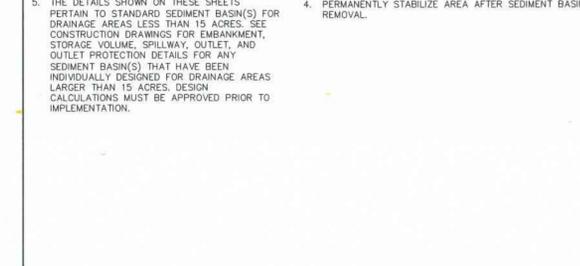
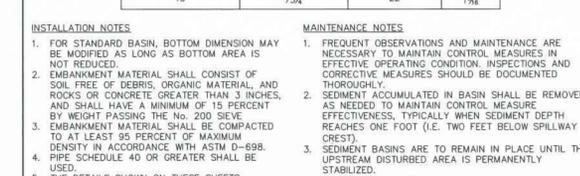


**TSB**

**STORMWATER ENTERPRISE**  
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ISSUED: 10/7/19  
REVISION: 8/19/2020  
DRAWING NO. 900-TSB-1

**TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN**

UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE), (AC)	BASIN BOTTOM WIDTH (W), (FT)	SPILLWAY CREST LENGTH (CL), (FT)	HOLE DIAMETER (HD), (IN)
1	12 1/2"	2	3/8"
2	21	3	1/2"
3	28	4	5/8"
4	33 1/2	5	3/4"
5	38 1/2	6	7/8"
6	43	7	1"
7	47 1/2	8	1 1/8"
8	51	9	1 1/4"
9	55	10	1 1/2"
10	58 1/2	11	1 3/4"
11	62	12	1 7/8"
12	66	13	2"
13	67 1/2	14	1 3/4"
14	70 1/2	15	1 1/2"
15	73 1/2	16	1 1/4"



**TSB**

**STORMWATER ENTERPRISE**  
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REVISION: 8/19/2020  
DRAWING NO. 900-TSB-2

**DUTCH BROS.**  
EROSION CONTROL DETAILS  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831

**For:**

**Colorado Registered Professional Engineer**  
Not for Construction

Scale: Horizontal N/A, Vertical N/A

Designed: CCK, Drawn: JAH, Checked: JAH, Approved: HFS, Date: 08/24/21

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425-251-6222  
barghausen.com

