



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



COVER SHEET
7510 FALCON MARKET PLACE
PEYTON, CO 80831

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:
CLARK LAND SURVEYING, INC 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.

CIVIL SHEET LIST:

- C1.0 COVER SHEET
- C1.1 GENERAL NOTES
- 1 OF 2 ALTA-NSPS LAND TITLE SURVEY
- 2 OF 2 ALTA-NSPS LAND TITLE SURVEY
- C1.2 INITIAL EROSION CONTROL PLAN
- C1.3 INTERIM EROSION CONTROL PLAN
- C1.4 EROSION CONTROL DETAILS
- C1.5 EROSION CONTROL DETAILS
- C1.6 FINAL EROSION CONTROL PLAN
- C2.0 SITE PLAN
- C2.1 HORIZONTAL CONTROL PLAN
- C3.0 GRADING PLAN
- C3.1 GRADING PLAN
- C3.2 DRAINAGE PLAN
- C4.0 UTILITY PLAN
- C5.0 CIVIL DETAILS
- C5.1 CIVIL DETAILS
- C6.0 AGENCY DETAILS

LANDSCAPE SHEET LIST:

- LI-1 LANDSCAPE IRRIGATION
- LI-2 IRRIGATION DETAILS AND SPECIFICATIONS
- LI-3 IRRIGATION DETAILS
- LP-1 LANDSCAPING PLANTING
- LP-2 LANDSCAPING PLANTING SPECIFICATIONS AND DETAILS

TIMING:

ANTICIPATING STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:
SPRING 2022-SUMMER 2022

RECEIVING WATERS:

FALCON WATERSHED - UNNAMED TRIBUTARY TO UPPER BLACK SQUIRREL CREEK

SOILS:

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

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 ELEVATION 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 VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

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.

APPROVED
Engineering Department
05/17/2022 4:00:56 PM
Jennifer Irvine, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR
EPC Planning & Community Development Department

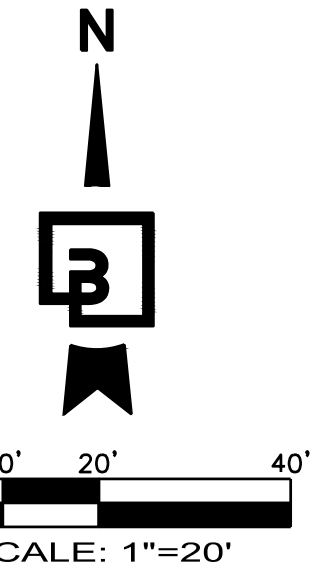
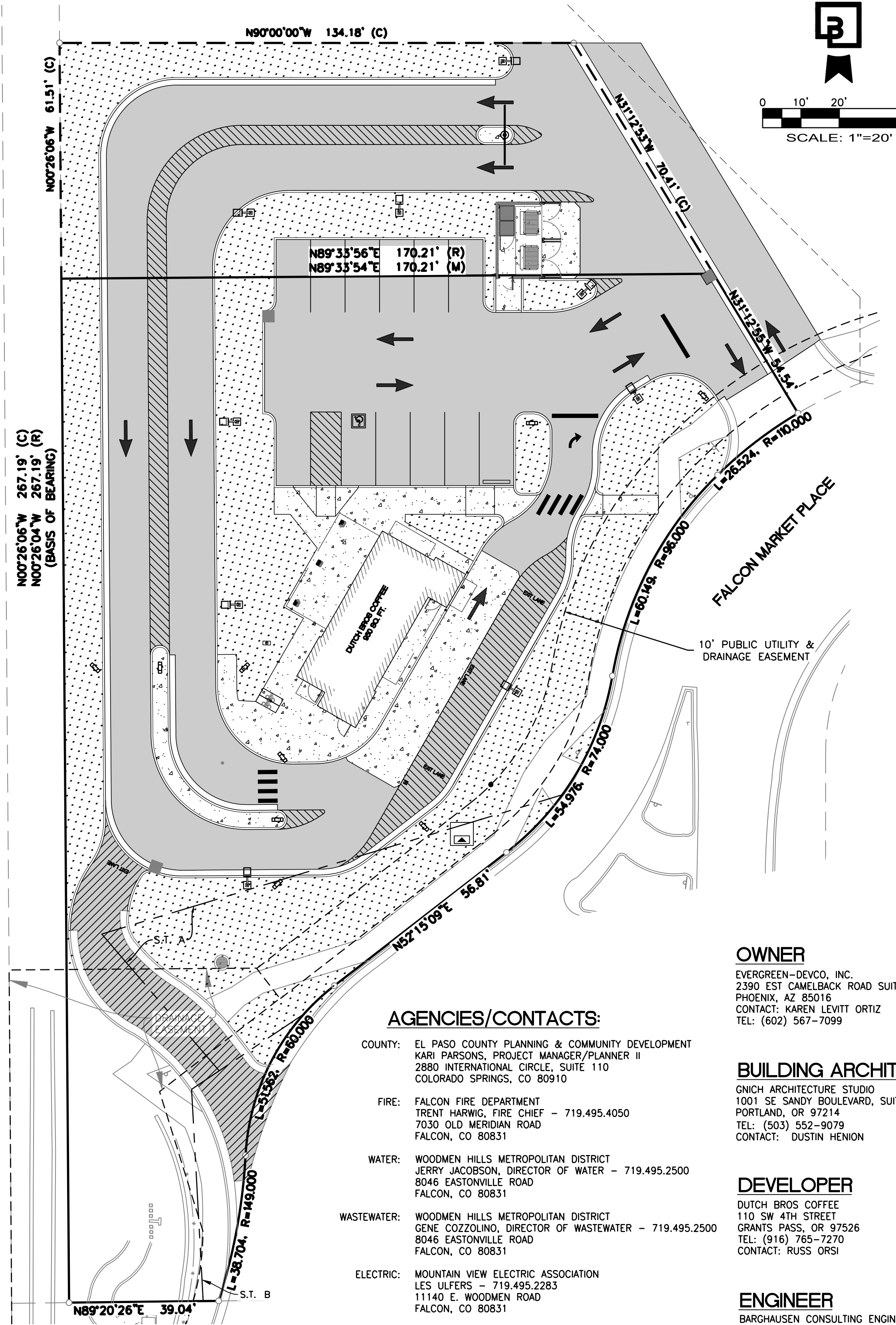
CONDITIONS:

ACCESS PERMITS:

OWNER IS AWARE THAT THE ACCESS PERMITS (AP211569, AP211570) ARE SUBJECT TO CONDITIONS OF APPROVAL.

LEGEND:

PROPOSED	EXISTING
CURB AND GUTTER	LUMINAIRE (LUM.)
BARRIER CURB	YARD LIGHT
CONCRETE	UTILITY POLE
ASPHALT	JUNCTION BOX (AS NOTED)
SAWCUT	CATCH BASIN
CONTOUR	STORM DRAIN MANHOLE/INLET
WATER	GAS METER
WATER METER	GAS VALVE
STORM	WATER VALVE (WV)
SANITARY	FIRE HYDRANT(FH)
GAS	CONNECTION(FDC)
POWER	WATER METER
PAINT STRIPE	SIGN
TYPE 1 CATCH BASIN	DIRECTIONAL ARROW
TYPE 2 CATCH BASIN	BOLLARD
SANITARY SEWER CLEANOUT	



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.

ADDRESS: 7510 FALCON MARKET PLACE - PEYTON, CO 80831

JURISDICTION: EL PASO COUNTY, CO

A.P.N.: LEGAL DESCRIPTION: FALCON MARKETPLACE DEVELOPMENT, LOT 11
APN: 5301401326

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%

OFF-SITE IMPROVEMENTS 490 S.F. (1.45%)
BUILDING: 950 S.F. (2.83%)
TRASH ENCLOSURE: 240 S.F. (0.71%)
PARKING AND MANUEVERING: 19,335 S.F. (57.5%)
WALKWAYS: 2,379 S.F. (7.08%)
LANDSCAPE: 10,220 S.F. (30.4%)
33,613 S.F. (100.0%)

PCD FILE NUMBER: PPR-21-046

MONUMENT PROTECTION NOTE:

ALL EXISTING SURVEY MONUMENTS ARE TO BE PRESERVED PER COLORADO REVISED STATUTES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT MONUMENTS ARE PROPERLY PROTECTED AND/OR PERPETUATED. IF ANY OF THE MONUMENTS ARE DISTURBED OR ARE NEAR THE AREA OF CONSTRUCTION, A LICENSED SURVEYOR MUST CONFIRM THAT THE MONUMENTS HAVE BEEN PROTECTED AND/OR PERPETUATED AND THE APPROPRIATE DOCUMENTATION HAS BEEN RECORDED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

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 DETAILS 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: Russell Perkins

SIGNATURE: *Russell Perkins* DATE: 5/2/2022

ENGINEER'S STATEMENT:

THESE DETAILS 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 DETAILS PLANS AND SPECIFICATIONS.

PRINTED NAME: HAL P. GRUBB LICENSE NO.: 0054994

SIGNATURE: *Hal P. Grubb* DATE: May 2, 2022

OWNER

EVERGREEN-DEVCO, INC.
2390 EST CAMELBACK ROAD SUITE 410
PHOENIX, AZ 85016
CONTACT: KAREN LEVITT ORTIZ
TEL: (602) 567-7099

BUILDING ARCHITECT

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

DEVELOPER

DUTCH BROS COFFEE
110 SW 4TH STREET
PORTLAND, OR 97214
TEL: (916) 765-7270
CONTACT: RUSS ORSI

ENGINEER

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

GEOTECHNICAL

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

LANDSCAPE ARCHITECT

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

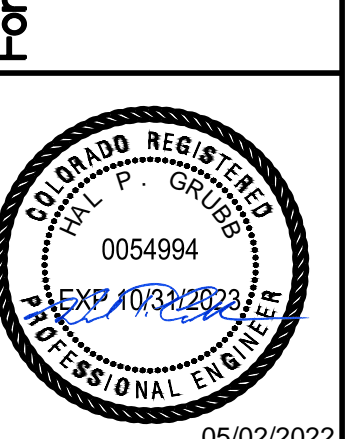
AGENCIES/CONTACTS:

- 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

ESTIMATED EARTHWORK QUANTITIES:

CUT: 180 CY
FILL: 600 CY
NET: 40 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.



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

Designed: CKK
Drawn: JAH
Checked: JAH
Approved: HFS
Date: 03/31/22

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

LEGAL DESCRIPTION:

Lot 11 of Falcon Marketplace, according to the plat as recorded December 23, 2019 at Reception No. 219714441, County of El Paso, State of Colorado.

NOTES:

- Any underground utilities shown have been located from field survey information, as-built drawings and/or utility markings, as provided by the client. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Public utility locate request was made under Ticket No. A118702212-00A dated 7/1/2021. This site was located by standard RF methods.
- Basis of bearings is the west line of Lot 11 of Falcon Marketplace, monumented at the south end with a #5 rebar w/ 1-1/4" green plastic cap, PLS 38245, flush with grade, and at the north end with a 1-1/4" green plastic cap, PLS 38245, flush with grade, as shown hereon, and assumed/measured to bear N00°26'06"W, a distance of 267.19' feet.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMeTte published 7/14/2021, referencing Flood Insurance Rate Map, Map Number 08041C0553G, with an effective date of 12/07/2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by Old Republic National Title Insurance Company, Commitment No. 304991NCT-301, with an effective date of 6/10/2021.
- The lineal units used in this drawing are U.S. Survey Feet.
- Elevations are based on NAVD 88 datum.
- The improvements shown hereon are as of the date of field work, 7/8/2021.
- This lot is zoned "CR" (Commercial Regional) per El Paso County planning and community development department. No parking provided on lot. For additional zoning information please contact the El Paso County planning and community development Department at (719) 520-6300.
- This property contains a calculated area of 30,830 square feet (0.708 acres) more or less.
- There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
- Access is obtained directly from Falcon Market Place. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
- The subject property is a vacant lot with no posted address: 7510 Falcon Market Pl. (Per Assessor)
- There is observable evidence of earth moving work, building construction or building additions within recent months.
- There are no changes in street right of way lines either completed or proposed, per documents provided by title company.
- There is observable evidence of recent street or sidewalk construction or repairs.
- There is no evidence of potential wetlands observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were observed at the time of the survey.
- Encroachment Statement:
No apparent encroachments at the time of survey.

SCHEDULE B2 EXCEPTIONS:

- Item No.
- 9. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT DATED JANUARY 20, 1880. SAID PATENT IS STORED IN OUR SYSTEM AS IMAGE 35949754. -IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.
 - 10. RESERVATIONS AS CONTAINED IN WARRANTY DEED RECORDED OCTOBER 6, 1964 IN BOOK 2038 AT PAGE 193. -IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.
 - 11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN GRANT OF RIGHT OF WAY RECORDED DECEMBER 09, 1964 IN BOOK 2048 AT PAGE 85. -IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.
 - 12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN GRANT OF RIGHT OF WAY RECORDED JUNE 30, 1967 IN BOOK 2186 AT PAGE 985. -IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.
 - 13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEFERRED PAYMENT RIGHT OF WAY AGREEMENT RECORDED JULY 12, 1995 IN BOOK 6682 AT PAGE 1425. DIAMOND SHAMROCK PIPELINE COMPANY MAP IN CONNECTION THEREWITH RECORDED MAY 7, 1997 UNDER RECEPTION NO. 97026397. -IS LOCATED ON SURVEY AREA, NO MATHEMATICAL DATA TO PLOT.
 - 14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PIPELINE RIGHT-OF-WAY AND EASEMENT RECORDED MAY 13, 2004 UNDER RECEPTION NO. 204078591. -IS NOT LOCATED ON SURVEY AREA.
 - 15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WOODMEN CROSSING/ GADDIE EASEMENT AGREEMENT RECORDED AUGUST 08, 2013 UNDER RECEPTION NO.213102338. -IS NOT LOCATED ON SURVEY AREA.
 - 16. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE WOODMEN HILLS METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 05, 2016, UNDER RECEPTION NO. 216115120. -IS LOCATED ON SURVEY AREA, NOT SURVEY RELATED.
 - 17. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE WOODMEN ROAD METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 15, 2017, UNDER RECEPTION NO. 217056016. -IS LOCATED ON SURVEY AREA, NOT SURVEY RELATED.
 - 18. THE EFFECT OF RESOLUTION NO. 19-357, RECORDED SEPTEMBER 25, 2019, UNDER RECEPTION NO. 219117074. -IS LOCATED ON SURVEY AREA, NOT SURVEY RELATED.
 - 19. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF FALCON MARKETPLACE RECORDED DECEMBER 23, 2019 UNDER RECEPTION NO. 219714441. APPROVAL OF FINAL PLAT IN CONNECTION THEREWITH RECORDED DECEMBER 23, 2019 UNDER RECEPTION NO. 219163004. RATIFICATION OF PLAT IN CONNECTION THEREWITH RECORDED DECEMBER 23, 2019 UNDER RECEPTION NO. 219163009. -IS LOCATED ON SURVEY AREA, SHOWN HEREON.

SCHEDULE B2 EXCEPTIONS:

- Item No.
- 20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED DECEMBER 23, 2019 UNDER RECEPTION NO. 219163005. ASSIGNMENT AND ASSUMPTION AGREEMENT OF SUBDIVISION IMPROVEMENTS AGREEMENT FOR FALCON MARKETPLACE RECORDED SEPTEMBER 25, 2020 UNDER RECEPTION NO. 2201498886. -IS LOCATED ON SURVEY AREA, NOT SURVEY RELATED.
 - 21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LICENSE AGREEMENT FOR PRIVATE IMPROVEMENTS IN THE COUNTY RIGHT-OF WAY RECORDED DECEMBER 23, 2019 UNDER RECEPTION NO. 219163006. -IS LOCATED ON SURVEY AREA, NOT SURVEY RELATED.
 - 22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NON-EXCLUSIVE EASEMENT AGREEMENT RECORDED DECEMBER 23, 2019 UNDER RECEPTION NO. 219163007. -IS LOCATED ON SURVEY AREA, SHOWN HEREON.
 - 23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FALCON MARKETPLACE ESCROW AGREEMENT RECORDED DECEMBER 23, 2019 UNDER RECEPTION NO. 219163008. -IS LOCATED ON SURVEY AREA, NOT SURVEY RELATED.
 - 24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT RECORDED DECEMBER 23, 2019 UNDER RECEPTION NO. 219163010. -IS LOCATED ON SURVEY AREA, NOTHING ADDITIONAL TO SHOW.
 - 25. THE EFFECT OF FALCON MARKETPLACE LANDSCAPE EXHIBIT, RECORDED DECEMBER 23, 2019, UNDER RECEPTION NO. 219163011. -IS LOCATED ON SURVEY AREA, NO MATHEMATICAL DESCRIPTION AVAILABLE.
 - 26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF DEVELOPMENT AGREEMENT RECORDED JANUARY 31, 2020 UNDER RECEPTION NO. 220014219. AMENDMENT IN CONNECTION THEREWITH RECORDED SEPTEMBER 25, 2020 UNDER RECEPTION NO. 220149891. -IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.
 - 27. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 31, 2020, UNDER RECEPTION NO. 220014220. ASSIGNMENT OF DEVELOPING PARTY RIGHTS IN CONNECTION THEREWITH RECORDED SEPTEMBER 25, 2020 UNDER RECEPTION NO. 220149889. FIRST AMENDMENT TO DECLARATION OF COVENANTS RECORDED 25, 2020 UNDER RECEPTION NO. 220149892. -IS LOCATED ON SURVEY AREA, NOT SURVEY RELATED.
 - 28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT FOR OPERATION AND MAINTENANCE FOR COMMON AREAS FOR FALCON MARKETPLACE RECORDED JANUARY 31, 2020 UNDER RECEPTION NO. 220014221 FIRST AMENDMENT THERETO RECORDED SEPTEMBER 25, 2020 UNDER RECEPTION NO. 220149893. -IS LOCATED ON SURVEY AREA, NOT SURVEY RELATED.
 - 29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 17, 2020 UNDER RECEPTION NO. 220186309. -IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.

SURVEYOR'S CERTIFICATION:

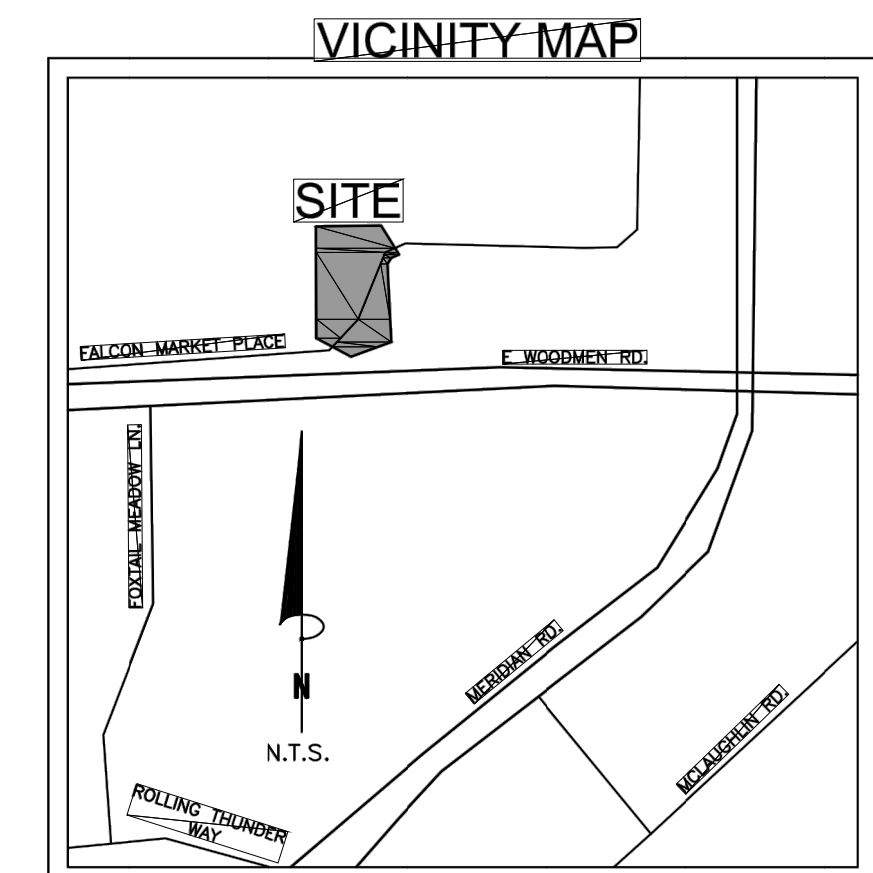
To Dutch Bros. LLC; Evergreen-Meridian & Woodmen, L.L.C.; and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 7b1, 7c, 8, 9, 11a, 11b, 13, 16, 17, 19, 20a and 20b of Table A thereof. The field work was completed on 7/8/2021. Date of Plat or Map: 7/14/2021.

The undersigned further states that the plat was surveyed and drawn to the normal standard of practice of surveyors in the State of Colorado under his direct responsibility and supervision and accurately shows the described tract of land thereof, and that the requirements of Title 38 of Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion. This certification is neither a warranty nor guarantee, either expressed or implied.



Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.
Email: ALTA@clarkis.com



ALTANSPS LAND TITLE SURVEY

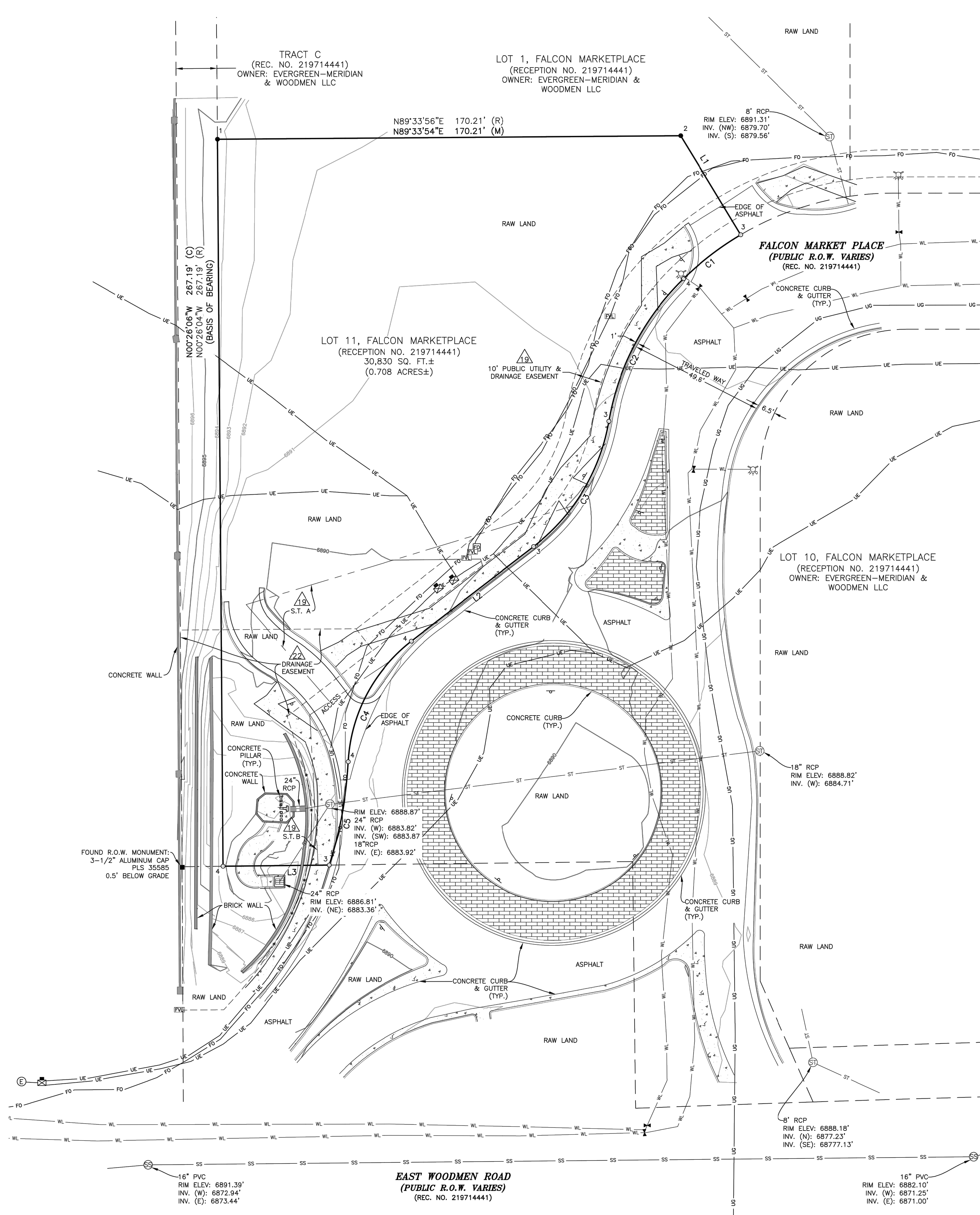
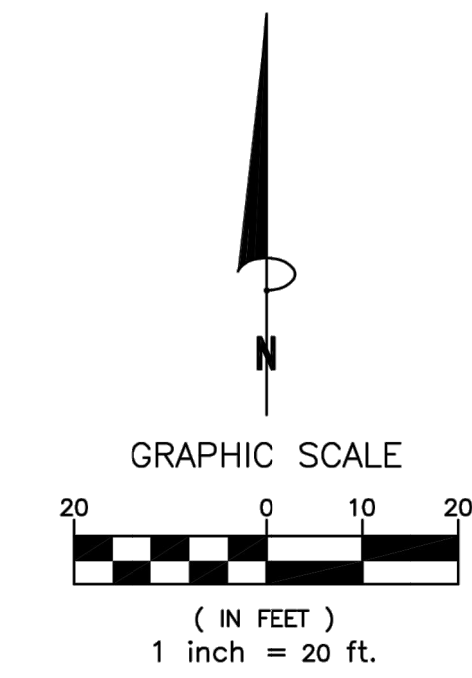
A PORTION OF THE SE1/4 OF SECTION 1
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

Project No. 211133
Drawn By: NSG
Checked By: SLM
Date: 7/14/2021
Sheet 1 of 2

No.	Description	By	Date

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of the certification. Any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Clark Land Surveying, Inc.
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.862.1270
www.clarkis.com



- LEGEND**
- FOUND MONUMENT (ALLOQUOT)
 - FOUND MONUMENT (AS NOTED)
 - 1 1-1/4" GREEN PLASTIC CAP, PLS 38245, FLUSH WITH GRADE
 - 2 #5 REBAR 0.3' BELOW GRADE
 - SET MONUMENT (AS NOTED)
 - 3 MAG NAIL W/ 2" WASHER, PLS 38245, IN CONCRETE
 - 4 #5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, PLS 38245, FLUSH WITH GRADE
 - ⊕ SANITARY MANHOLE
 - ⊕ STORM MANHOLE
 - ⊕ STORM INLET (RECTANGLE)
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ ELECTRIC MANHOLE
 - ⊕ ELECTRIC TRANSFORMER
 - ⊕ FIBEROPTIC MANHOLE
 - ⊕ FIBEROPTIC PEDESTAL
 - ⊕ FIBEROPTIC VAULT
 - (C) CALCULATED BEARING AND/OR DISTANCE.
 - (M) MEASURED BEARING AND/OR DISTANCE.
 - (R) RECORD BEARING AND/OR DISTANCE.
 - TYP. TYPICAL
 - S.T. SIGHT TRIANGLE
 - ⊕ SIGN
 - ST — STORM LINE (UNDERGROUND)
 - CULVERT
 - SS — SANITARY LINE (UNDERGROUND)
 - WL — WATER LINE (UNDERGROUND)
 - US — GAS LINE (UNDERGROUND)
 - UE — ELECTRIC LINE (UNDERGROUND)
 - FO — FIBEROPTIC LINE (UNDERGROUND)
 - — HAND RAIL
 - — CONCRETE AREA
 - — BRICK AREA
 - ⊕ EXCEPTION NUMBER

LINE	BEARING	DISTANCE
L1(C&R)	S31°12'55"E	42.57'
L2(C&R)	N52°15'09"E	56.81'
L3(C&R)	N89°20'26"E	39.04'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1(C&R)	110.00'	26.52'	13°48'56"	S30°35'57"E
C2(C&R)	96.00'	60.15'	35°53'56"	S44°24'54"E
C3(C&R)	74.00'	54.98'	42°33'57"	N37°44'50"W
C4(C&R)	60.00'	51.56'	49°14'17"	S37°44'45"E
C5(C&R)	149.00'	38.70'	14°53'00"	N72°05'49"W

No.	Description	By	Date

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the first publication of this survey. Any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ALTANSPS LAND TITLE SURVEY
A PORTION OF THE SE1/4 OF SECTION 1
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

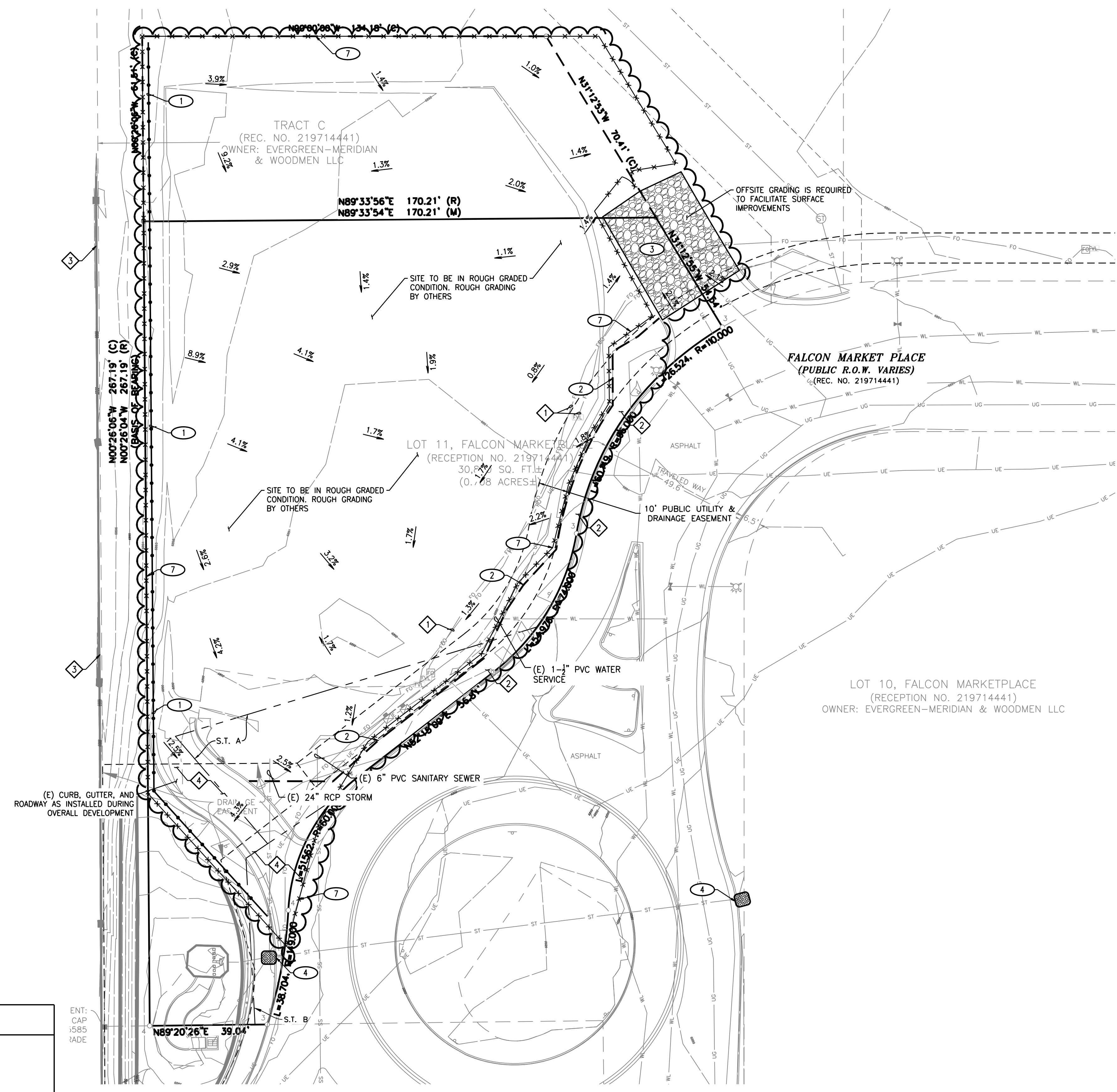
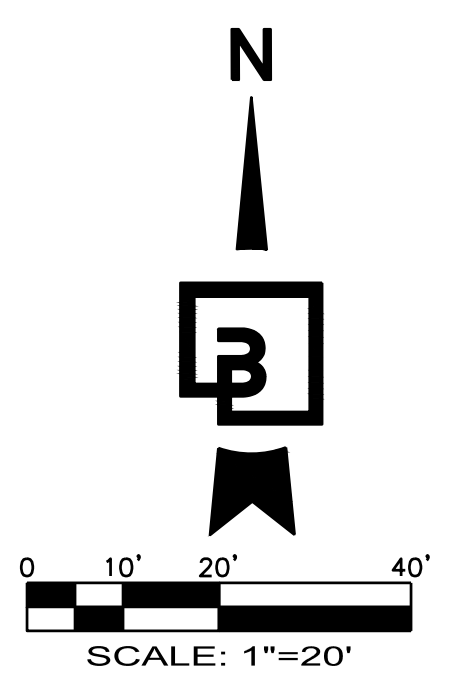
Project No. **21133**
Drawn By: NSG
Checked By: SLM

Date: 7/14/2021
Sheet 2 of 2

The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights under the United States and foreign laws.



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:

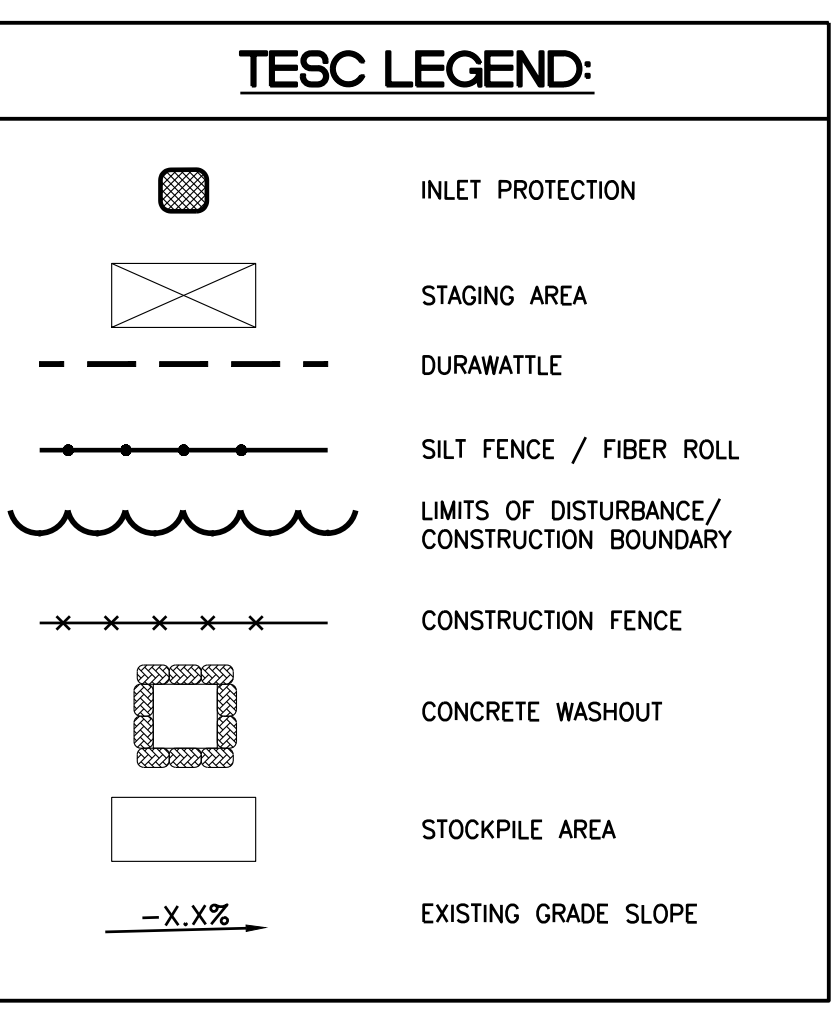
1. INSTALL TEMPORARY SILT FENCE TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY THE COUNTY INSPECTOR. INSTALL PER COLORADO SPRINGS STANDARD DRAWING 900-SP.
2. INSTALL WATTLE PER URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, STANDARD DRAWING SC-2, TO PREVENT SILT-LADEN RUNOFF FROM 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 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 (NOT SHOWN ON THIS SHEET).
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 (NOT SHOWN ON THIS SHEET).
7. INSTALL TEMPORARY CONSTRUCTION FENCE AROUND LIMITS OF PROPERTY; PROVIDE GATE AS NEEDED.
8. APPROXIMATE LOCATION OF STOCKPILE AREA. CONTRACTOR TO ADJUST SIZE AND LOCATION OF AREA AS NECESSARY, COMPLY WITH COLORADO SPRINGS STANDARD DRAWING 900-SP (NOT SHOWN ON THIS SHEET).
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 TRAP. INSTALL TEMPORARY CULVERT AT CONSTRUCTION ENTRANCE (NOT SHOWN ON THIS SHEET).
10. TEMPORARY SEDIMENT TRAP. CONSTRUCT PER URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, STANDARD DRAWING SC-8 (SEDIMENT TRAP). CONTRACTOR TO SIZE AND ADJUST POND ACCORDINGLY FOR PRECIPITATION EXPERIENCED ON-SITE. CONTRACTOR TO COORDINATE STORMWATER SEDIMENT TRAP DISCHARGE LOCATION WITH COUNTY INSPECTOR AS REQUIRED (NOT SHOWN ON THIS SHEET).
11. APPROXIMATE LOCATION OF PORTABLE TOILET. CONTRACTOR SHALL LOCATED ON SITE PER COLORADO SPRINGS STANDARD DRAWING 900-PTM (NOT SHOWN ON THIS SHEET).

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.
4. PROTECT EXISTING CURB, GUTTER, AND ASPHALT PAVEMENT FROM DAMAGE DURING CONSTRUCTION.

STORMWATER MANAGEMENT PLAN NOTES:

- THERE ARE NO PROPOSED BATCH PLANTS LOCATED ON-SITE, PER EL PASO COUNTY STORMWATER MANAGEMENT CHECKLIST ITEM 17F
- THERE ARE NO SPRINGS, STREAMS, WETLANDS, OR SURFACE WATERS WITHIN SITE LIMITS OR 50-FOOT OUTSIDE OF LIMITS PER EL PASO COUNTY STORMWATER MANAGEMENT CHECKLIST ITEM 17I



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 POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE AT 811 AND THEN POTHOLING 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:

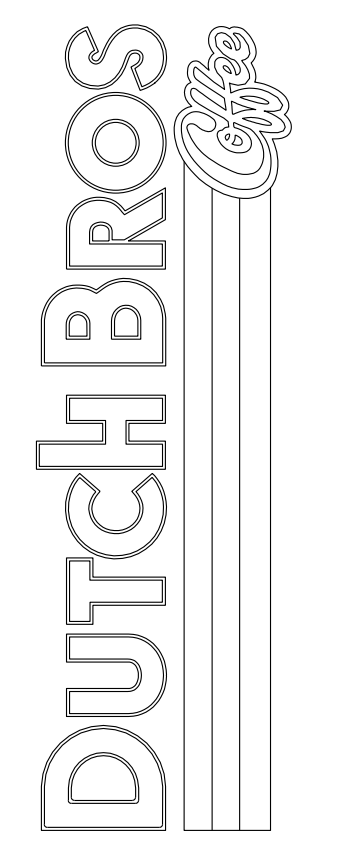
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO PERFORMING ANY DEMOLITION ACTIVITIES TO ENSURE PROPER PROTECTION AND DISCONNECTION PROCEDURES ARE IN PLACE

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 POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-332-2344 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES.

INITIAL EROSION CONTROL PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



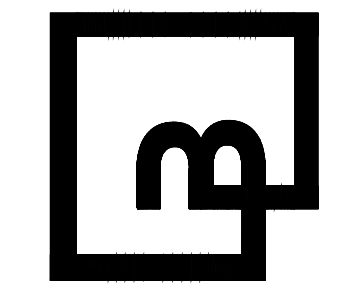
For:



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

Designed: CCK
Drawn: JAH
Checked: JAH
Approved: HFG
Date: 03/31/23

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

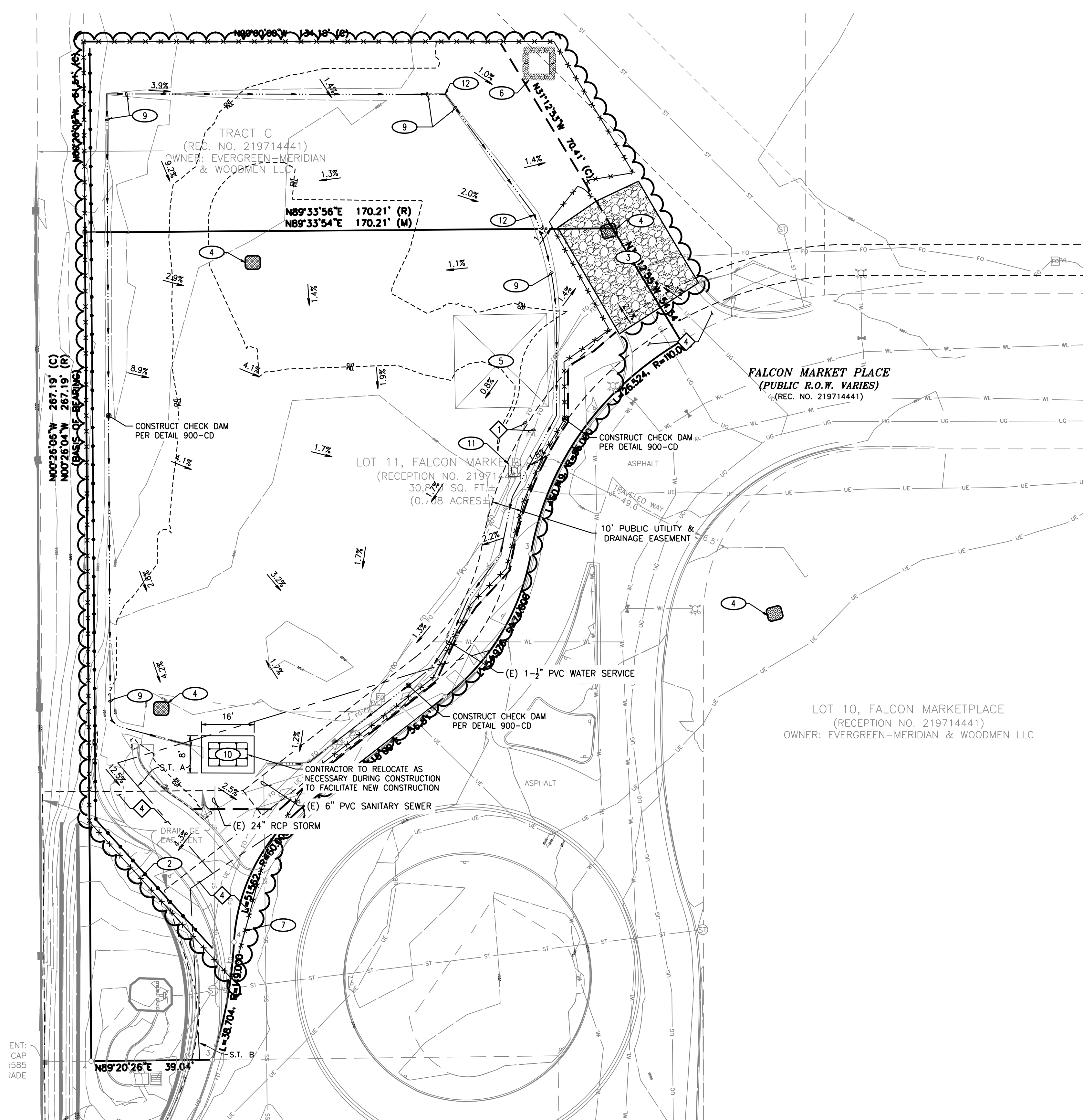
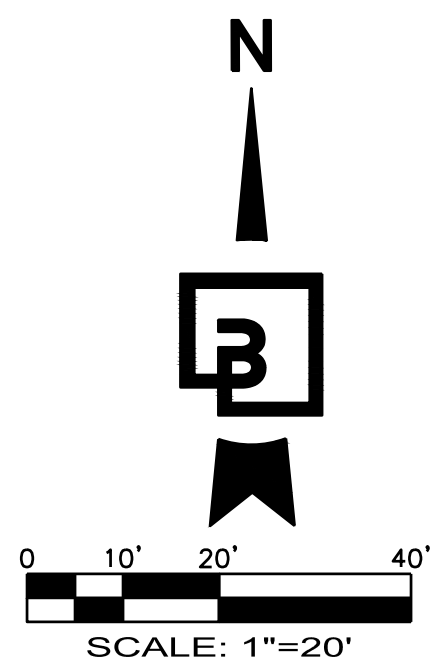


Job Number: 21917
Sheet: C12
2019 DB USA, LLC
Franchising



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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO INTERIM 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.
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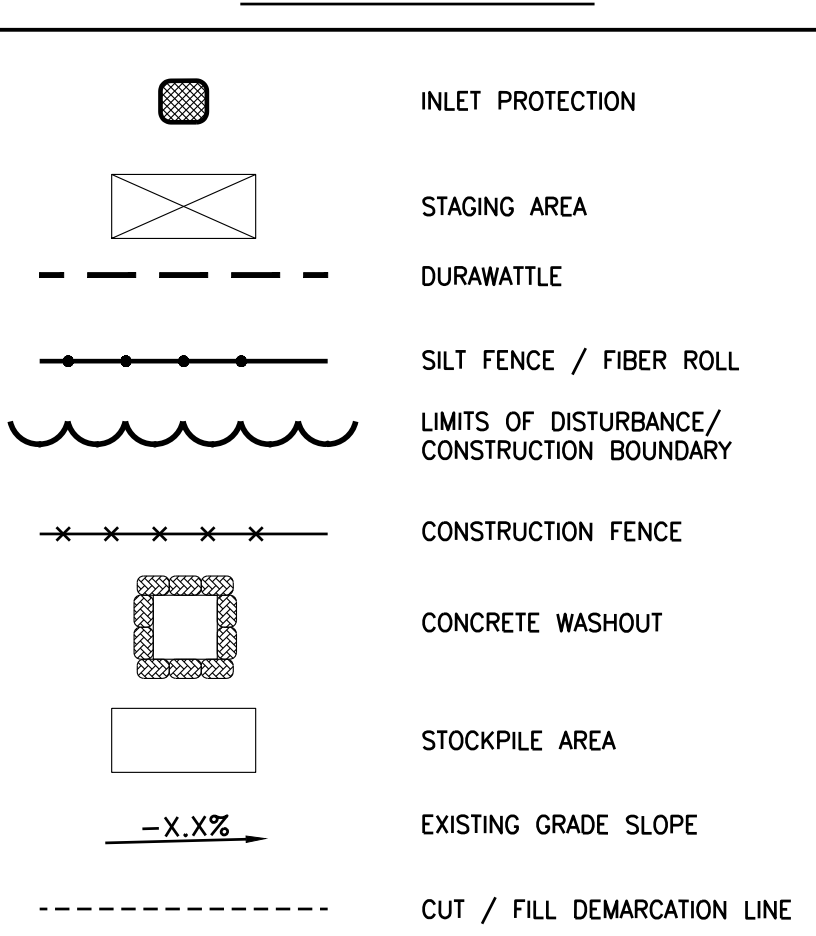
EROSION CONTROL NOTES:

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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 TRAP. INSTALL TEMPORARY CULVERT AT CONSTRUCTION ENTRANCE.
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11. APPROXIMATE LOCATION OF PORTABLE TOILET. CONTRACTOR SHALL LOCATED ON SITE PER COLORADO SPRINGS STANDARD DRAWING 900-PTM.
12. INSTALL 8" DUCTILE IRON PIPE WITH GRAVEL BACKFILL BETWEEN KEYNOTES. CONTRACTOR TO RELOCATE PIPING AND/OR INCREASE GRAVEL COVER BACKFILL AS REQUIRED THROUGHOUT CONSTRUCTION.

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.
4. PROTECT EXISTING CURB, GUTTER, AND ASPHALT PAVEMENT FROM DAMAGE DURING CONSTRUCTION.

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 POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE AT 811 AND THEN POTHOLING 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:

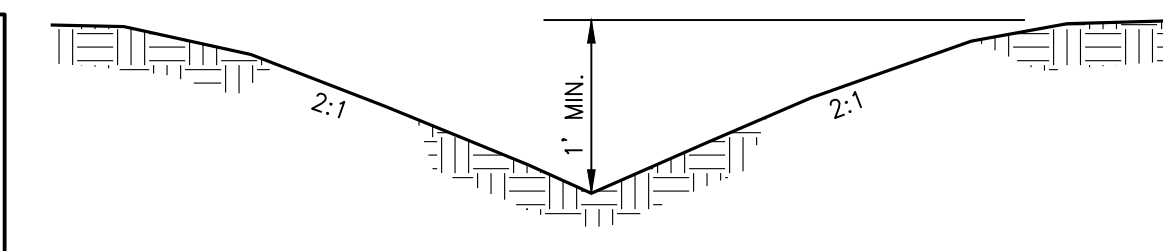
CLIENT TO OBTAIN TEMPORARY WORK EASEMENT AGREEMENT; COORDINATE WITH ADJACENT PROPERTY OWNER, PRIOR TO CONSTRUCTION OF ANY OFF-SITE WORK.

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

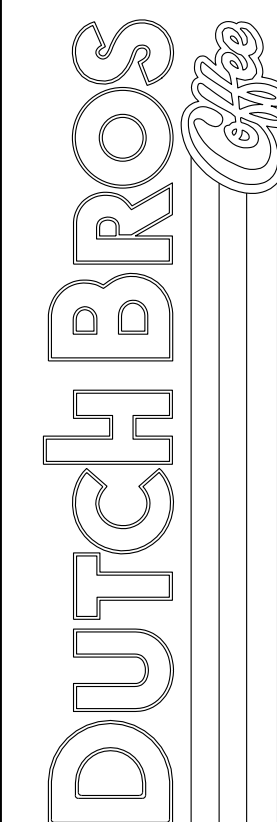
UNDERGROUND UTILITY NOTE:

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 POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-332-2344 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES.



INTERIM EROSION CONTROL PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



For:

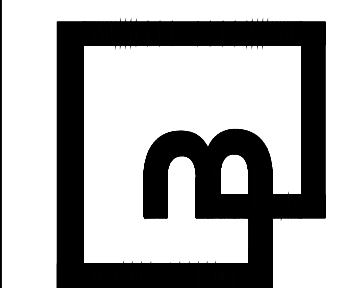


05/02/2022

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

Designed: CCK
Drawn: JAH
Checked: JAH
Approved: HFS
Date: 03/31/22

Barchausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barchausen.com



Job Number
21917

Sheet
C13
2019 DB
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EPC 5/17/2022



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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 (VTC).
- 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 THAN 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 PHASES 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, AS APPROVED BY EPC.
- FILE CDPHE INACTIVATION NOTICE ONCE PERMANENT STABILIZATION HAS BEEN ACHIEVED.

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 SEED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE 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

- ALLOWED 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.
 - SEED DEPTH MUST BE 1/2 TO 3/4 INCHES WHEN DRILL-SEEDED IS USED
 - 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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ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-SM

SEEDING & MULCHING

STORMWATER ENTERPRISE

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-SM

AGGREGATE VEHICLE TRACKING CONTROL

INSTALLATION NOTES

- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
- STABILIZED CONSTRUCTION ENTRANCE/EXITS MUST BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
- ROCK SHOULD CONSIST OF 6" MINUS ROCK.
- INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
- ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
- PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

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VEHICLE TRACKING CONTROL

STORMWATER ENTERPRISE

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-VTC

SILT FENCE

J-HOOK INSTALLATION

INSTALLATION NOTES

- SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
- COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
- SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
- FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
- THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
- INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN HEIGHT OF THE SILT FENCE.
- SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

SF

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SILT FENCE

STORMWATER ENTERPRISE

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-SF

PORTABLE TOILET

INSTALLATION NOTES

- PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10 FEET BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS; 50 FEET FROM STORM INLETS, AND 100 FEET FROM WATERWAYS.
- PORTABLE TOILETS IN THE RIGHT-OF-WAY ARE REQUIRED TO BE PLACED ON MOBILE TRAILERS AND MUST BE ANCHORED OR WEIGHTED DOWN. PORTABLE TOILETS MAY BE INSTALLED IN ACCORDANCE WITH NOTE #1 IN STAGING AREAS/YARDS.
- PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES, OR OTHER EFFECTIVE ANCHORING.
- ANCHORING SHALL BE POSITIONED ON AT LEAST TWO OPPOSING (DIAGONAL) CORNERS. TOILET CONTAINMENT PANS MAY BE USED IN PLACE OF A TRAILER AT THE GC INSPECTOR'S DISCRETION. TOILET CONTAINMENT PANS MUST BE ANCHORED IN PLACE AND MUST NOT BE USED WITHIN THE CITY R.O.W.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
- WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MUST BE PERMANENTLY STABILIZED.

PT

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PORTABLE TOILET

STORMWATER ENTERPRISE

APPROVED: [Signature]

ISSUED: 2/19/19 REVISED: 8/19/2020 DRAWING NO: 900-PT

CHECK DAM

INSTALLATION NOTES

- CHECK DAMS SHOULD BE INSTALLED BEFORE UPSTREAM LAND DISTURBING ACTIVITIES.
- RIPRAP PAD SHOULD BE TRENCHED INTO GROUND BY A MINIMUM OF 6".

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE CHECK DAM CREST.
- CHECK DAMS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER CHECK DAMS ARE REMOVED IF REMOVAL IS REQUIRED.

CD

STORMWATER ENTERPRISE

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ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-CD

CHECK DAM

STORMWATER ENTERPRISE

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-CD

SC-8 Sediment Trap (ST)

INSTALLATION NOTES

- CHECK DAMS SHOULD BE INSTALLED BEFORE UPSTREAM LAND DISTURBING ACTIVITIES.
- RIPRAP PAD SHOULD BE TRENCHED INTO GROUND BY A MINIMUM OF 6".

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE CHECK DAM CREST.
- CHECK DAMS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER CHECK DAMS ARE REMOVED IF REMOVAL IS REQUIRED.

ST

STORMWATER ENTERPRISE

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SEDIMENT TRAP

STORMWATER ENTERPRISE

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EROSION CONTROL DETAILS

7510 FALCON MARKET PLACE

PEYTON, CO 80831

Title:

For:

Scale: Horizontal N/A, Vertical N/A

Designed: JAH, Draw: JAH, Checked: JAH, Approved: HPG, Date: 03/31/23

Barghausen Consulting Engineers, Inc.

18215 72nd Avenue South

Kent, WA 98032

425-251-6222

barghausen.com

Job Number: 21917

Sheet: C14

2019 DB Franchising LLC

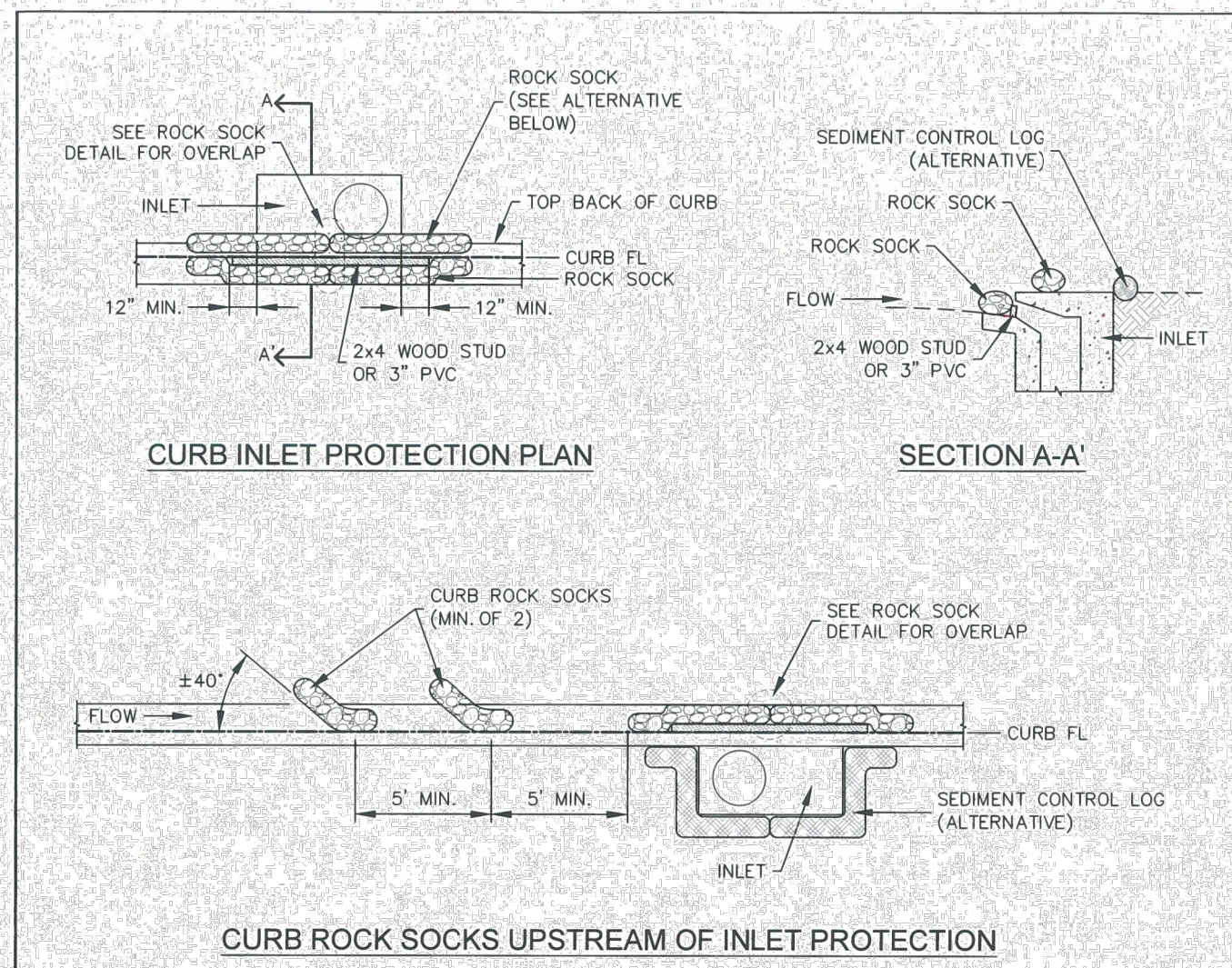
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EPC 5/17/2022



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



- INSTALLATION NOTES**
- SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
 - PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
 - ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
 - AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.
 - ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT GEC INSPECTOR'S DISCRETION.
- MAINTENANCE NOTES**
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
 - ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
 - PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

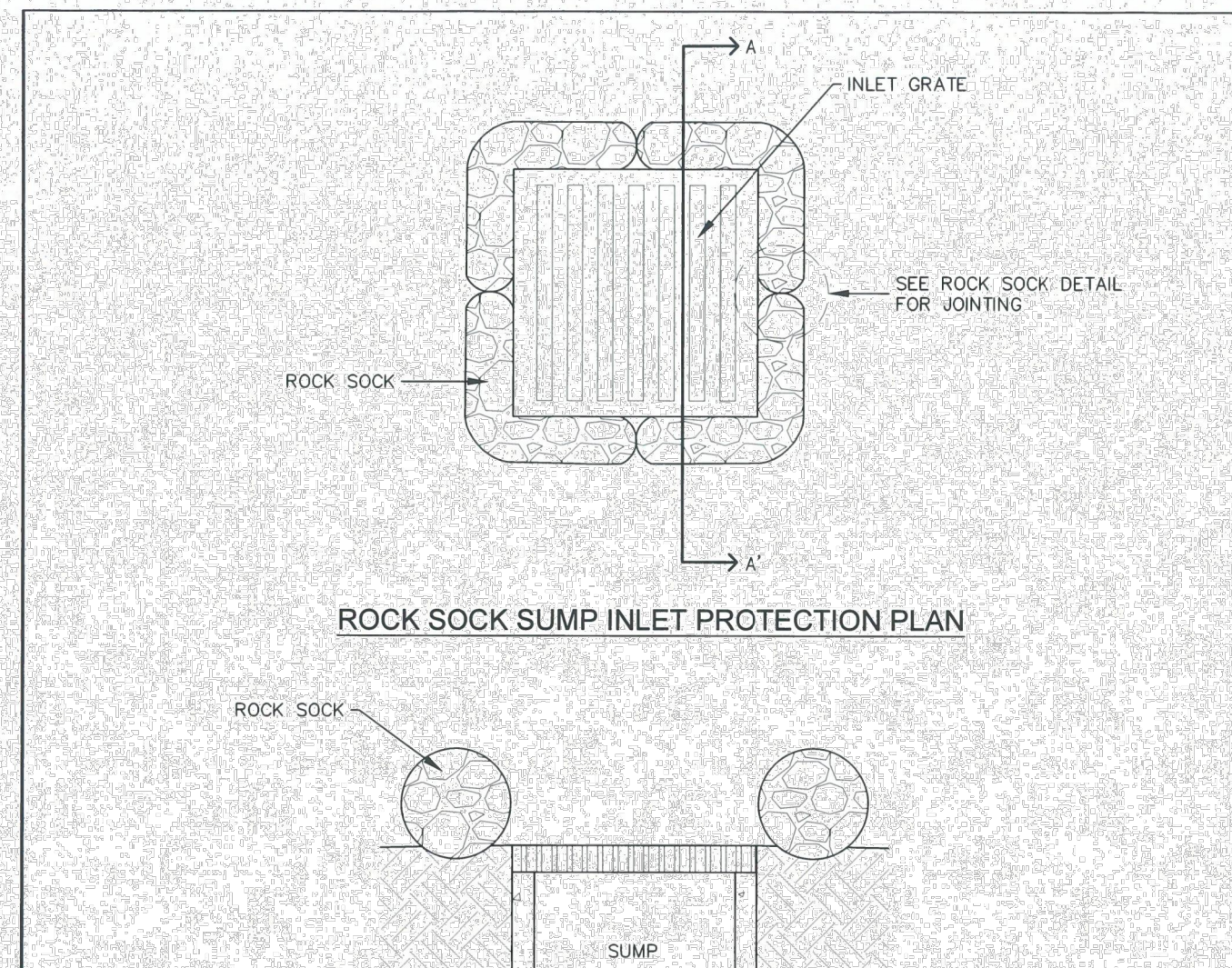
IP-1

STORMWATER ENTERPRISE

ON-GRADE INLET PROTECTION

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- INSTALLATION NOTES**
- SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
 - SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.
 - CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.
- MAINTENANCE NOTES**
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
 - ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
 - PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

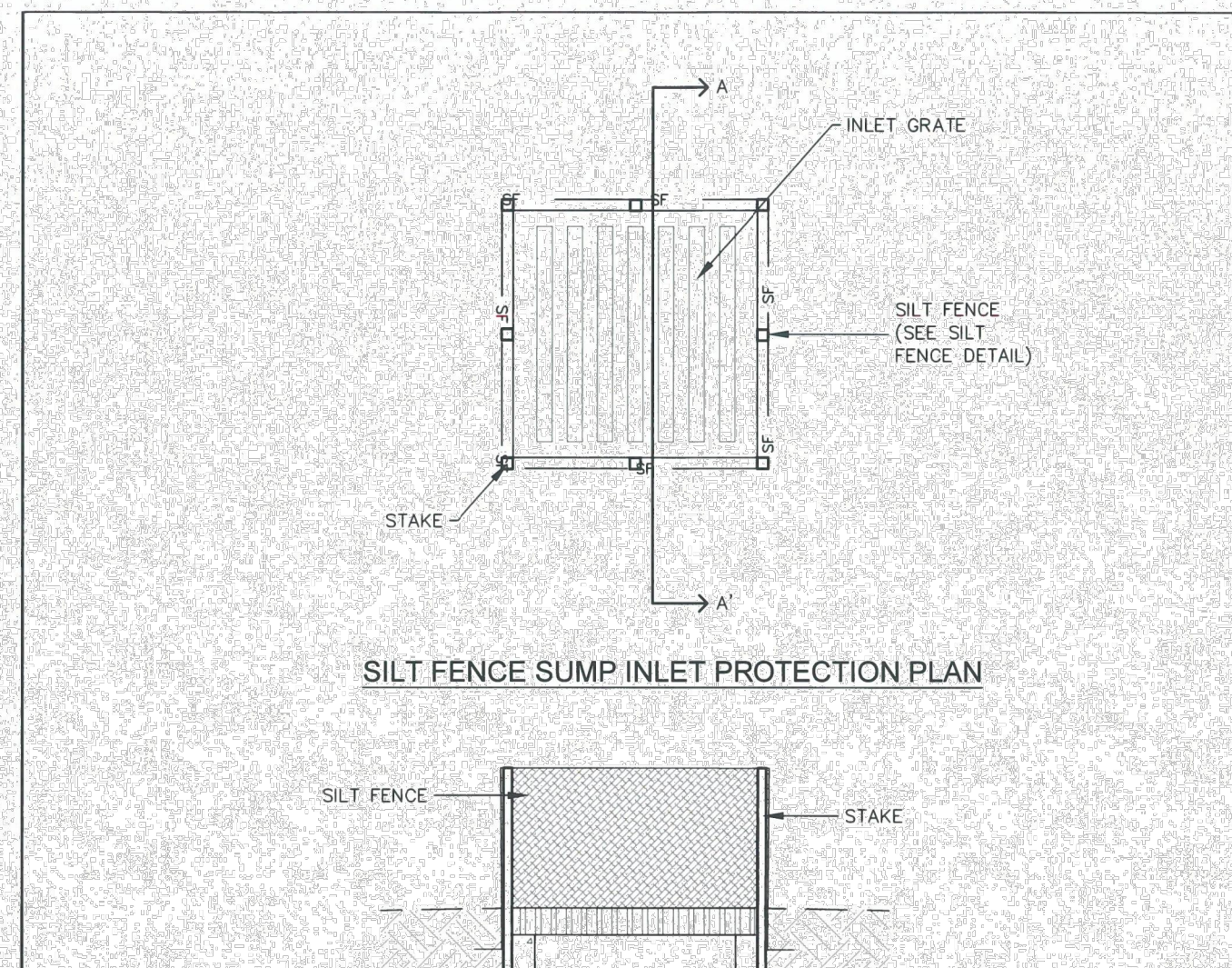
IP-2

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

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ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-IP-2



- INSTALLATION NOTES**
- SEE SILT FENCE DETAIL FOR INSTALLATION REQUIREMENTS.
 - POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF THREE FEET.
 - SILT FENCE FABRIC SHOULD HAVE A FLOW RATE IN EXCESS OF 30 GALLONS PER MINUTE PER SQUARE YARD SO AS TO ALLOW SOME WATER FLOW AND NOT DAM THE WATER. STANDARD, LOW-FLOW SILT FENCE FABRIC WILL NOT BE ALLOWED.
- MAINTENANCE NOTES**
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
 - SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
 - PERMANENTLY STABILIZE AREA AROUND INLET AFTER SILT FENCE IS REMOVED WHEN REMOVAL IS APPROPRIATE.

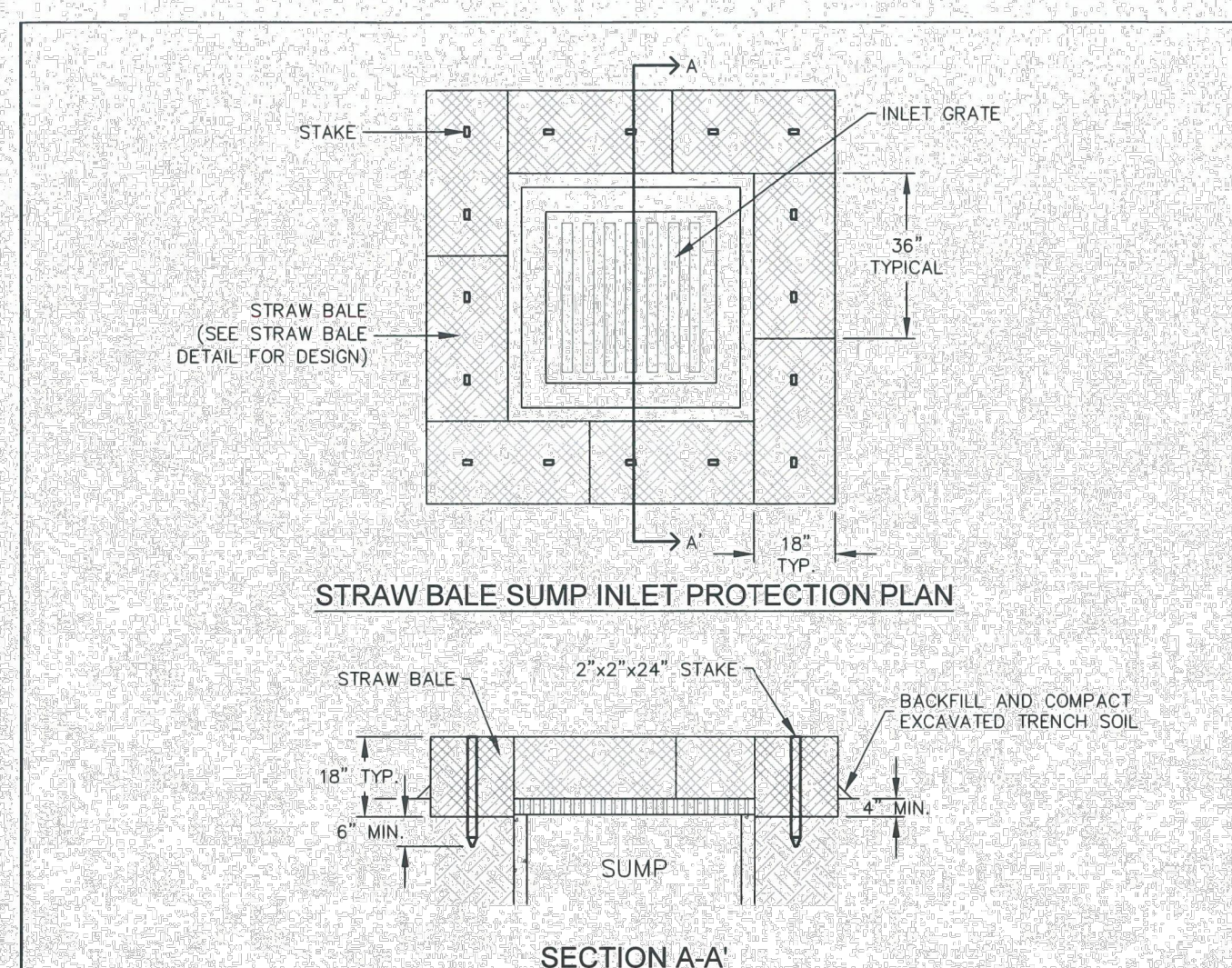
IP-3

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-IP-3



- INSTALLATION NOTES**
- BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE ENDS OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
 - STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
 - STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
 - STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36" x 16" x 18".
 - A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PAGED SO THAT THE BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALES.
 - TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE 2"x2"x24" (MIN.). WOODEN STAKES SHALL BE DRIVEN A MINIMUM OF 6" INTO THE GROUND.
- MAINTENANCE NOTES**
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
 - STRAW BALES MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
 - PERMANENTLY STABILIZE AREA AROUND INLET AFTER STRAW BALES ARE REMOVED WHEN REMOVAL IS APPROPRIATE.
 - STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN OR DAMAGED BEYOND REPAIR.