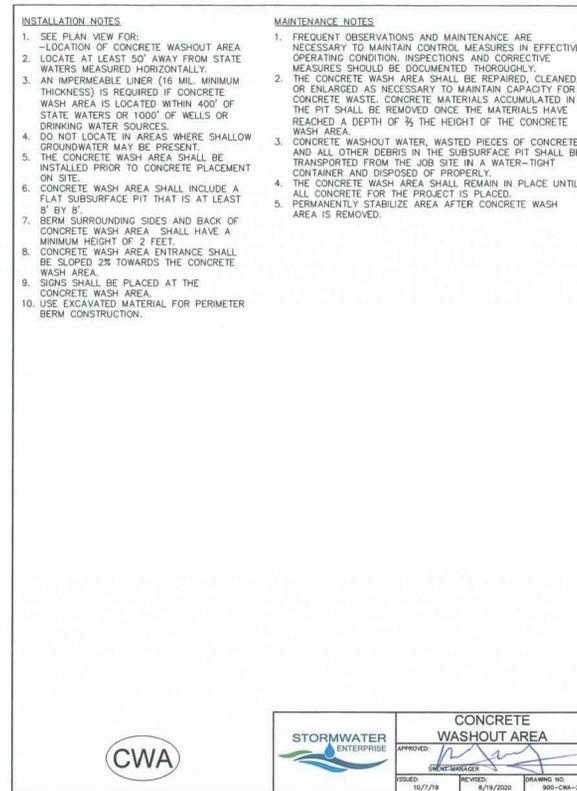
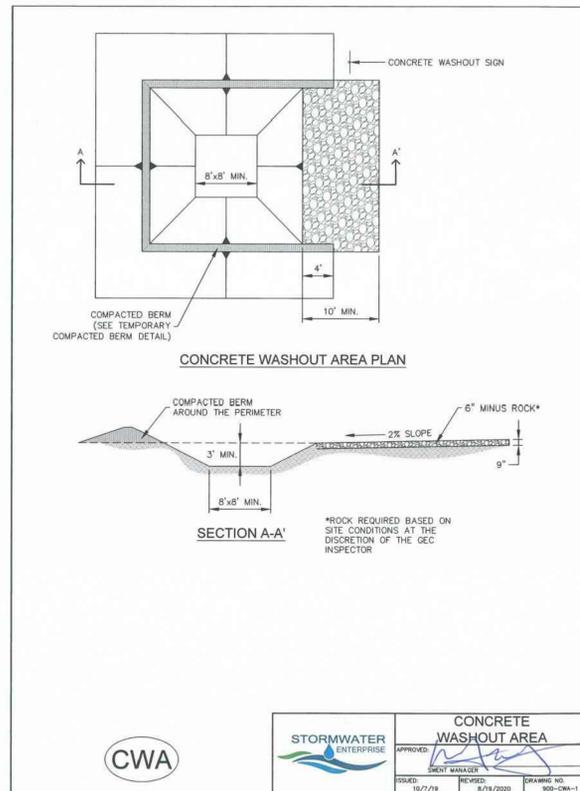
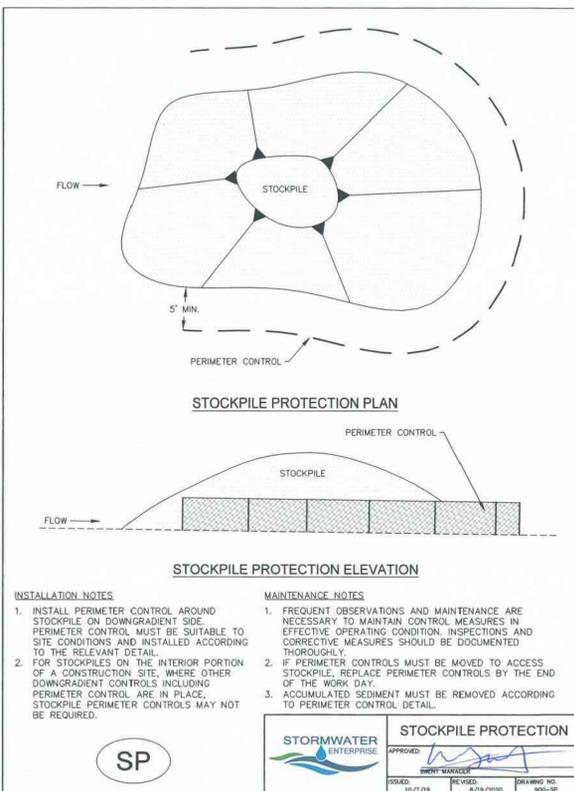
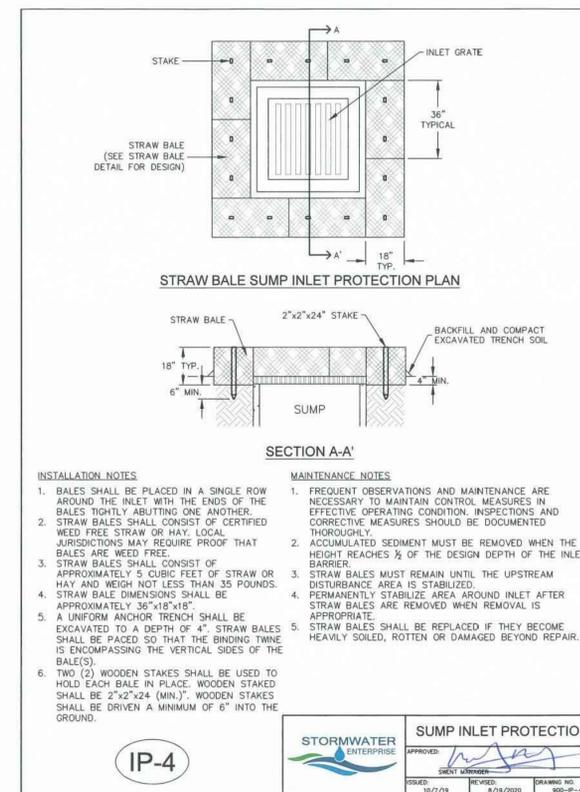
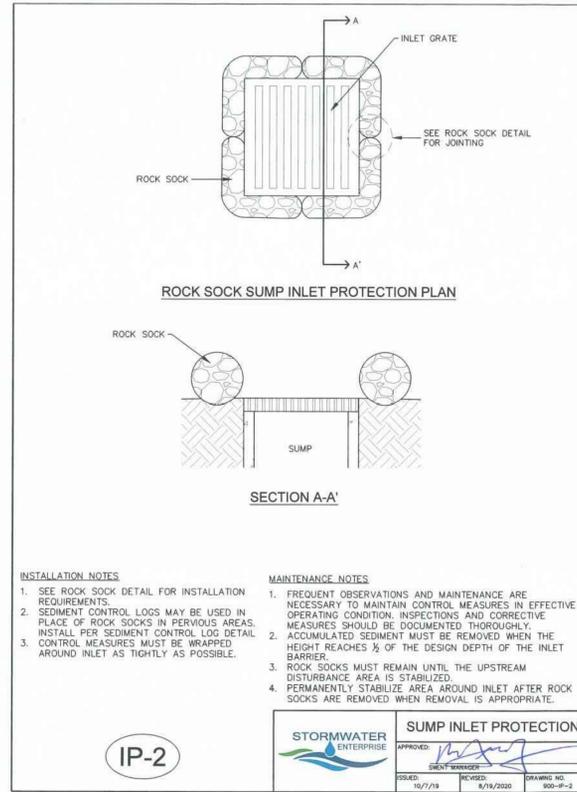
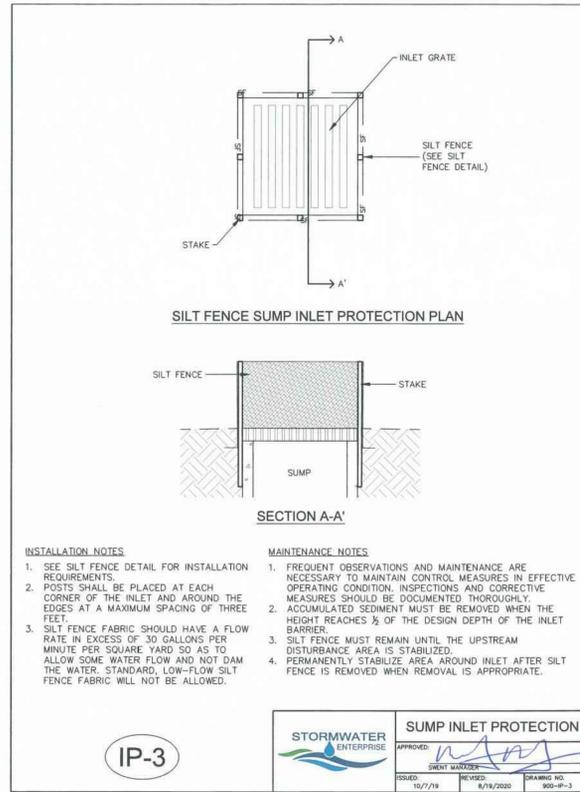
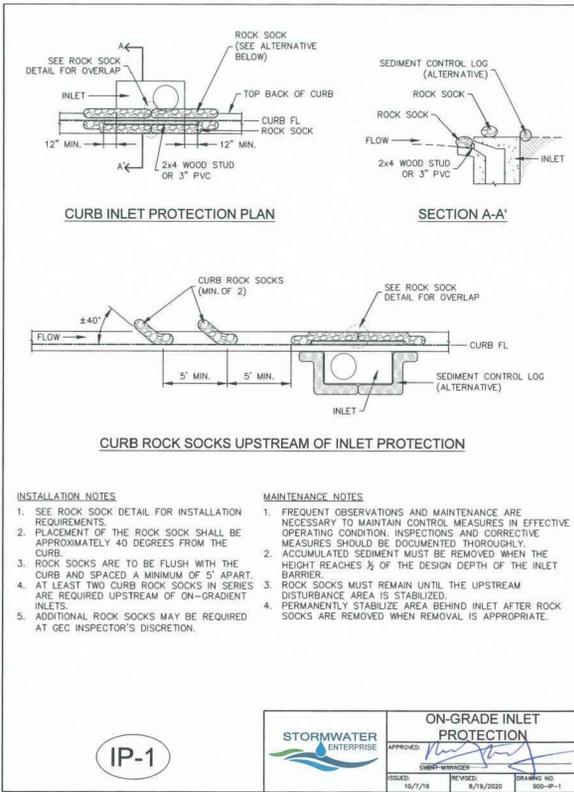
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**Sheet: EC-4**  
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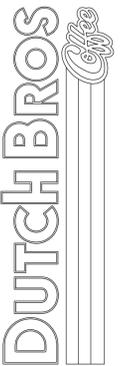
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# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO EROSION CONTROL DETAILS