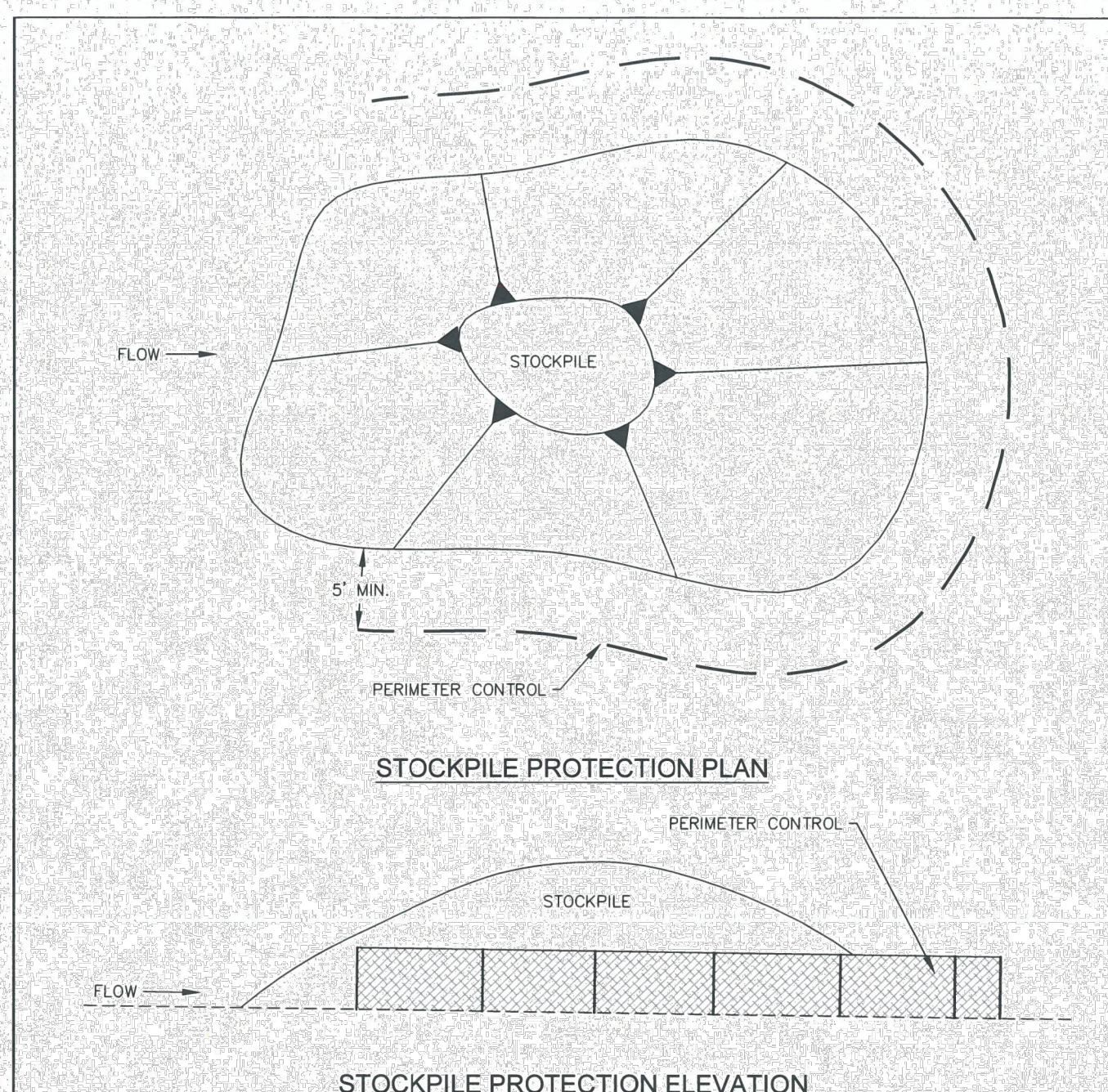
IP-4

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-IP-4



- INSTALLATION NOTES**
- INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE.
 - PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
 - FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.
- MAINTENANCE NOTES**
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
 - ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

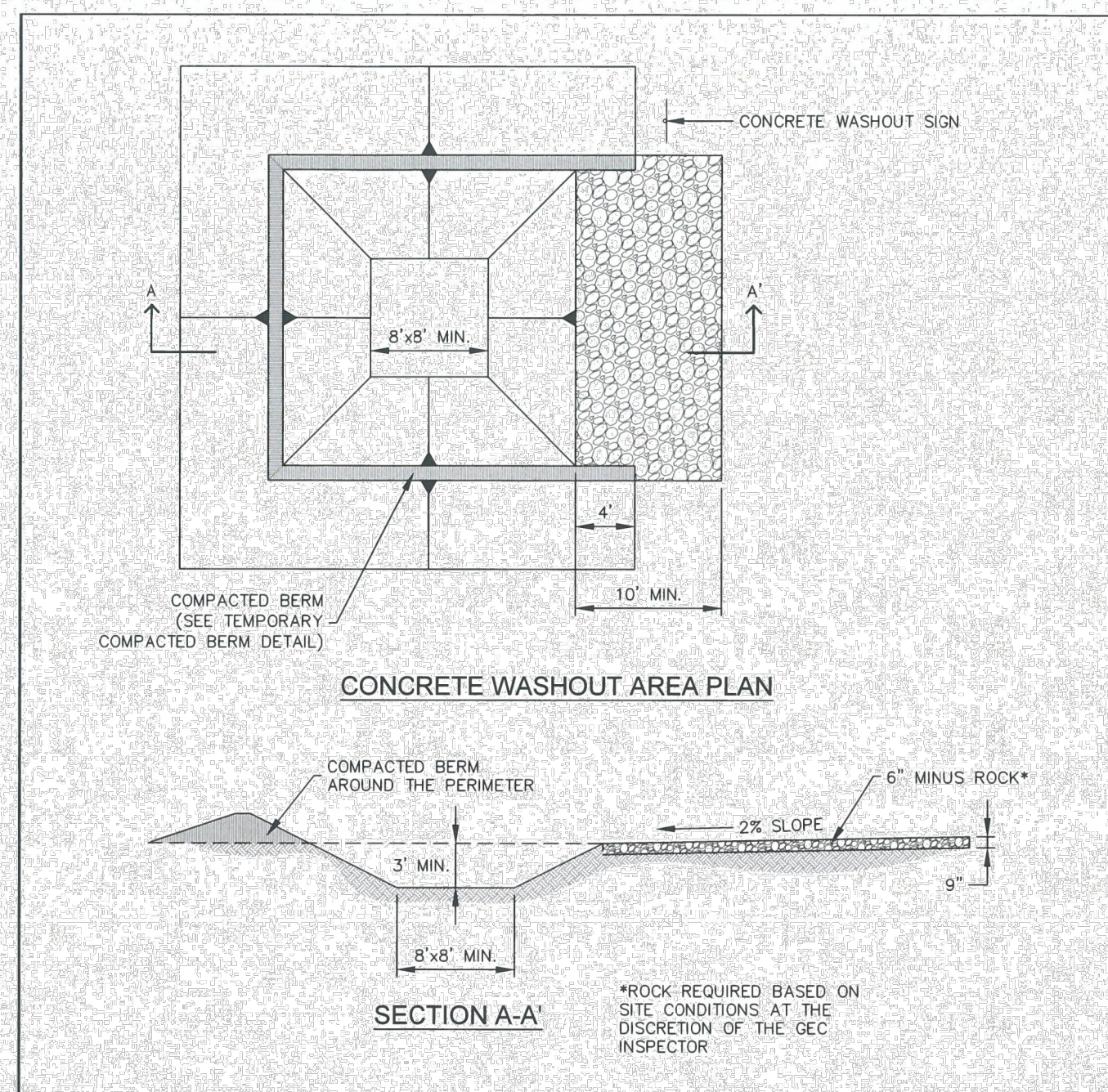
SP

STORMWATER ENTERPRISE

STOCKPILE PROTECTION

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-SP



- INSTALLATION NOTES**
- SEE PLAN VIEW FOR: -LOCATION OF CONCRETE WASHOUT AREA
 - LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
 - AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
 - DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
 - THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 6' BY 6'.
 - BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
 - CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
 - SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.
- MAINTENANCE NOTES**
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 1/2 THE HEIGHT OF THE CONCRETE WASH AREA.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

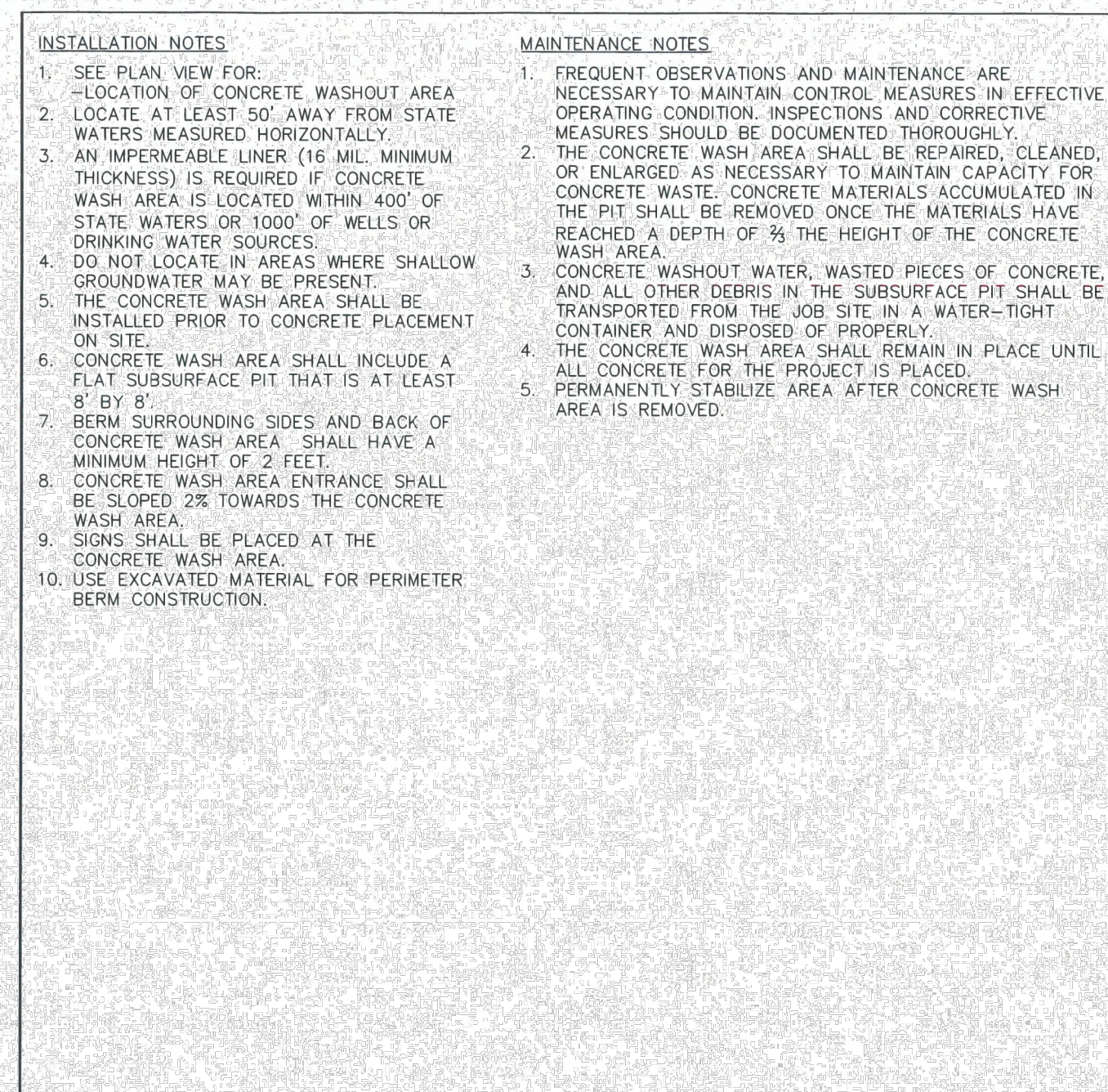
CWA

STORMWATER ENTERPRISE

CONCRETE WASHOUT AREA

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-CWA-1



- INSTALLATION NOTES**
- SEE PLAN VIEW FOR: -LOCATION OF CONCRETE WASHOUT AREA
 - LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
 - AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
 - DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
 - THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 6' BY 6'.
 - BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
 - CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
 - SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.
- MAINTENANCE NOTES**
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 1/2 THE HEIGHT OF THE CONCRETE WASH AREA.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

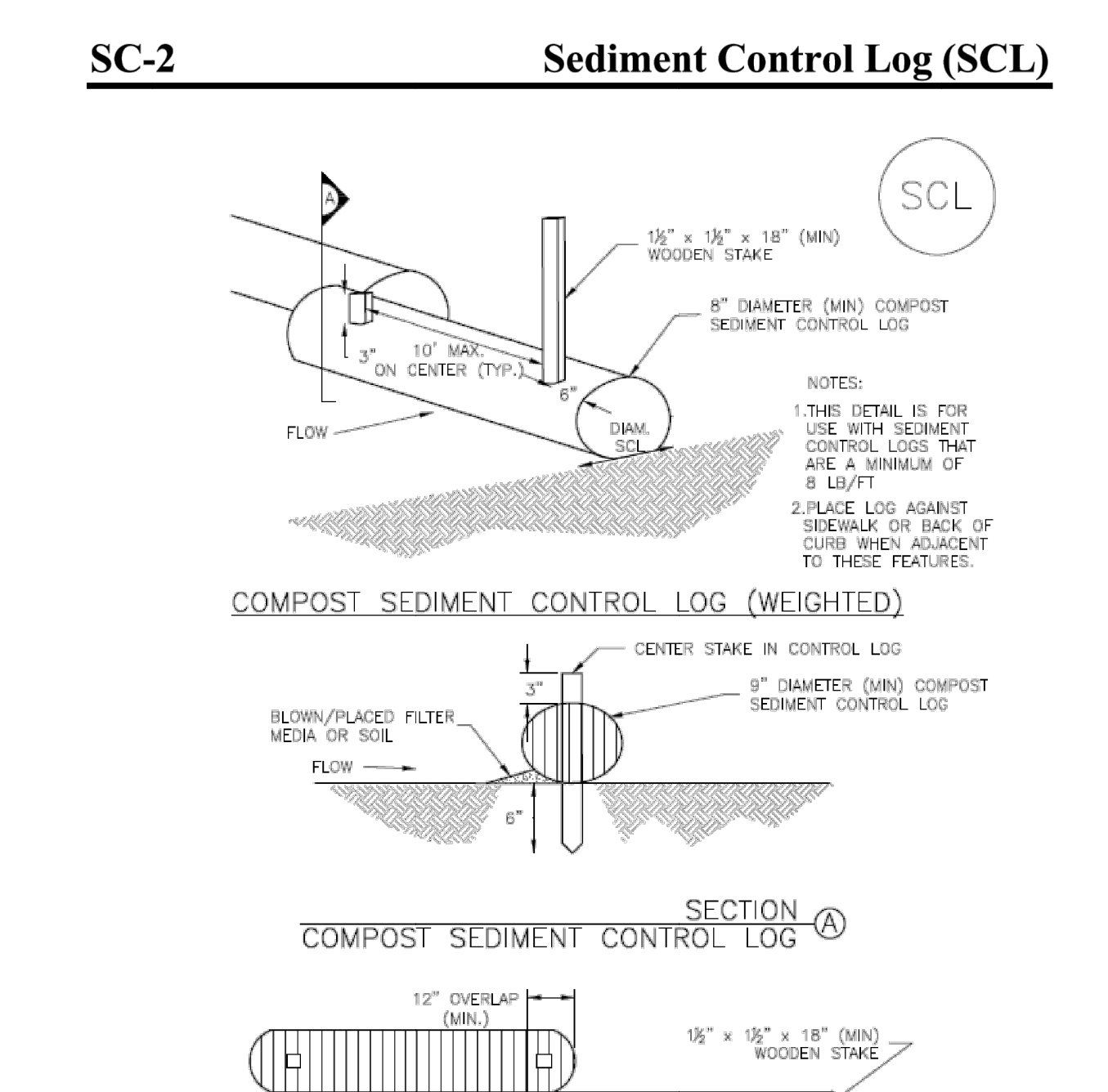
CWA

STORMWATER ENTERPRISE

CONCRETE WASHOUT AREA

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-CWA-2



- INSTALLATION NOTES**
- SEE PLAN VIEW FOR: -LOCATION OF CONCRETE WASHOUT AREA
 - LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
 - AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
 - DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
 - THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 6' BY 6'.
 - BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
 - CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
 - SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.
- MAINTENANCE NOTES**
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 1/2 THE HEIGHT OF THE CONCRETE WASH AREA.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

CWA

STORMWATER ENTERPRISE

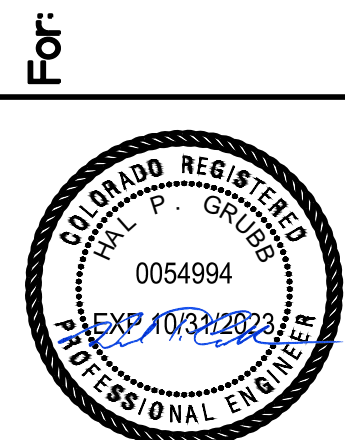
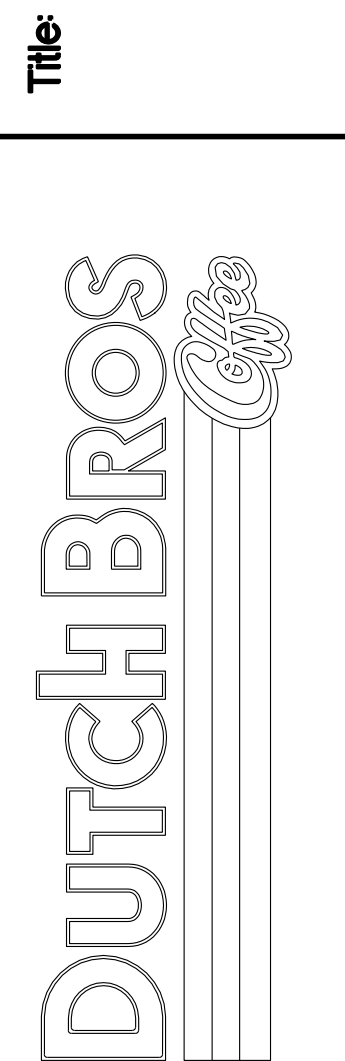
CONCRETE WASHOUT AREA

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-CWA-3

SCL-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
November 2015

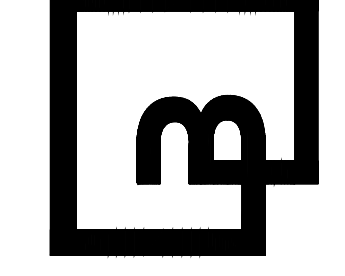
EROSION CONTROL DETAILS
7510 FALCON MARKET PLACE
PEYTON, CO 80831



Scale: Horizontal N/A Vertical N/A

Designed: CCK
Drawn: JAH
Checked: JAH
Approved: HFS
Date: 03/31/23

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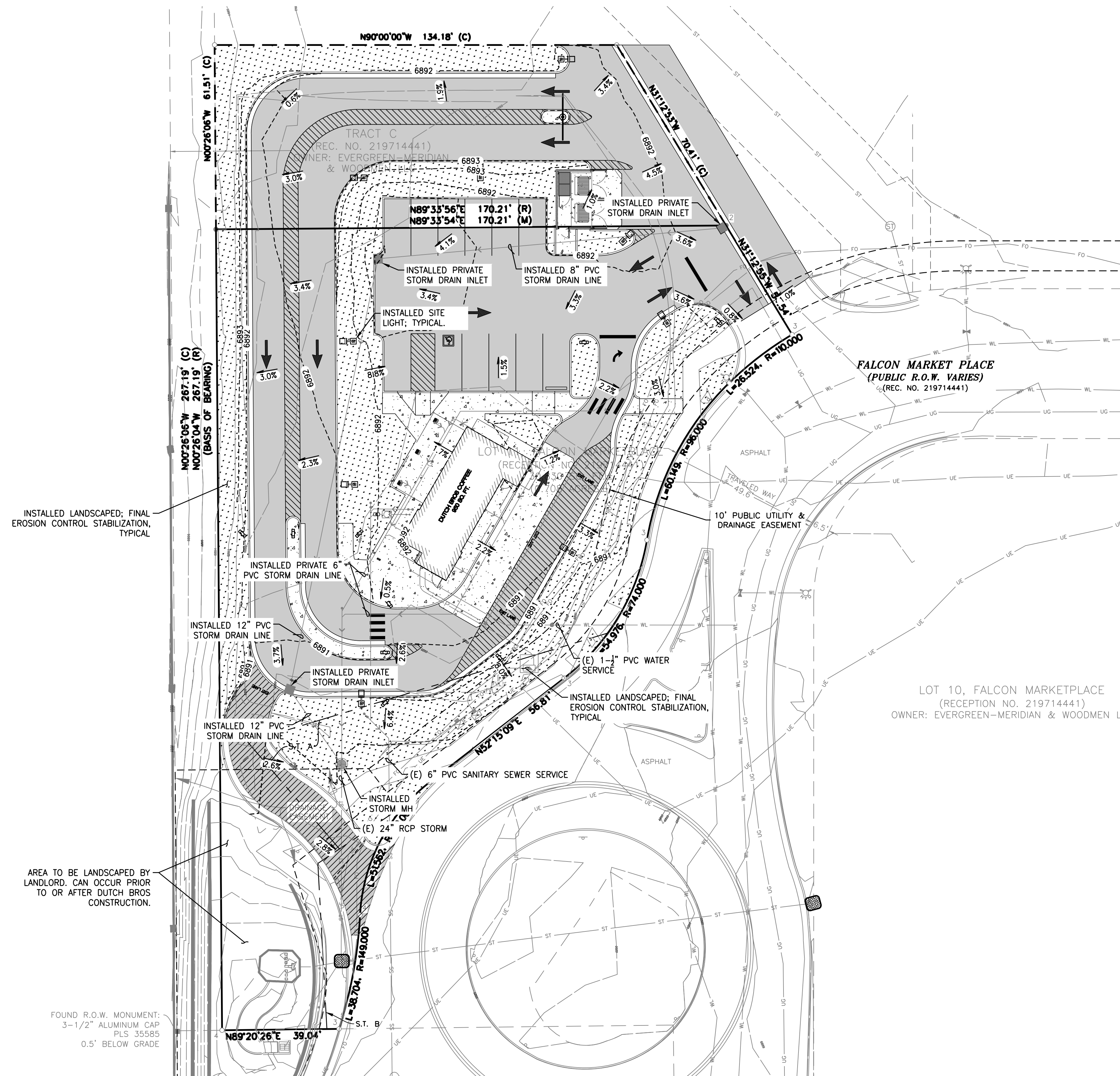
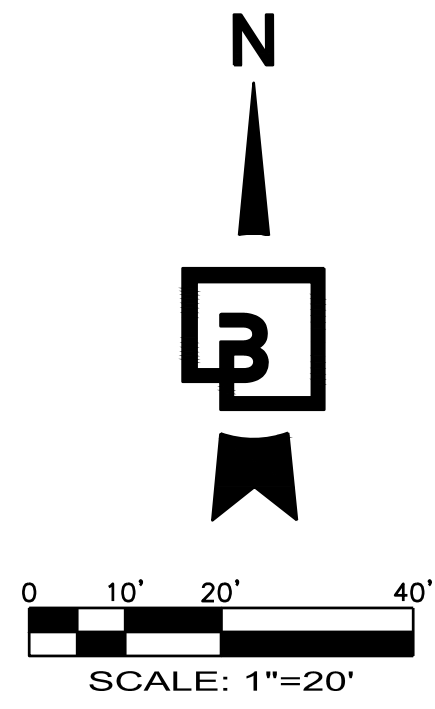


Job Number: 21917
Sheet: C15
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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO FINAL EROSION CONTROL PLAN



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.

PERMANENT STABILIZATION LEGEND

PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

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

TEMPORARY WORK EASEMENT NOTE:

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

UNDERGROUND UTILITY NOTE:

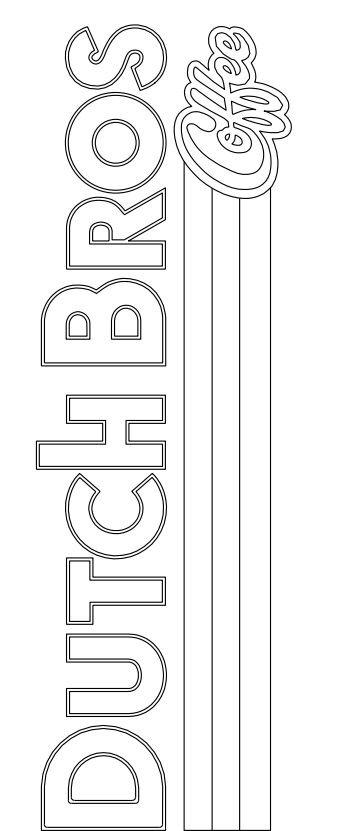
THE PROPOSED DEVELOPMENT HAS MULTIPLE INSTALLATIONS OF EXISTING UTILITIES WITHIN THE BOUNDS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE DEPTH OF ALL UTILITIES PRIOR TO ANY EARTHMOVING ACTIVITIES SHALL BEGIN. IF THE PROPOSED ELEVATION WOULD REDUCE THE COVER OVER AN EXISTING UTILITY, THE CONTRACTOR 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%

FINAL EROSION CONTROL PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



For:

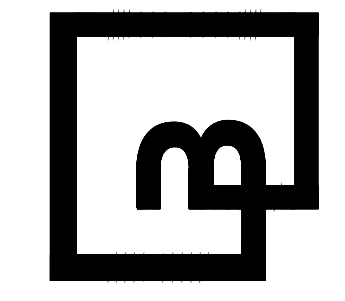


05/02/2022

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

Designed: CCK
Drawn: JAH
Checked: JAH
Approved: HFG
Date: 03/31/22

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18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

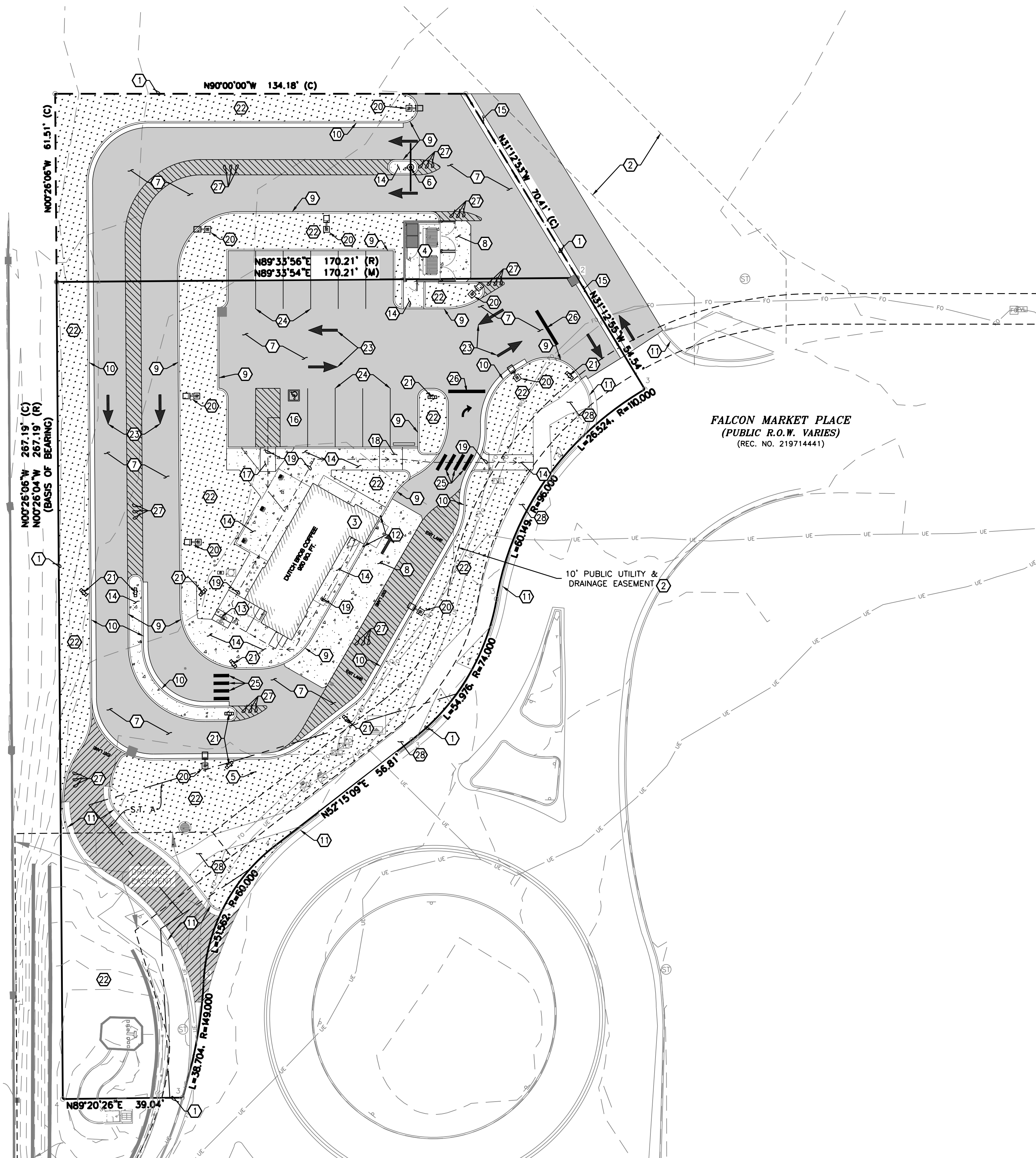
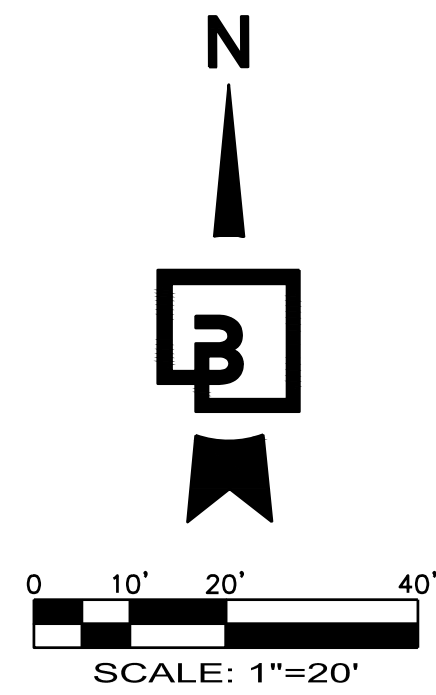


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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO SITE PLAN



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

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.

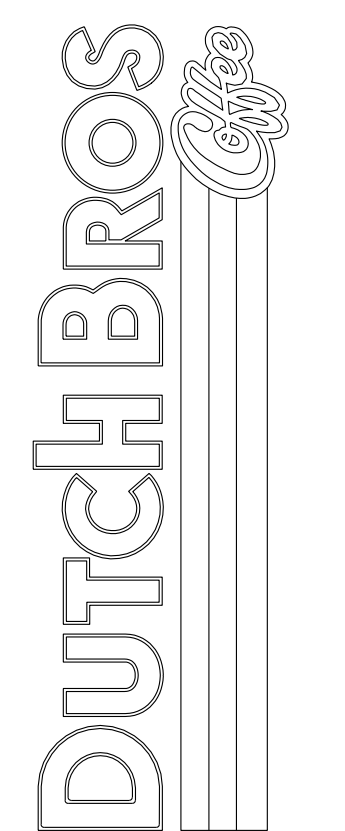
KEYED NOTES:

1. EXISTING PROPERTY LINE, TYPICAL.
2. EXISTING PUBLIC UTILITY EASEMENT, TYPICAL.
3. LOCATION OF BUILDING(S) AS NOTED; CONFIRM ALL DIMENSIONS AND REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.
4. CONSTRUCT SOLID WASTE ENCLOSURE; CONFIRM ALL DIMENSIONS AND REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. PROPOSED SITE TRANSFORMER. REFER TO UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. INSTALL VERTICAL CLEARANCE BAR; REFER TO SIGN PLANS FOR EXACT PLACEMENT AND ADDITIONAL INFORMATION.
7. CONSTRUCT ASPHALT PAVING, SECTION PER DETAIL 1/C5.1, TYPICAL.
8. CONSTRUCT CONCRETE PAVING, SECTION PER DETAIL 2/C5.1, TYPICAL.
9. CONSTRUCT CONCRETE BARRIER CURB, PER DETAIL 5/C5.1, TYPICAL.
10. CONSTRUCT CONCRETE CURB AND GUTTER WITH 18" GUTTER, PER DETAIL 6/C5.1, TYPICAL.
11. EXISTING CURB AND GUTTER, INSTALLED AS PART OF GREATER DEVELOPMENT.
12. INSTALL GUARD POST. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
13. BICYCLE PARKING SPACE, TYPICAL OF 2. INSTALL 'MADRAX' U-TYPE BIKE RACK MODEL NUMBER 'U-238' TO BE SURFACE MOUNTED, WITH 3" MINIMUM DEPTH ANCHORS. REFER TO DETAIL 6/C5.0 FOR ADDITIONAL INFORMATION. COORDINATE COLOR REQUIREMENTS WITH OWNER PRIOR TO ORDERING.
14. CONSTRUCT CONCRETE SIDEWALK, WIDTH VARIES, SECTION PER DETAIL 4/C5.1, TYPICAL.
15. CONSTRUCT CONCRETE SWALE PER DETAIL 3/C5.1, TYPICAL.
16. CONSTRUCT STANDARD SINGLE SPACE VAN ACCESSIBLE PARKING SPACE, PER DETAIL 1/C5.0. WITH ALL APPLICABLE STRIPING AND SIGNAGE.
17. CONSTRUCT ACCESSIBILITY-COMPLIANT CURB RAMP, PER CASE 'A' OF DETAIL 2/C5.0.
18. CONSTRUCT ACCESSIBILITY-COMPLIANT CURB RAMP, PER CASE 'D' OF DETAIL 2/C5.0.
19. PROPOSED ACCESSIBLE ROUTE THROUGH THE SITE, TYPICAL.
20. INSTALL SITE LIGHT. REFER TO STRUCTURAL DRAWINGS FOR LIGHT POLE FOUNDATION REQUIREMENTS; REFER TO PHOTOMETRIC DRAWING FOR POLE AND FIXTURE SPECIFICATIONS.
21. LOCATION OF SIGN. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. CONSTRUCT CONCRETE PAD (PER PLAN) IF IN LANDSCAPED AREA.
22. LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION, TYPICAL.
23. PAINT DIRECTIONAL ARROWS WHERE SHOWN PER DETAIL 7/C5.1, TYPICAL.
24. PAINT 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYPICAL; ALL STRIPING TO CONFORM WITH CITY OF REQUIREMENTS.
25. PAINT CONTINENTAL STYLE PEDESTRIAN CROSSWALK STRIPING; 1 FOOT WIDE STRIPES AT 2 1/2' FEET ON CENTER.
26. PAINT 1" WIDE STOP BAR STRIPING PER PLAN.
27. PAINT STRIPING 2 FEET ON CENTER FOR STRIPED OUT AREA AS SHOWN, TYPICAL. ALL STRIPING TO CONFORM WITH CITY STANDARDS.
28. EXISTING SIDEWALK. PROTECT FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION.

ACCESSIBLE PATH OF TRAVEL NOTE:
WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, BE A MINIMUM OF 48" IN WIDTH, HAVE A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.0%, AND SHALL HAVE RAMPS COMPLYING WITH ALL LOCAL AND STATE ACCESSIBILITY STANDARDS WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20).

LEGEND
--- ACCESSIBLE PATH

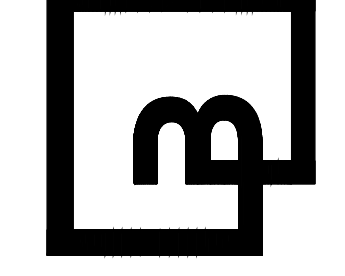
Title:
SITE PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831



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

Designed: CCK
Drawn: JAH
Checked: JAH
Approved: HFS
Date: 03/31/22

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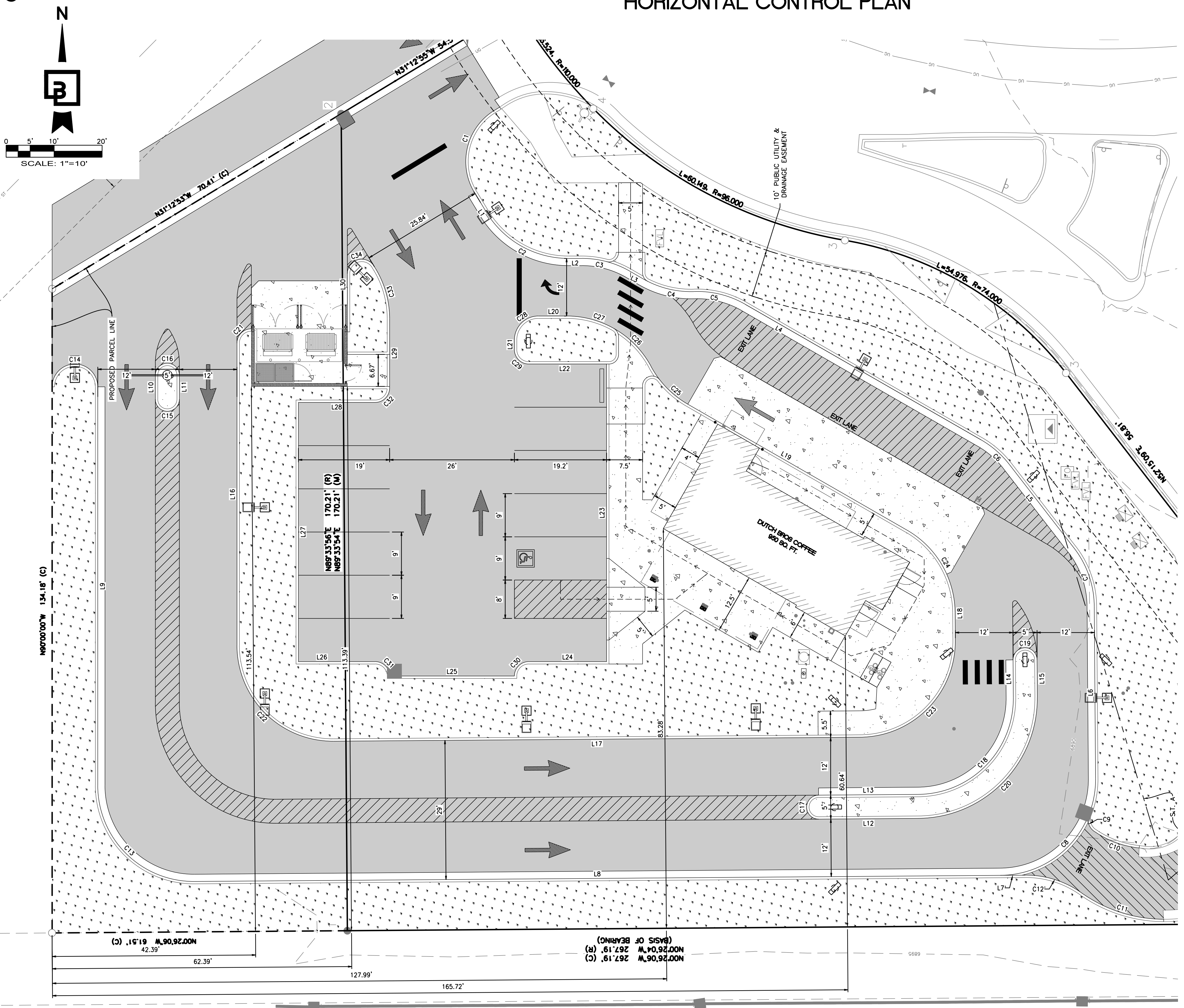
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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO HORIZONTAL CONTROL PLAN

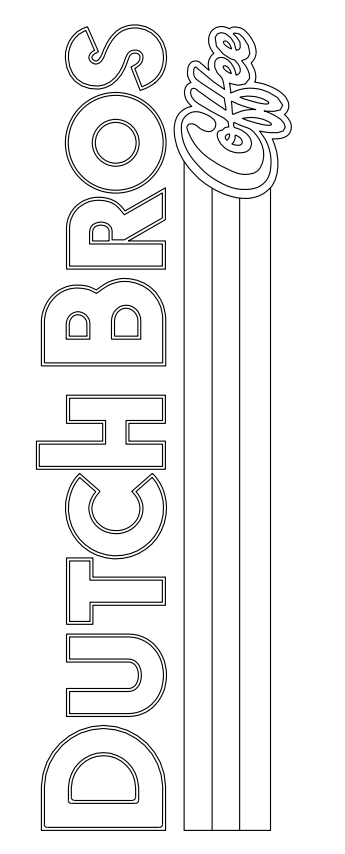


- HORIZONTAL CONTROL NOTE:**
- HORIZONTAL CONTROL DIMENSIONS FOR THE BUILDING ARE SHOWN FROM THE NORTHWEST PROPERTY CORNER OF THE PARCEL TO THE FACE OF STUD AT THE BUILDING CORNER. THE PROPOSED BUILDING IS NOT PARALLEL TO ANY PROPERTY LINES.
 - HORIZONTAL CONTROL DIMENSIONS FOR THE TRASH ENCLOSURE BUILDING ARE SHOWN FROM THE NORTHWEST PROPERTY CORNER OF THE PARCEL TO THE FACE OF CMU BLOCK AT THE STRUCTURE CORNER. THE TRASH ENCLOSURE BUILDING IS PARALLEL TO THE NORTH PROPERTY LINE.

Line #	Length	Direction
L1	4.77	S58° 47' 05.46"W
L2	2.81	S0° 00' 00.00"E
L3	3.20	S29° 53' 17.72"W
L4	56.71	S29° 53' 17.72"W
L5	22.08	S52° 15' 09.46"W
L6	35.91	S89° 33' 54.46"W
L7	5.19	N0° 26' 05.54"W
L8	167.87	N0° 26' 05.54"W
L9	83.05	N90° 00' 00.00"E
L10	5.00	N90° 00' 00.00"W
L11	5.00	N90° 00' 00.00"E
L12	20.72	S0° 26' 05.54"E
L13	20.72	N0° 26' 05.54"W
L14	7.86	S89° 33' 54.46"W
L15	7.86	N89° 33' 54.46"E
L16	62.91	N90° 00' 00.00"W
L17	109.65	S0° 26' 05.54"E
L18	5.80	N89° 33' 54.46"E
L19	52.66	N29° 53' 17.72"E
L20	5.87	N0° 00' 00.00"E
L21	2.00	N90° 00' 00.00"W
L22	16.70	S0° 00' 00.00"E
L23	62.00	N90° 00' 00.00"W
L24	16.20	N0° 00' 00.00"E
L25	26.00	N0° 00' 00.00"E
L26	16.00	N0° 00' 00.00"E
L27	54.00	N90° 00' 00.00"E
L28	16.00	S0° 00' 00.00"E
L29	14.46	N90° 00' 00.00"E
L30	12.13	N90° 00' 00.00"W

Curve #	Length	Radius	Delta
C1	19.63	12.50	90.00
C2	20.52	20.00	58.78
C3	10.43	20.00	29.89
C4	11.10	20.00	31.79
C5	11.10	20.00	31.79
C6	7.81	20.00	22.36
C7	13.02	20.00	37.31
C8	31.42	20.00	90.00
C9	4.17	3.00	79.61
C10	9.11	20.00	26.11
C11	18.27	29.88	35.04
C12	12.49	20.00	35.78
C13	31.57	20.00	90.43
C14	14.92	4.75	179.97
C15	7.85	2.50	180.00
C16	7.85	2.50	180.00
C17	7.85	2.50	180.00
C18	31.42	20.00	90.00
C19	7.85	2.50	180.00
C20	39.27	25.00	90.00
C21	4.71	3.00	90.00
C22	31.57	20.00	90.43
C23	31.42	20.00	90.00
C24	20.83	20.00	59.68
C25	11.10	20.00	31.79
C26	11.28	20.00	32.30
C27	10.25	20.00	29.37
C28	7.85	5.00	90.00
C29	4.71	3.00	90.00
C30	4.71	3.00	90.00
C31	4.71	3.00	90.00
C32	4.71	3.00	90.00
C33	10.90	20.00	31.22
C34	7.79	3.00	148.78

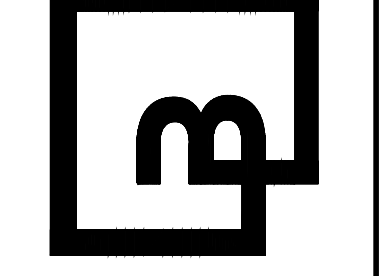
HORIZONTAL CONTROL PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831



Scale: Horizontal 1" = 10' Vertical N/A

Designed: CCK
Drawn: JAH
Checked: JAH
Approved: HFS
Date: 03/31/22

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425.251.6222 barghausen.com

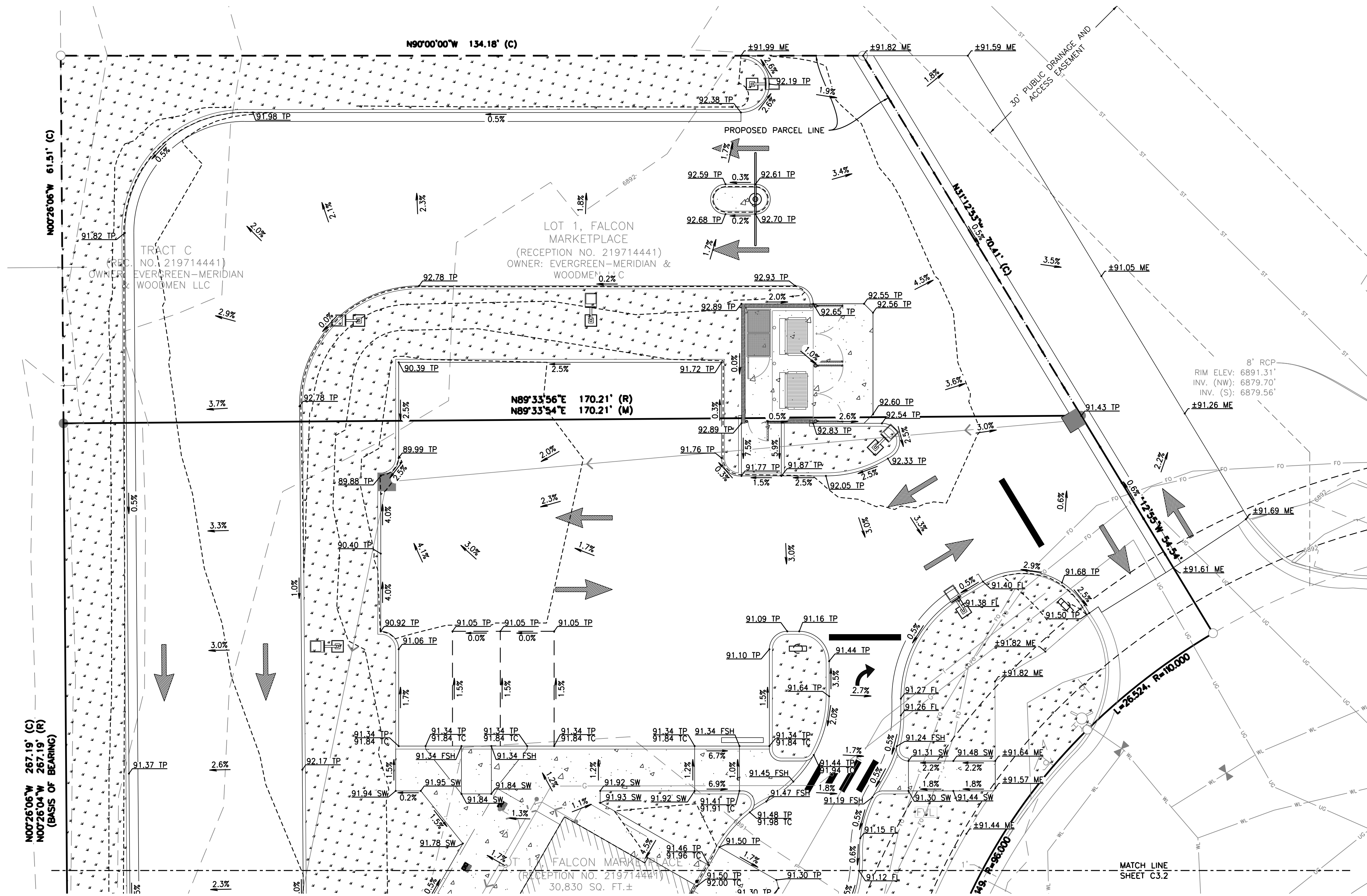


Job Number: 21917
Sheet: C2.1
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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO GRADING PLAN



GRADING GENERAL NOTES:

1. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
3. ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
5. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
6. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.
7. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
8. ALL SPOT ELEVATIONS SHOWN HAVE BEEN 'TRUNCATED' TO IMPROVE VISUAL CLARITY. ALL ELEVATIONS SHOWN ARE PLUS 6800', EG. 6880.25 = 80.25.