EROSION CONTROL DETAILS  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831

Title:



For:



Scale:  
Horizontal: N/A  
Vertical: N/A

Designed: CCK  
Drawn: JAH  
Checked: JAH  
Approved: HFS  
Date: 08/24/21

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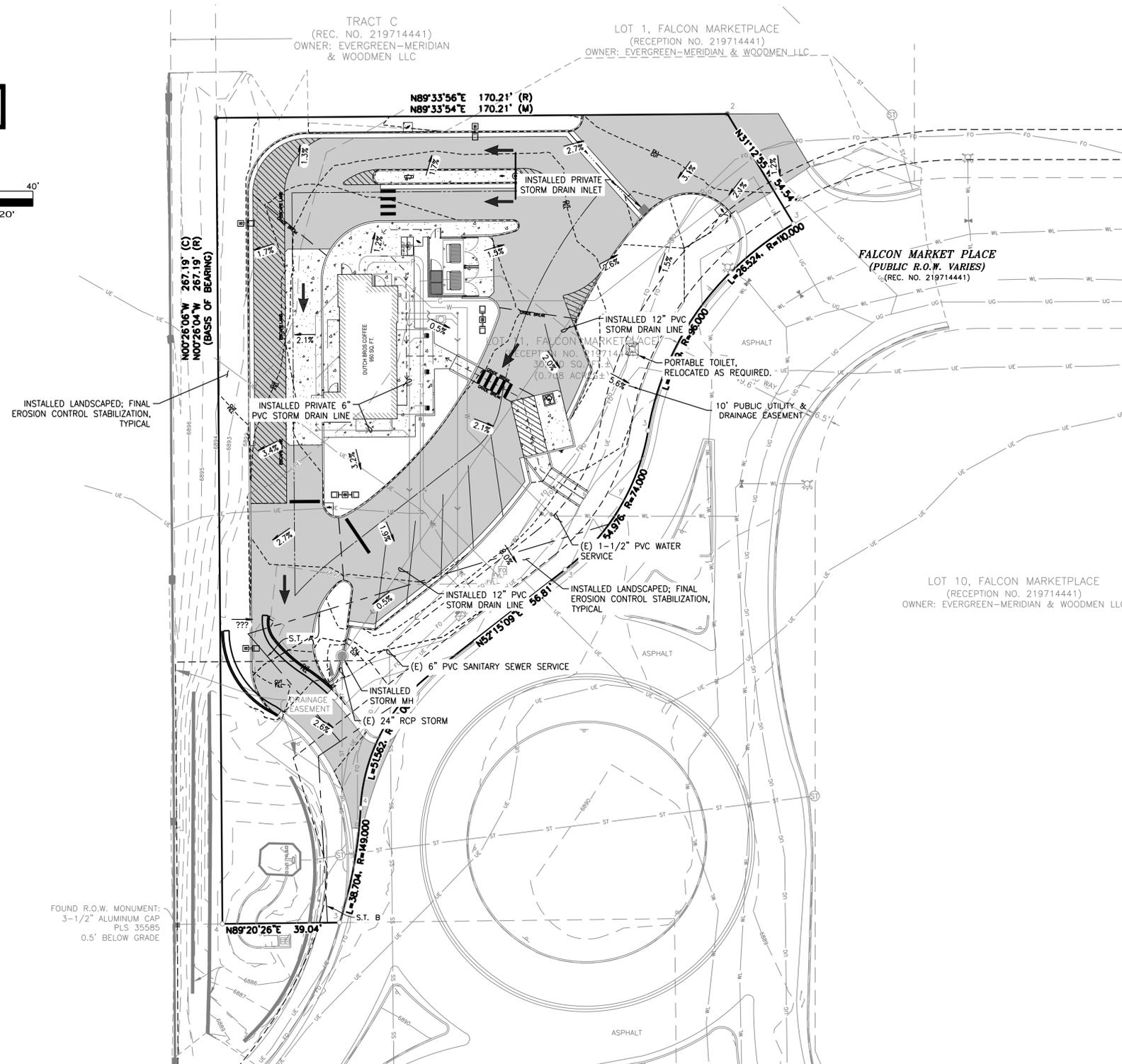
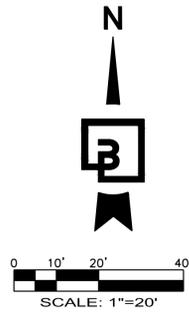
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Franchising USA, LLC

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# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO FINAL EROSION CONTROL PLAN



TESC LEGEND:	
	INLET PROTECTION
	STAGING AREA
	DURAWATTLE
	SILT FENCE / FIBER ROLL
	LIMITS OF DISTURBANCE
	CONSTRUCTION FENCE
	CONCRETE WASHOUT
	DESIGN GRADE SLOPE
	CUT / FILL DEMARCATION LINE

### EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STORMWATER ENTERPRISE DRAWINGS BY THE CITY OF COLORADO SPRINGS AND MHFD DESIGN REQUIREMENTS.
2. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED YEAR-ROUND THROUGHOUT THE DURATION OF THE PROJECT.
3. ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED PER THE STORMWATER ENTERPRISE DRAWINGS BY THE CITY OF COLORADO SPRINGS AND MHFD DESIGN REQUIREMENTS.
4. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER THE VEHICLE TRACKING CONTROL REQUIREMENTS OF THE STORMWATER ENTERPRISE DRAWINGS BY THE CITY OF COLORADO SPRINGS AND MHFD DESIGN REQUIREMENTS. STABILIZED CONSTRUCTION ENTRANCE/EXIT, WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS, THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
5. ALL AREAS DISTURBED DURING CONSTRUCTION BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION YEAR ROUND DURING THE DURATION OF THE PROJECT. HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD. REFER TO STORMWATER ENTERPRISE DRAWINGS BY THE CITY OF COLORADO SPRINGS FOR SEEDING AND MULCHING.
6. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMPs SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
7. SEDIMENT CONTROL BMPs SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMPs SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETED OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
8. EFFECTIVE EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.
9. CONTRACTOR SHALL INSTALL AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENTATION CONTROL BMPs.

### TEMPORARY DUST CONTROL MEASURES:

1. THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF WATER TRUCKS AT THE SITE AND SPRAY THE GRADED OR GRUBBED SITE WITH WATER AS REQUIRED TO CONTROL DUST.
2. THE CONTRACTOR SHALL CONDUCT ALL OPERATIONS SO THAT EXCAVATION, EMBANKMENT, AND IMPORTED MATERIAL IS SPRINKLED WITH WATER DURING GRADING OPERATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DUST CONTROL DURING CONSTRUCTION AND SHALL FOLLOW THE CONSTRUCTION METHODS ESTABLISHED BY EL PASO COUNTY AND URBAN DRAINAGE FLOOD CONTROL DISTRICT.

FOUND R.O.W. MONUMENT:  
3-1/2" ALUMINUM CAP  
PLS 35585  
0.5' BELOW GRADE

### EXPOSED SOILS NOTE:

PRIOR TO A RAIN EVENT, OR IF ANY AREA WILL NOT BE ACTIVELY WORKED ON WITHIN 14 DAYS, ALL DISTURBED OR EXPOSED SOILS SHALL BE PROTECTED, AT A MINIMUM, WITH STRAW MULCH AND TACKIFIER APPLICATION. APPLY TACKIFIER ON STRAW MULCH TO HOLD MULCH IN PLACE. THIS IS A MINIMUM GUIDE ONLY. CONTRACTOR RESPONSIBLE FOR DETERMINING AND INSTALLING THE APPROPRIATE LEVEL OF EROSION AND SEDIMENT CONTROL.

### INLET PROTECTION NOTE:

GENERAL CONTRACTOR SHALL PROVIDE INLET PROTECTION AT ALL EXISTING AND PROPOSED CATCH BASINS AS NECESSARY TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM. COORDINATE PLACEMENT WITH PROPERTY OWNERS AND AS DIRECTED BY CITY INSPECTOR. SEE DETAIL SWPP-6

### UNDERGROUND UTILITY NOTE:

THE PROPOSED DEVELOPMENT HAS MULTIPLE INSTALLATIONS OF EXISTING UTILITIES WITHIN THE BOUNDS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE DEPTH OF ALL UTILITIES PRIOR TO ANY EARTHMOVING ACTIVITIES SHALL BEGIN. IF THE PROPOSED ELEVATION WOULD REDUCE THE COVER OVER AN EXISTING UTILITY, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY AND DETERMINE IF CONTINUED EXCAVATION IS ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-332-2344 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES.

### EXISTING SOIL TYPE:

BLAKELAND LOAMY SAND (1.2 AC) - 3.23%  
BLAKELAND-FLUVAQUENTIC HAPLAQUOLLS (16.3 AC) - 43.93%  
COLUMBINE GRAVELLY SANDY LOAM (19.6) - 52.83%

### PERMANENT STABILIZATION LEGEND

PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

FINAL EROSION CONTROL PLAN  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831

Title:

**DUTCH BROS**  
CITY

For:



Scale:  
Horizontal 1" = 20'  
Vertical N/A

Designed: CCK  
Drawn: JAH  
Checked: JAH  
Approved: HFS  
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