STANDARD ELEVATION: 6880.25
TRUNCATED ELEVATION: 80.25

FF - FINISHED FLOOR
FL - FLOWLINE
FSH - FLUSH
GRD - GROUND
MA - MATCH OFFSITE TIE IN ELEVATION
ME - MATCH EXISTING
TC - TOP OF CURB/SIDEWALK
TP - TOP OF PAVING
RIM - RIM/GRATE ELEVATION OF STRUCTURE

OVER-EXCAVATION NOTE:

PER THE GEOTECHNICAL INVESTIGATION, PERFORMED BY KUMAR AND ASSOCIATES ON AUGUST 5, 2021, A SIGNIFICANT AMOUNT OF OVER-EXCAVATION WILL BE REQUIRED FOR THE SITE.

IN SUMMARY, FOR ALL FOUNDATION SYSTEMS, AN OVER-EXCAVATION DEPTH OF FIVE (5) FEET IS RECOMMENDED, FOR SLAB-ON-GRADE (SOG) SYSTEMS, AN OVER-EXCAVATION DEPTH OF SEVEN (7) FEET IS RECOMMENDED. ALL HARDSCAPES WITHIN TEN (10) FEET OF PROPOSED STRUCTURES SHOULD BE OVER-EXCAVATED TO SEVEN (7) FEET OF DEPTH TO PREVENT EXCESSIVE MOVEMENT AND CRACKING.

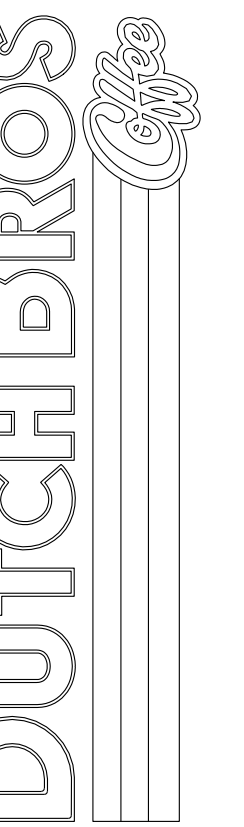
IN ADDITION, FOR ALL OTHER LOCATIONS OF HARDSCAPE INSTALLATION, THE TOP TWELVE (12) INCHES OF THE EXISTING SOIL IS TO BE IMPROVED USING EITHER IN-PLACE SCARIFICATION OR MOISTURE CONDITIONING.

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.

GRADING PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



For:

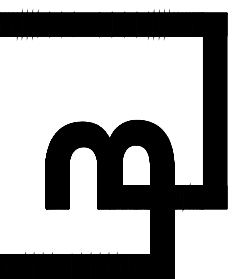


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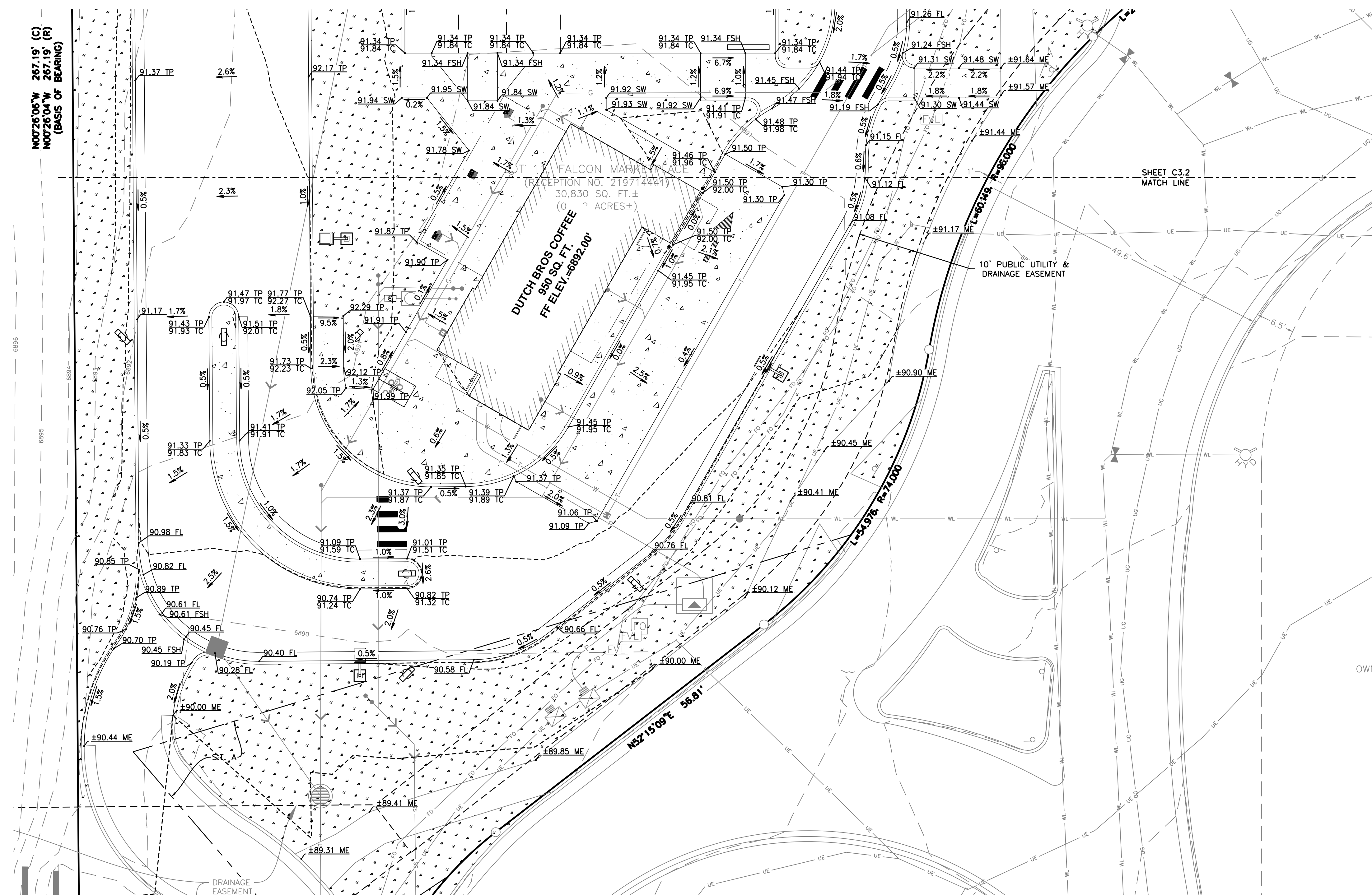
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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO GRADING PLAN



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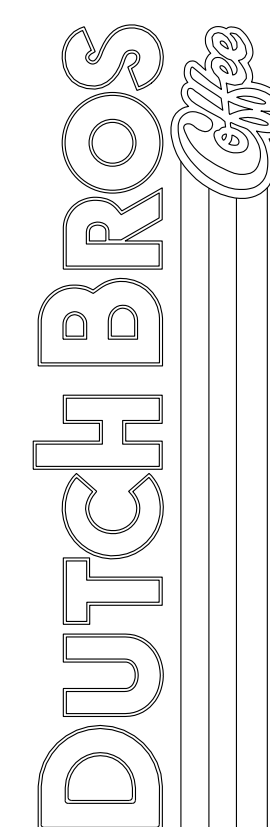
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GRADING PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



For:

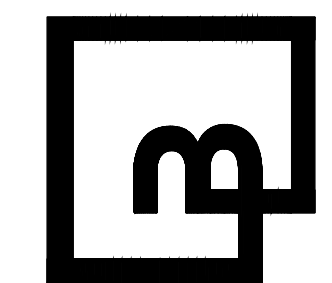


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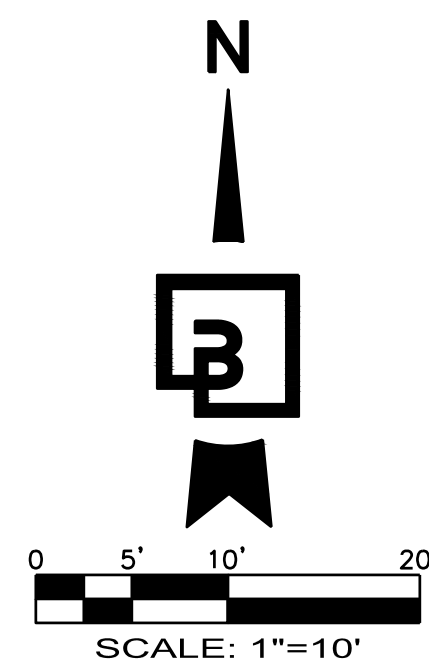
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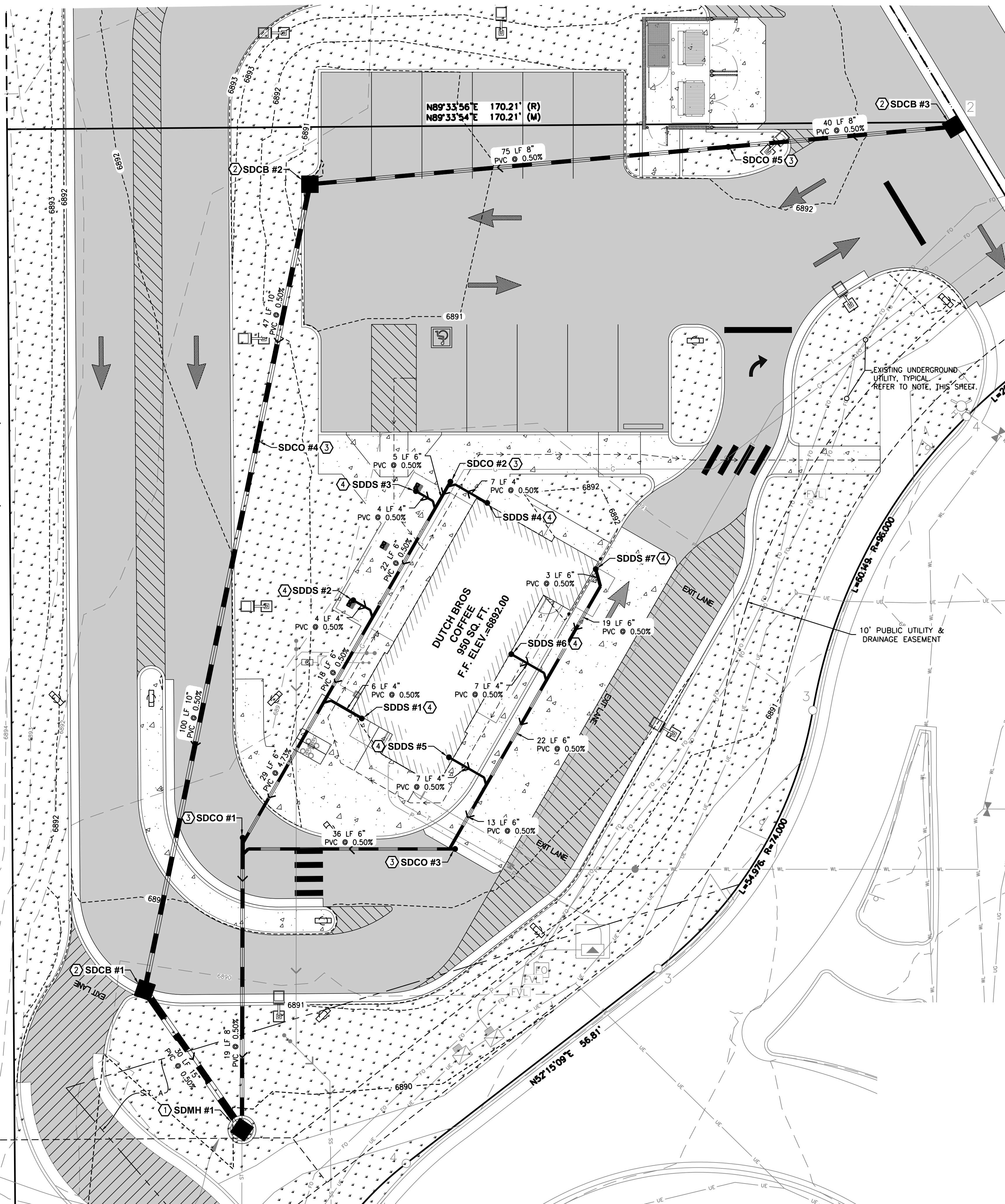


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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO DRAINAGE PLAN



N00726'06"W 267.19' (C)
N00726'04"W 267.19' (R)
(BASIS OF BEARING)



STORM DRAIN GENERAL NOTES:

1. ALL STRUCTURE ELEVATIONS SHOWN ARE TO CENTER OF STRUCTURE AT FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
2. ALL STORM DRAINAGE STRUCTURES EXPOSED TO TRAFFIC SHALL BE TRAFFIC RATED INCLUDING STRUCTURE, LID, GRATE, ETC.
3. ALL STORM DRAIN PIPING DENOTED AS 'PVC' SHALL CONFORM TO ASTM D3034, SDR 35.
4. ALL STORM DRAIN PIPING DENOTED AS 'DIP' SHALL BE CLASS 52 MEETING ANSI/AWWA C151/A21.51.
5. ALL STORM PIPING INSTALL WITH LESS THAN 2 FEET OF COVER SHALL BE BACKFILLED WITH A CONTROLLED DENSITY FILL (SLURRY).
6. ALL STORM DRAINAGE STRUCTURES WITH LIDS EXPOSED TO PEDESTRIAN TRAFFIC SHALL BE HEEL PROOF AND SLIP RESISTANT IN ACCORDANCE WITH ACCESSIBILITY REQUIREMENTS.
7. PROVIDE ALL INCIDENTAL FITTINGS, BENDS, WYES, TEES, COUPLINGS, GASKETS, ETC. REQUIRED TO CONSTRUCT THE INFRASTRUCTURE DEPICTED.
8. ALL TRENCHING SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE SURVEYOR.
9. PROVIDE MARKING TAPE AND LOCATE WIRE WITH ALL TRENCH INSTALLATIONS.
10. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
11. CONTRACTOR TO RAISE AND ADJUST ALL EXISTING AND PROPOSED CATCH BASIN RIMS TO FINAL GRADE AS NECESSARY. CATCH BASINS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA REQUIREMENTS.

CONSTRUCTION NOTES:

1. PROPOSED POINT OF CONNECTION: CONNECT TO PROPOSED STORM SYSTEM BY OTHERS. CONSTRUCT PROPOSED MANHOLE PER EL PASO COUNTY STANDARD DETAIL SD_3-1/CS.0. MANHOLE TO BE INSTALLED TO ALLOW FOR CONNECTION TO EXISTING 24" RCP PIPE PROVIDED BY DEVELOPER. POTHOLE AND FIELD LOCATE CONNECTION LOCATION AND INVERT ELEVATION. MANHOLE RIM TO BE INSTALLED PER EL PASO COUNTY DETAIL SD_3-5/CS.0 USING THE SECTION A VARIANT.
2. INSTALL PRECAST CONCRETE 24"x24" CATCH BASIN WITH STANDARD GRATE PER DETAIL 10/CS.1. INVERT AND RIM ELEVATIONS AS NOTED IN THE STRUCTURE TABLE.
3. INSTALL STANDARD CLEANOUT PER DETAIL 8/CS.1.
4. CONSTRUCT BUILDING/AWNING DOWNSPOUT CONNECTION: INSTALL STANDARD CLEANOUT PER DETAIL 8/CS.1.
5. INSTALL SDR 35 PVC STORM DRAINAGE PIPE, SLOPE, SIZE AND INVERTS PER PLAN AND STRUCTURE TABLE.

UTILITY POTHOLING NOTE:

THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EXISTING UTILITIES. POTHOLING SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

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 POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-332-2344 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES.

STORMWATER NOTES:

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

UTILITY OWNERSHIP NOTE:

ALL UTILITIES SHOWN HEREIN WITHIN THE 41' FOOT PUBLIC DRAINAGE AND UTILITY EASEMENT EG. 24" STORM WATER MAIN, 8" SANITARY SEWER MAIN, 8" WATER MAIN, ALL SERVICE LATERALS, AND ANY STRUCTURES OR APPURTENANCES, ARE OWNED AND OPERATED BY THE CITY OF FOUNTAIN, OR FOUNTAIN SANITATION DISTRICT.

UTILITY CROSSING NOTE:

CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTION HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

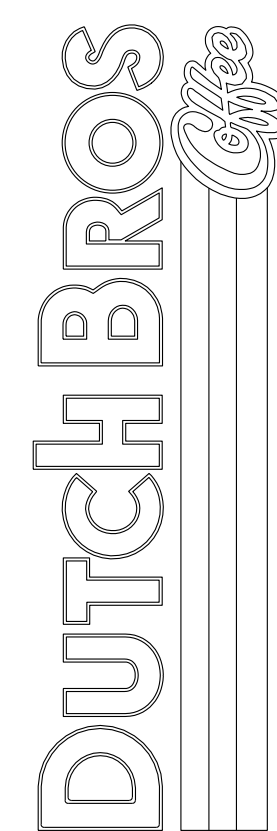
UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-332-2344 AND THEN POTHOLING 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 CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

STORMWATER STRUCTURE TABLE	STORMWATER STRUCTURE TABLE
SDDS #1 RIM=6892.00 IE=6890.45 (4" NW)	SDCB #1 RIM=6890.34 IE=6887.52 (15" SE) IE=6887.52 (10" N)
SDDS #2 RIM=6891.87 IE=6890.52 (4" SE)	SDCB #2 RIM=6889.95 IE=6888.25 (10" S) IE=6888.25 (8" E)
SDDS #3 RIM=6891.86 IE=6890.63 (4" SE)	SDCB #3 RIM=6891.51 IE=6888.83 (8" W)
SDDS #4 RIM=6892.00 IE=6890.67 (4" NW)	SDCO #1 RIM=6891.47 IE=6889.05 (8" S)
SDDS #5 RIM=6892.00 IE=6889.32 (4" SE)	SDCO #2 RIM=6891.93 IE=6890.64 (6" SW)
SDDS #6 RIM=6892.00 IE=6889.43 (4" SE)	SDCO #3 RIM=6891.25 IE=6889.22 (6" W)
SDDS #7 RIM=6892.00 IE=6889.50 (6" S)	SDCO #4 RIM=6892.45 IE=6888.02 (10" S) IE=6888.02 (10" N)
SDMH #1 RIM=6889.80 IE=6888.78 (8" N) IE=6887.37 (15" NW)	SDCO #5 RIM=6892.80 IE=6888.63 (8" W) IE=6888.63 (8" E)

DRAINAGE PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



For:

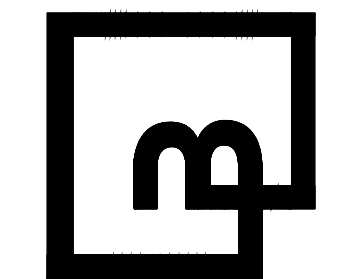


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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO UTILITY PLAN

GENERAL UTILITY NOTES:

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- PROVIDE ALL INCIDENTAL FITTINGS, BENDS, WYES, TEES, COUPLINGS, GASKETS, ETC. REQUIRED TO CONSTRUCT THE INFRASTRUCTURE DEPICTED.
- ALL TRENCHING SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE PURVEYOR.
- PROVIDE MARKING TAPE AND LOCATE WIRE WITH ALL TRENCH INSTALLATIONS.
- ALL SANITARY SEWER PIPING SHALL BE PVC UNLESS DENOTED OTHERWISE. ALL PVC SEWER PIPE SHALL BE SDR-35 CONFORMING TO ASTM D3034.
- ALL WATER PIPING DENOTED AS PVC SHALL CONFORM TO ASTM D1785, SCHEDULE 40.
- ALL SANITARY SEWER MUST MEET THE REQUIREMENTS OF THE WOODMEN HILLS METROPOLITAN DISTRICT.

① SANITARY CONSTRUCTION NOTES:

- POINT OF CONNECTION: CONSTRUCT CONNECTION TO PROPOSED SANITARY SEWER STUB. STUB PROVIDED BY OVERALL DEVELOPER. ELEVATION NOTED IS APPROXIMATE ONLY. CONTRACTOR TO ADJUST SLOPE FROM SSCO#1 TO CONNECTION POINT TO MATCH ELEVATIONS.
- INSTALL TWO-WAY 6" SANITARY SEWER STANDARD CLEANOUTS WITH TRACER WIRE PER DETAIL W-10 AND WW-3/C6.0. RIM AND INVERT ELEVATIONS AS NOTED IN THE SANITARY SEWER STRUCTURE TABLE.
- APPROXIMATE LOCATION OF CONNECTION TO BUILDING, INSTALL 6" TWO-WAY SANITARY SEWER CLEANOUT WITH TRACER WIRE PER DETAIL W-10 AND WW-3/C6.0. REFER TO PLUMBING PLANS BY OTHERS FOR FINAL LOCATION. RIM AND INVERTS PER SANITARY SEWER STRUCTURE TABLE.
- APPROXIMATE LOCATION OF CONNECTION TO BUILDING, INSTALL TWO-WAY 4" SANITARY SEWER CLEANOUTS WITH TRACER WIRE PER DETAILS WW-3 AND W-10/C6.0. REFER TO PLUMBING PLANS BY OTHERS FOR FINAL LOCATION. RIM AND INVERTS PER SANITARY SEWER STRUCTURE TABLE.
- INSTALL GREASE INTERCEPTOR WITH SAMPLE BOX. INVERT AND RIM ELEVATIONS AS NOTED IN THE SANITARY SEWER STRUCTURE TABLE. REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR SIZE, TYPE AND VENDOR. PROVIDE VENT LINE; REFER TO ALL PLUMBING PLANS FOR ADDITIONAL INFORMATION.
- INSTALL SANITARY SEWER PIPE SDR-35, LENGTH AD SIZE AS NOTED.

② WATER CONSTRUCTION NOTES:

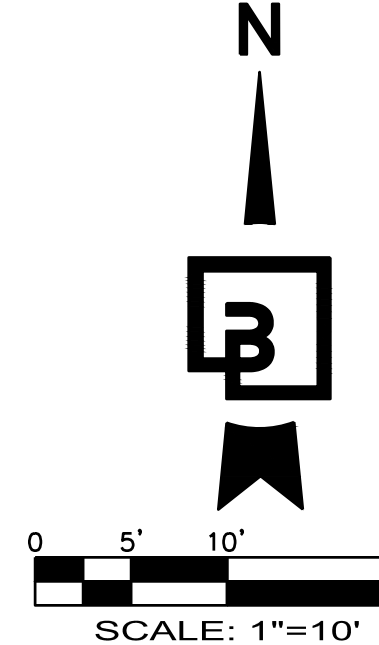
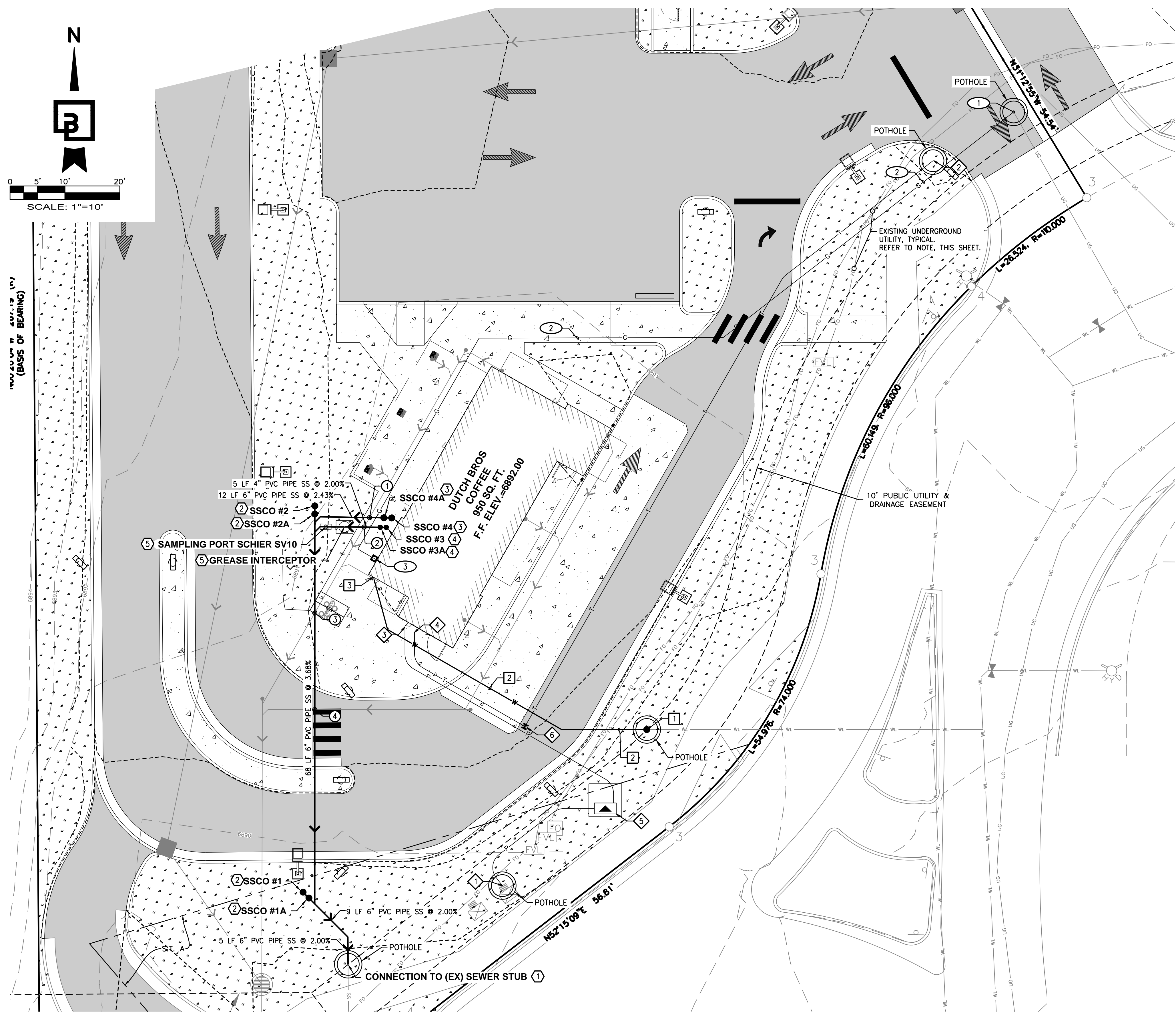
- APPROXIMATE LOCATION OF 1-1/2" WATER SERVICE LINE STUB (BY OTHERS). CONTRACTOR TO INSTALL CURB STOP PER WOODMAN HILLS METROPOLITAN DISTRICT STANDARDS. COORDINATE WITH PURVEYOR PRIOR TO INSTALLATION.
- INSTALL 1-1/2" DOMESTIC WATER SERVICE LINE.
- APPROXIMATE LOCATION OF WATER SERVICE CONNECTION TO BUILDING. REFER TO PLUMBING PLANS BY OTHERS FOR FINAL LOCATION.

③ GAS CONSTRUCTION NOTES:

- APPROXIMATE LOCATION OF EXISTING GAS STUB. REFER TO OVERALL DEVELOPMENT UTILITY DRAWINGS FOR EXACT LOCATION.
- APPROXIMATE ROUTING FOR GAS SERVICE LINE. COORDINATE EXACT ROUTING, SIZE AND ALL TRENCHING/BORING REQUIREMENTS WITH PURVEYOR PRIOR TO CONSTRUCTION.
- APPROXIMATE LOCATION OF GAS CONNECTION TO BUILDING. FINAL LOCATION OF GAS METER TO BE COORDINATED WITH PLUMBING PLANS AND PURVEYOR PRIOR TO CONSTRUCTION.

④ DRY UTILITIES CONSTRUCTION NOTES:

- APPROXIMATE LOCATION OF EXISTING ELECTRICAL VAULT. CONTRACTOR TO INSTALL UNDERGROUND PRIMARY SERVICE LINE IN 2" OF ONE (1) 4" CONDUIT WITH PULL TAPE FOR INSTALLATION; ALL DIRECTION CHANGES MUST INCORPORATE A RADIUS SWEEP PER PURVEYOR'S SPECIFICATIONS. CONTRACTOR TO COORDINATE SCOPE OF WORK AND CONDUIT SIZE AND QUANTITY WITH MEP PLANS AND PURVEYOR PRIOR TO CONSTRUCTION.
- APPROXIMATE LOCATION OF UNDERGROUND DATA/COMMUNICATIONS/TELEPHONE. CONTRACTOR TO INSTALL 160' OF 2" PVC CONDUIT AND PULL TAPE. COMMON TRENCHED AS APPLICABLE. STUB-UP ABOVE GRADE FOR SPECTRUM SERVICE. ALL DIRECTION CHANGES MUST INCORPORATE A RADIUS SWEEP PER PURVEYOR'S SPECIFICATIONS. CONTRACTOR TO COORDINATE SCOPE OF WORK AND CONDUIT SIZE AND QUANTITY WITH MEP PLANS AND PURVEYOR PRIOR TO CONSTRUCTION.
- APPROXIMATE LOCATION OF POWER CONNECTION TO BUILDING.
- APPROXIMATE LOCATION OF DATA/COMM/TELEPHONE CONNECTION TO BUILDING.
- INSTALL SITE TRANSFORMER PER ELECTRICAL PURVEYOR'S STANDARDS AND SPECIFICATIONS. TRANSFORMER PAD TO BE INSTALLED AS STAKED BY MOUNTAIN VIEW ELECTRIC. CURRENT DOCUMENTS INDICATE THIS LOCATION AS STAKE #2. CONTRACTOR TO INSTALL 60' OF ONE (1) 4" CONDUIT FROM TRANSFORMER TO BUILDING POINT OF CONNECTION. ALL DIRECTION CHANGES MUST INCORPORATE A RADIUS SWEEP PER PURVEYOR'S SPECIFICATIONS. CONTRACTOR TO COORDINATE REQUIREMENTS WITH PURVEYOR PRIOR TO INSTALLATION. CONTRACTOR TO INSTALL SAFETY BOLLARDS AS REQUIRED BY PURVEYOR.
- INSTALL PURVEYOR-APPROVED PULL BOX. CONTRACTOR TO COORDINATE INSTALLATION AND BOX REQUIREMENTS WITH PURVEYOR PRIOR TO INSTALLATION.



TRUE NORTH (BASIS OF BEARING)

UTILITY CROSSING NOTE:

CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

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 POTHOLES. THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-332-2344 AND THEN POTHOLES 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 CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

UTILITY POTHOLES NOTE:

THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EXISTING UTILITIES. POTHOLES SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

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 POTHOLES. THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-332-2344 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES.

UTILITY CROSSING TABLE

① BOTTOM UTILITY	TOP	TOP UTILITY	INVERT	CLEAR
1 SANITARY SEWER	±6888.86	STORM SEWER	±6890.42	±1.56'
2 SANITARY SEWER	±6888.86	STORM SEWER	±6890.41	±1.55'
3 SANITARY SEWER	±6888.26	STORM SEWER	±6889.91	±1.65'
4 SANITARY SEWER	±6887.55	STORM SEWER	±6889.05	±1.50'

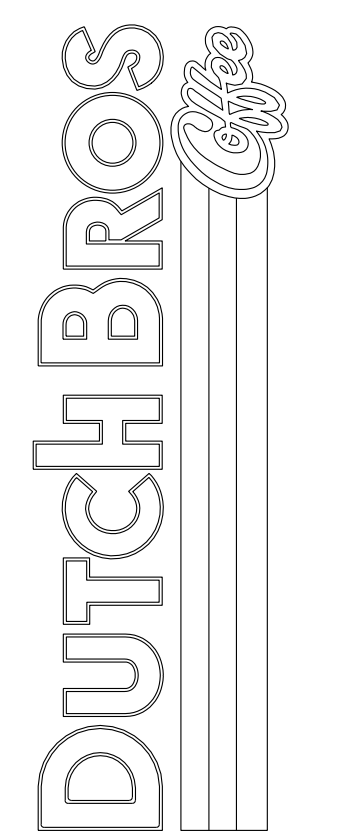
UTILITY CROSSING NOTE:

CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

SANITARY SEWER STRUCTURE TABLE

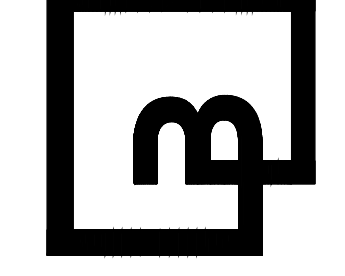
①	CONNECTION TO (EX) SEWER STUB RIM=6889.80 IE=6885.33 (6" IN N)
⑤	GREASE INTERCEPTOR RIM=6891.90 IE=6888.33 (4" IN E) IE=6888.33 (4" OUT W)
⑤	SAMPLING PORT SCHIER SV10 RIM=6892.01 IE=6888.31 (4" IN E) IE=6888.12 (4" OUT W)
②	SSCO #1 RIM=6890.65 IE=6885.66 (6" OUT SE)
②	SSCO #1A RIM=6890.59 IE=6885.63 (6" IN NW) IE=6885.63 (6" OUT SE)
②	SSCO #2 RIM=6892.09 IE=6888.17 (6" OUT S)
②	SSCO #2A RIM=6892.09 IE=6888.14 (6" IN N) IE=6888.14 (6" OUT S)
④	SSCO #3 RIM=6891.98 IE=6888.45 (4" OUT W)
④	SSCO #3A RIM=6891.96 IE=6888.43 (4" IN E) IE=6888.43 (4" OUT W)
③	SSCO #4 RIM=6891.98 IE=6888.45 (6" OUT W)
③	SSCO #4A RIM=6891.96 IE=6888.42 (6" IN E) IE=6888.42 (6" OUT W)

UTILITY PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831



Scale: Horizontal 1" = 10' Vertical N/A
Designed: CCK
Drawn: JAH
Checked: JAH
Approved: HFC
Date: 03/31/22

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

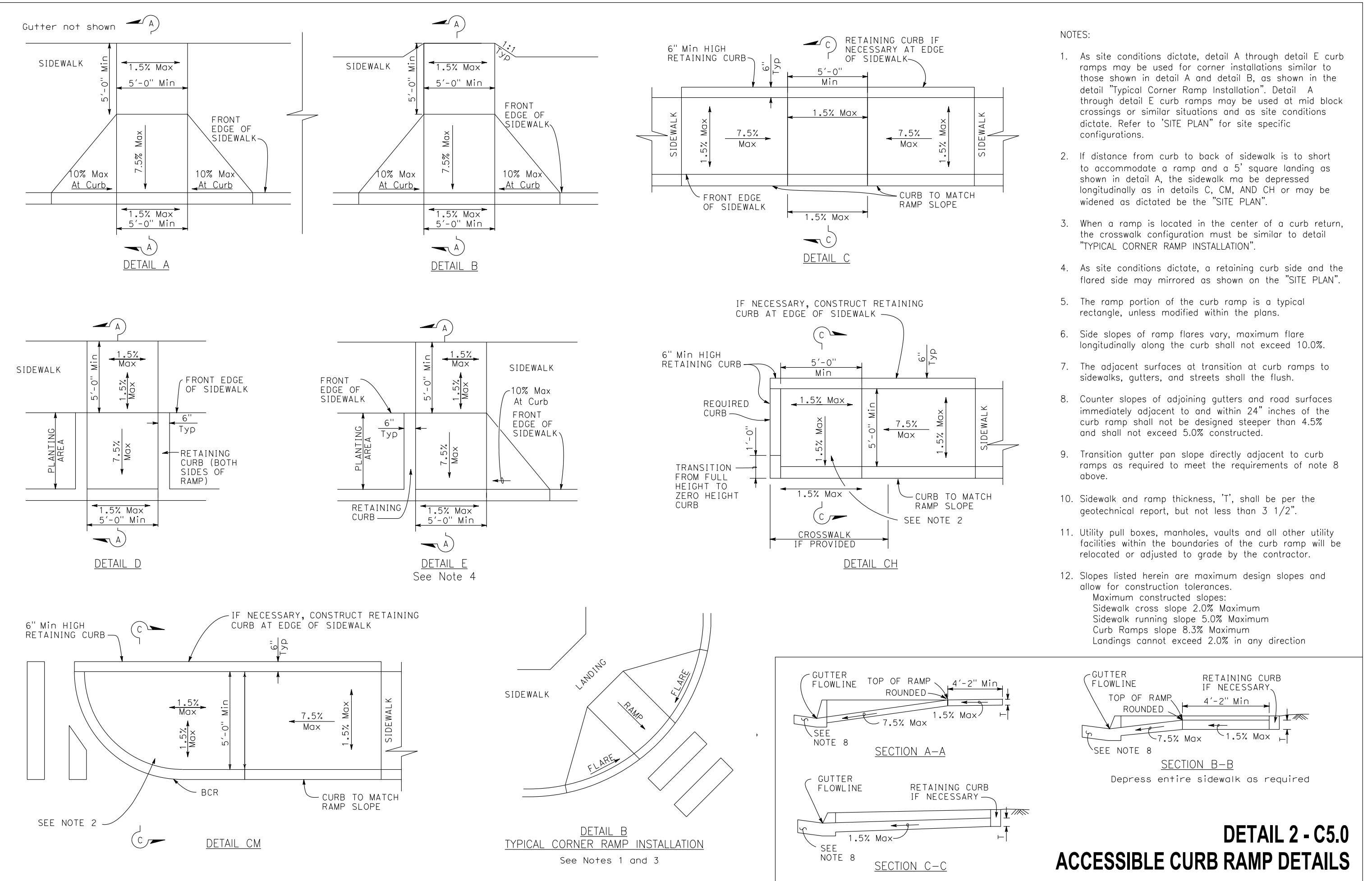
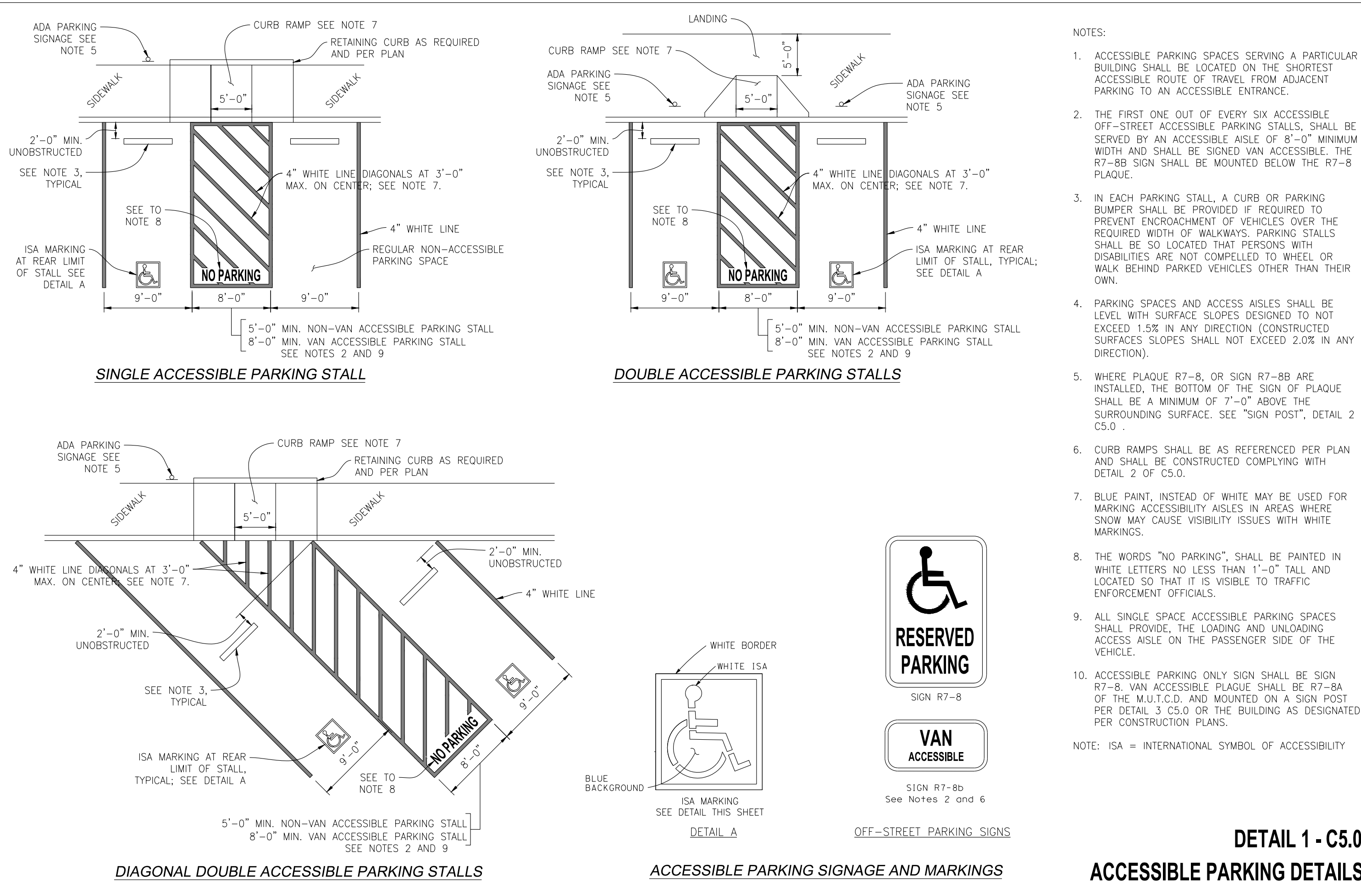


Job Number: 21917
Sheet: C40
2019 DB, Inc.
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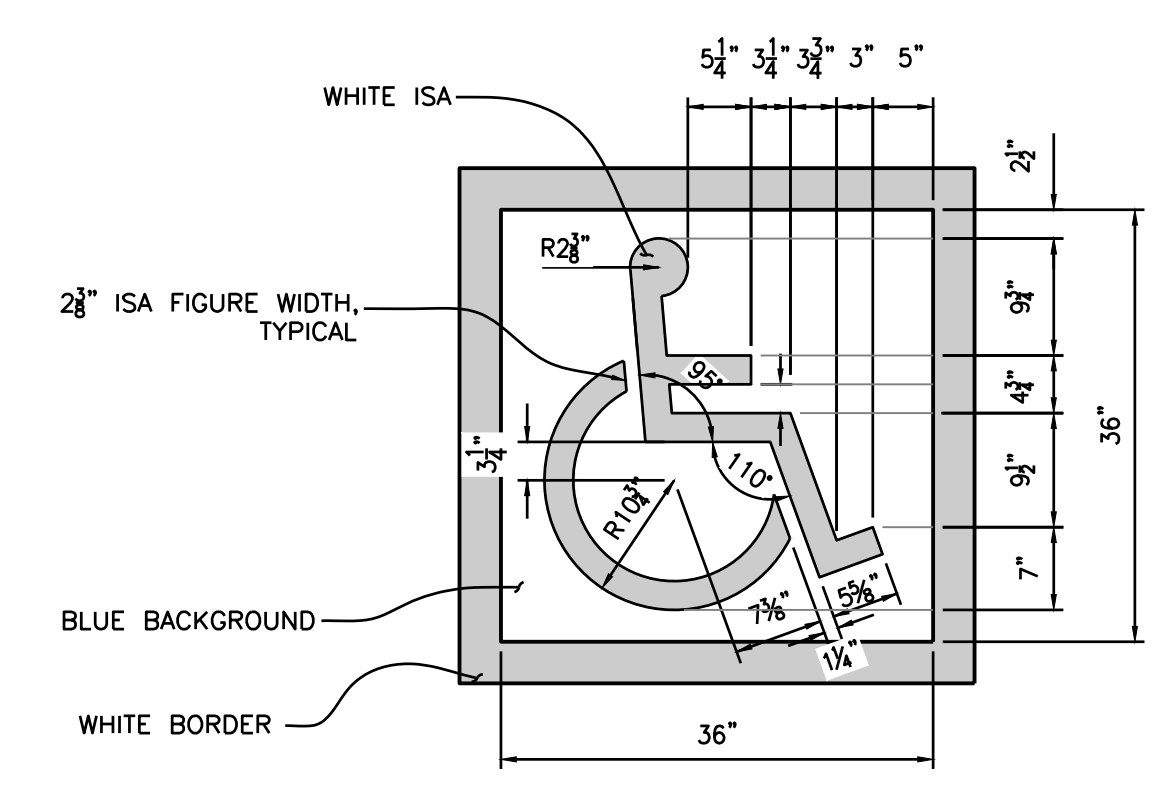
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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO CIVIL DETAILS

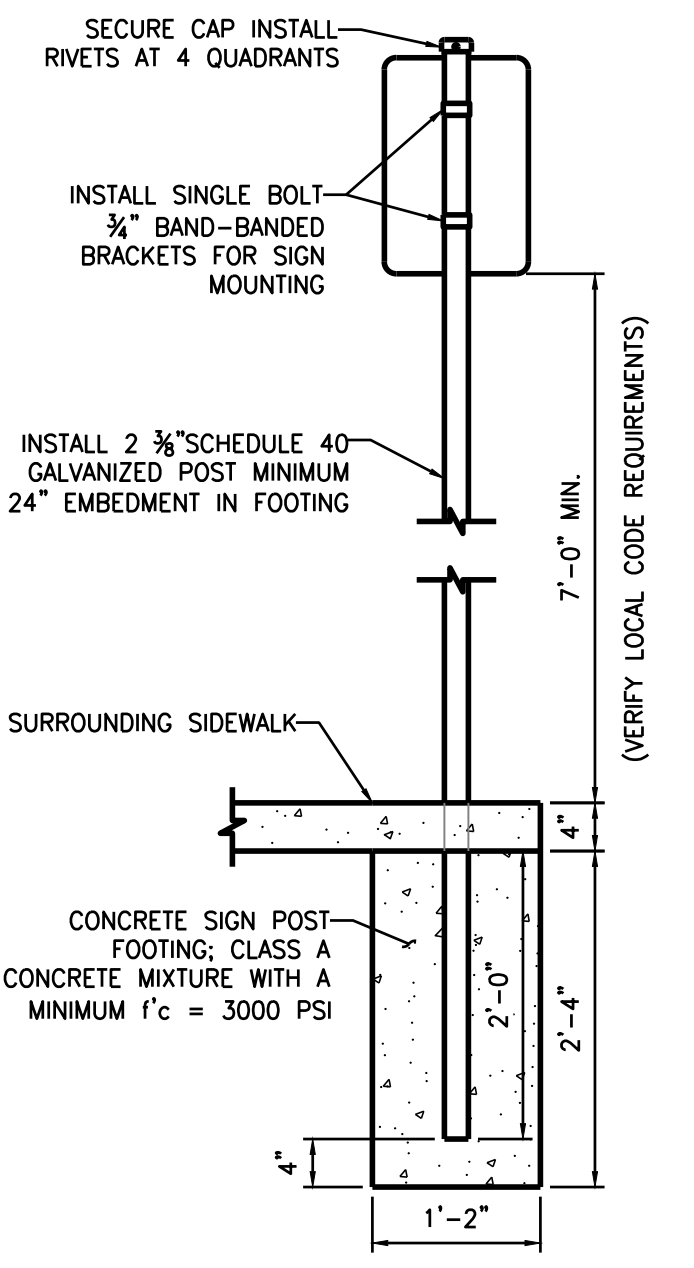


1 ACCESSIBLE PARKING DETAILS
C5.0 NOT TO SCALE

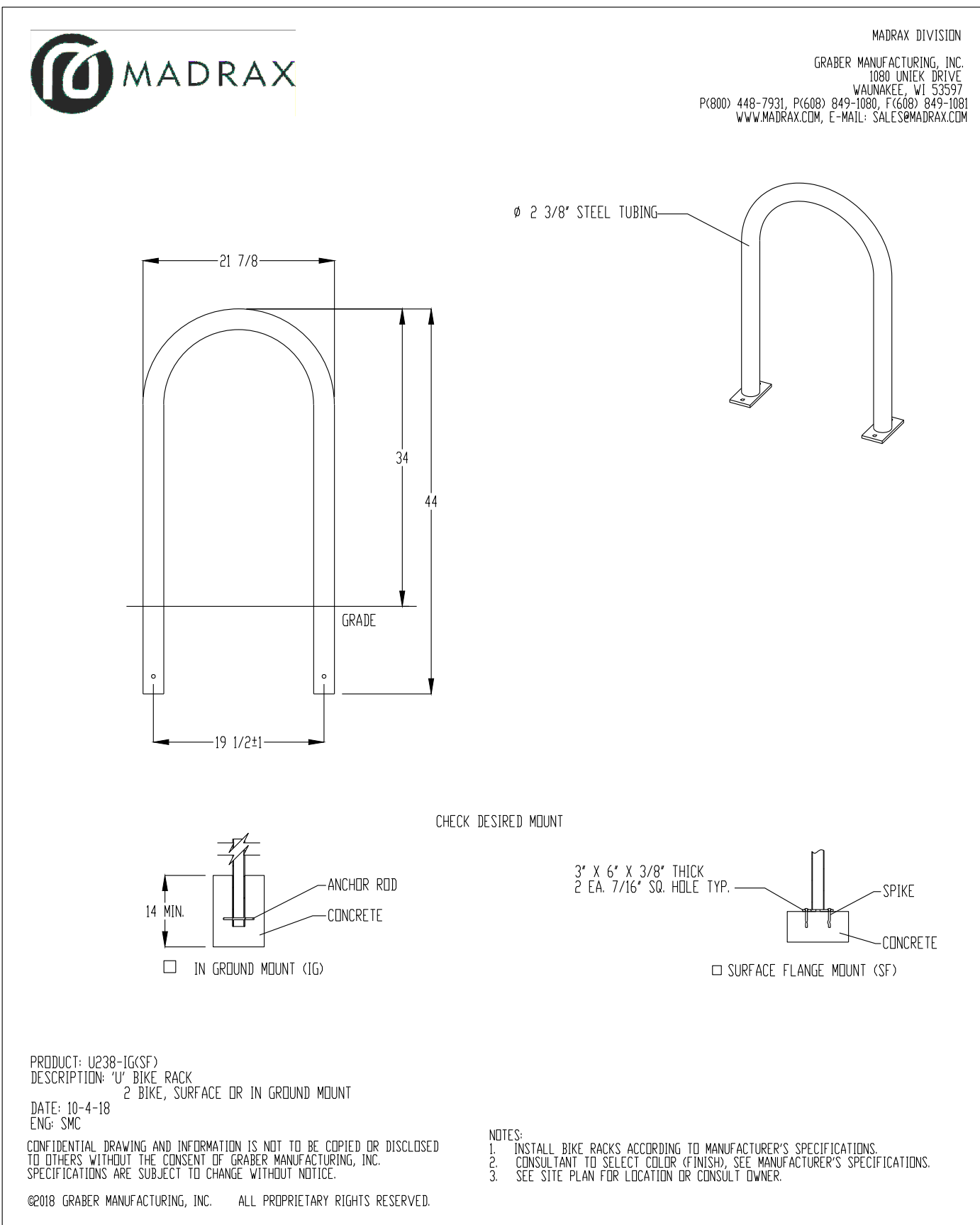
2 ACCESSIBLE CURB RAMP DETAILS
C5.0 NOT TO SCALE



- PAVEMENT INTERNATIONAL SYMBOL OF ACCESSIBILITY NOTES:**
- SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL.
 - BOTTOM OF SYMBOL TO BE LOCATED FLUSH WITH ACCESS DRIVE, CENTERED ON PARKING SPACE.
 - SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND.



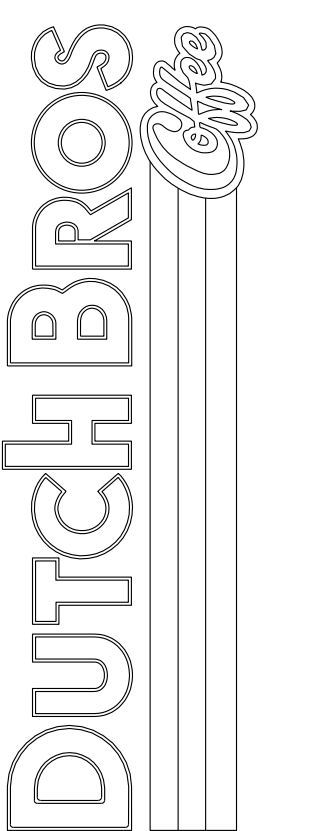
5 NOT USED
C5.0 NOT TO SCALE



- NOTES:**
- ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.
 - THE FIRST ONE OUT OF EVERY SIX ACCESSIBLE OFF-STREET ACCESSIBLE PARKING STALLS, SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 8'-0" MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R7-8B SIGN SHALL BE MOUNTED BELOW THE R7-8 PLAQUE.
 - IN EACH PARKING STALL, A CURB OR PARKING BUMPER SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED VEHICLES OTHER THAN THEIR OWN.
 - PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES DESIGNED TO NOT EXCEED 1.5% IN ANY DIRECTION (CONSTRUCTED SURFACES SLOPES SHALL NOT EXCEED 2.0% IN ANY DIRECTION).
 - WHERE PLAQUE R7-8, OR SIGN R7-8B ARE INSTALLED, THE BOTTOM OF THE SIGN OR PLAQUE SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE. SEE "SIGN POST", DETAIL 2 C5.0.
 - CURB RAMP SHALL BE AS REFERENCED PER PLAN AND SHALL BE CONSTRUCTED COMPLYING WITH DETAIL 2 OF C5.0.
 - BLUE PAINT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY AISLES IN AREAS WHERE SNOW MAY CAUSE VISIBILITY ISSUES WITH WHITE MARKINGS.
 - THE WORDS "NO PARKING", SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1'-0" TALL AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.
 - ALL SINGLE SPACE ACCESSIBLE PARKING SPACES SHALL PROVIDE, THE LOADING AND UNLOADING ACCESS AISLE ON THE PASSENGER SIDE OF THE VEHICLE.
 - ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R7-8, VAN ACCESSIBLE PLAQUE SHALL BE R7-8A OF THE M.U.T.C.D. AND MOUNTED ON A SIGN POST PER DETAIL 3 C5.0 OR THE BUILDING AS DESIGNATED PER CONSTRUCTION PLANS.
- NOTE: ISA = INTERNATIONAL SYMBOL OF ACCESSIBILITY

- NOTES:**
- As site conditions dictate, detail A through detail E curb ramps may be used for corner installations similar to those shown in detail A and detail B, as shown in the detail "Typical Corner Ramp Installation". Detail A through detail E curb ramps may be used at mid block crossings or similar situations and as site conditions dictate. Refer to "SITE PLAN" for site specific configurations.
 - If distance from curb to back of sidewalk is short to accommodate a ramp and a 5' square landing as shown in detail A, the sidewalk may be depressed longitudinally as in details C, CM, and CH or may be widened as dictated by the "SITE PLAN".
 - When a ramp is located in the center of a curb return, the crosswalk configuration must be similar to detail "TYPICAL CORNER RAMP INSTALLATION".
 - As site conditions dictate, a retaining curb side and the flared side may be mirrored as shown on the "SITE PLAN".
 - The ramp portion of the curb ramp is a typical rectangle, unless modified within the plans.
 - Side slopes of ramp flares vary, maximum flare longitudinally along the curb shall not exceed 10.0%.
 - The adjacent surfaces at transition at curb ramps to sidewalks, gutters, and streets shall be flush.
 - Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24" inches of the curb ramp shall not be designed steeper than 4.5% and shall not exceed 5.0% constructed.
 - Transition gutter pan slope directly adjacent to curb ramps as required to meet the requirements of note 8 above.
 - Sidewalk and ramp thickness, "t", shall be per the geotechnical report, but not less than 3 1/2".
 - Utility pull boxes, manholes, vaults and all other utility facilities within the boundaries of the curb ramp will be relocated or adjusted to grade by the contractor.
 - Slopes listed herein are maximum design slopes and allow for construction tolerances.
Maximum constructed slopes:
Sidewalk cross slope 2.0% Maximum
Sidewalk running slope 5.0% Maximum
Curb Ramps slope 8.3% Maximum
Landings cannot exceed 2.0% in any direction

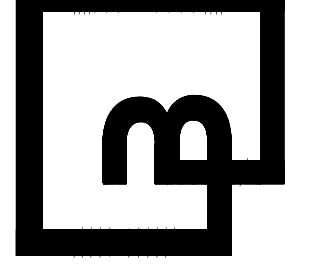
CIVIL DETAILS
7510 FALCON MARKET PLACE
PEYTON, CO 80831



For:

Scale:	Horizontal	N/A	Vertical	N/A
Designed:	CKK	JAH	JAH	HFS
Drawn:	JAH	JAH	HFS	
Checked:	JAH	JAH	HFS	
Approved:	HFS			
Date:	03/31/23			

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
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barghausen.com



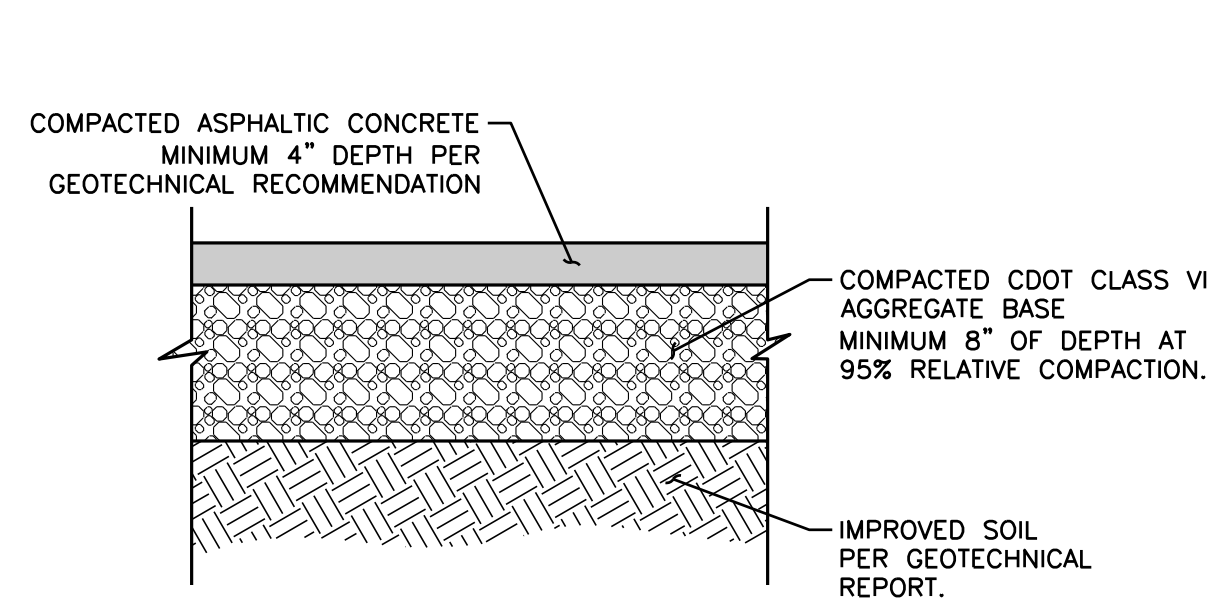
Job Number: **21917**
Sheet: **C5.0**
2019 DB
ref: 000003

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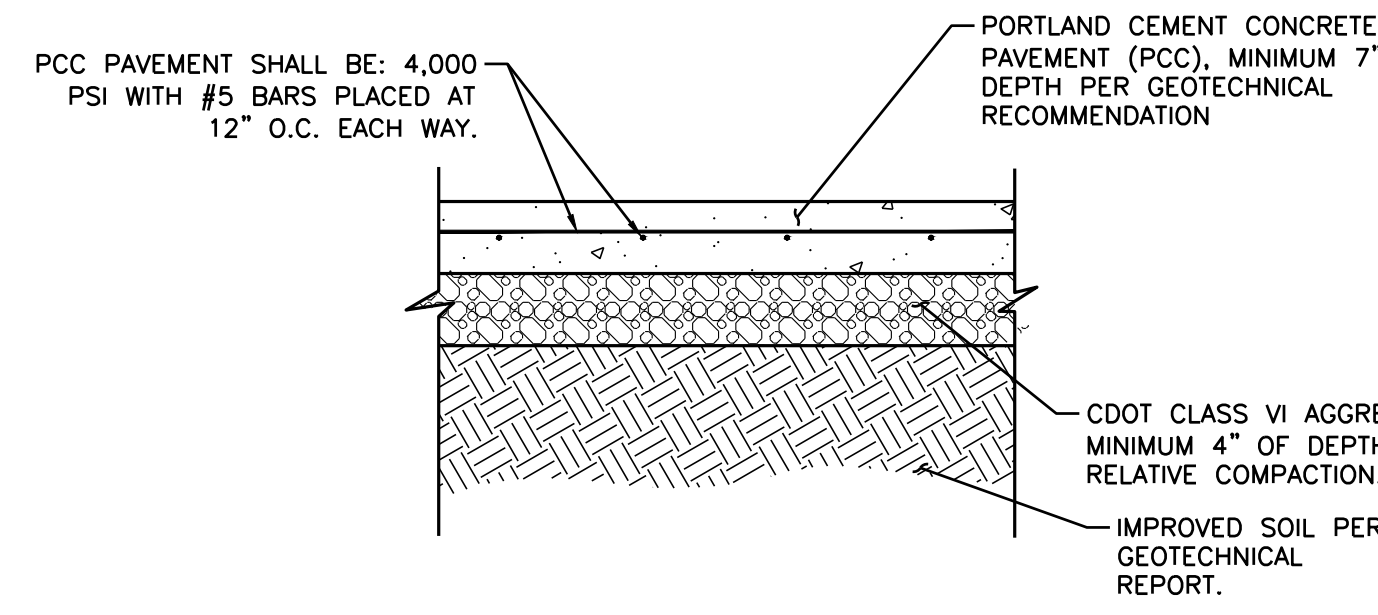
DUTCH BROS. COFFEE - CO0707 - PEYTON, CO CIVIL DETAILS



NOTE:
ALL ASPHALTIC PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE
WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

1 ASPHALT PAVING SECTION

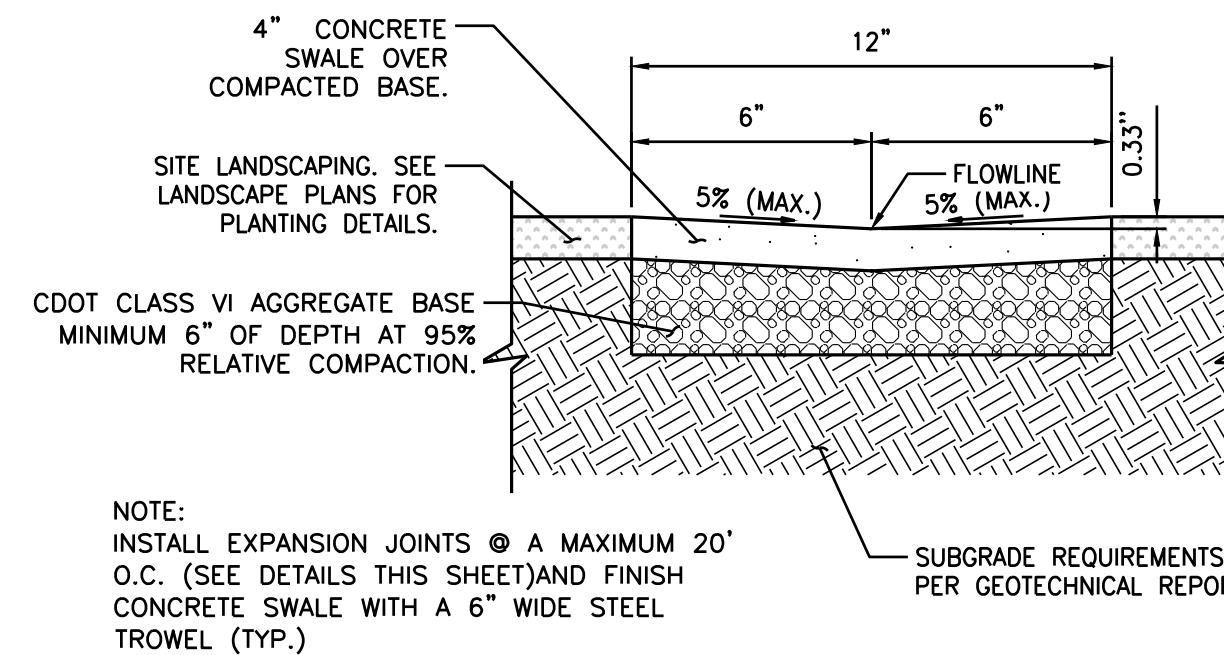
CS.1 NOT TO SCALE



NOTE:
ALL PORTLAND CEMENT CONCRETE PAVEMENT (PCC)
SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE
RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

2 PCC PAVING SECTION

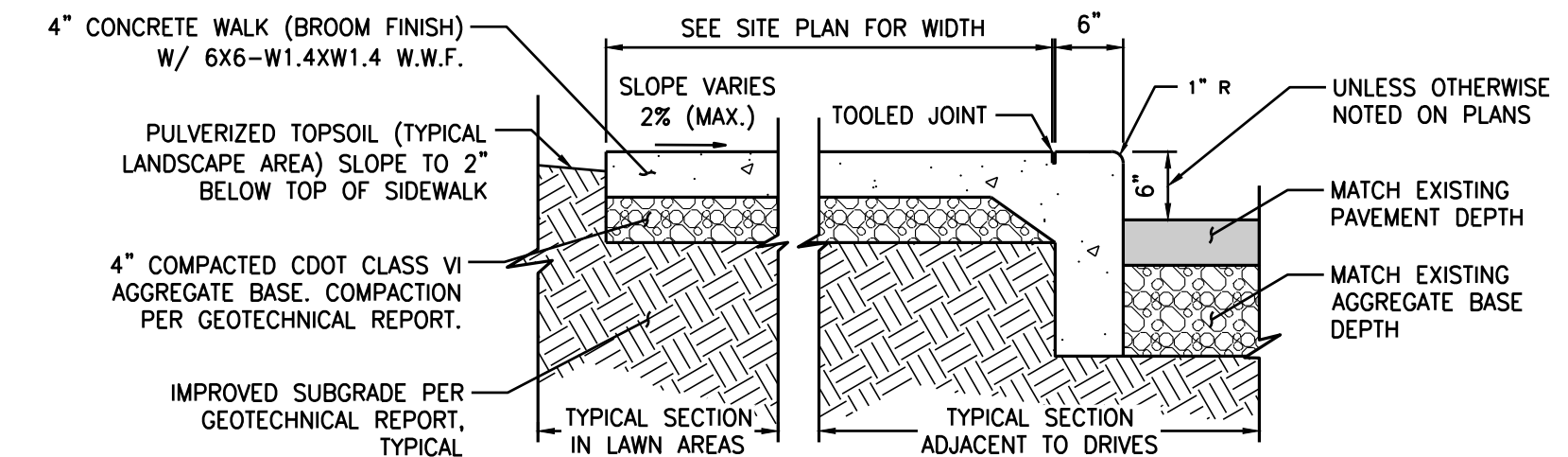
CS.1 NOT TO SCALE



NOTE:
INSTALL EXPANSION JOINTS @ A MAXIMUM 20'
O.C. (SEE DETAILS THIS SHEET) AND FINISH
CONCRETE SWALE WITH A 6" WIDE STEEL
TROWEL (TYP.)

3 CONCRETE SWALE

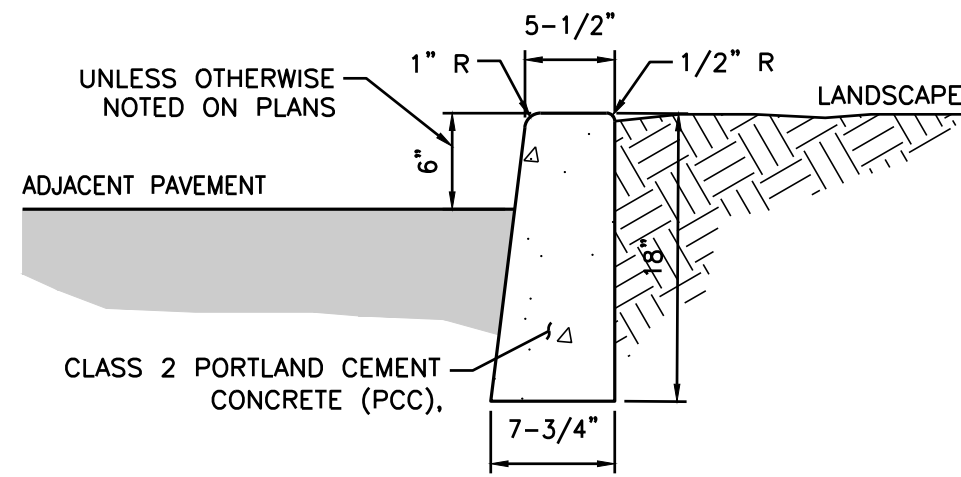
CS.1 NOT TO SCALE



NOTES:
A. SIDEWALKS VARY IN WIDTH. CONTROL JOINTS TO BE PLACED AT SPACING EQUAL TO
SIDEWALK WIDTH. REFER TO DETAIL 9/CS.1.
B. PROVIDE EXPANSION JOINTS AT 28' TO 30' O.C. MAXIMUM. SEE DETAIL 9/CS.1.
C. WHEN WALK IS ADJACENT TO THE BUILDING PROVIDE 3/8" X 4" IMPREGATED FIBERBOARD.
D. ALL PORTLAND CEMENT CONCRETE PAVEMENT (PCC) SHALL BE CONSTRUCTED IN
ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORTS.

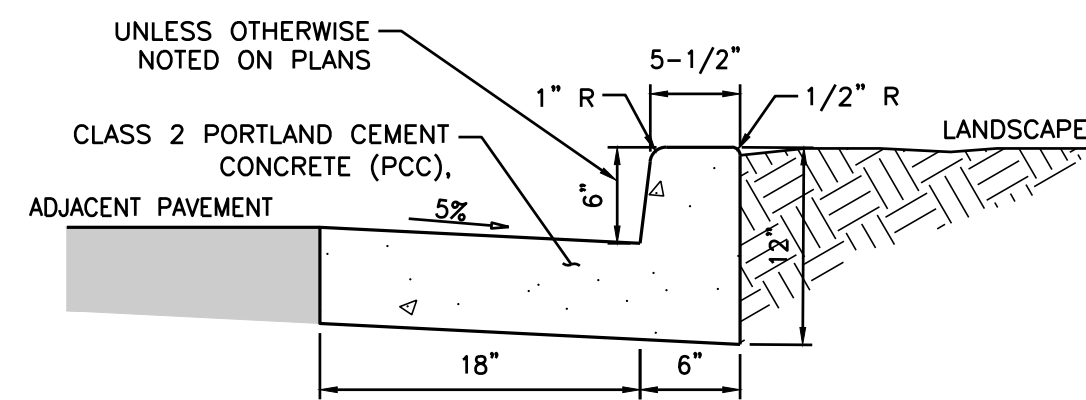
4 ON-SITE CONCRETE SIDEWALK

CS.1 NOT TO SCALE



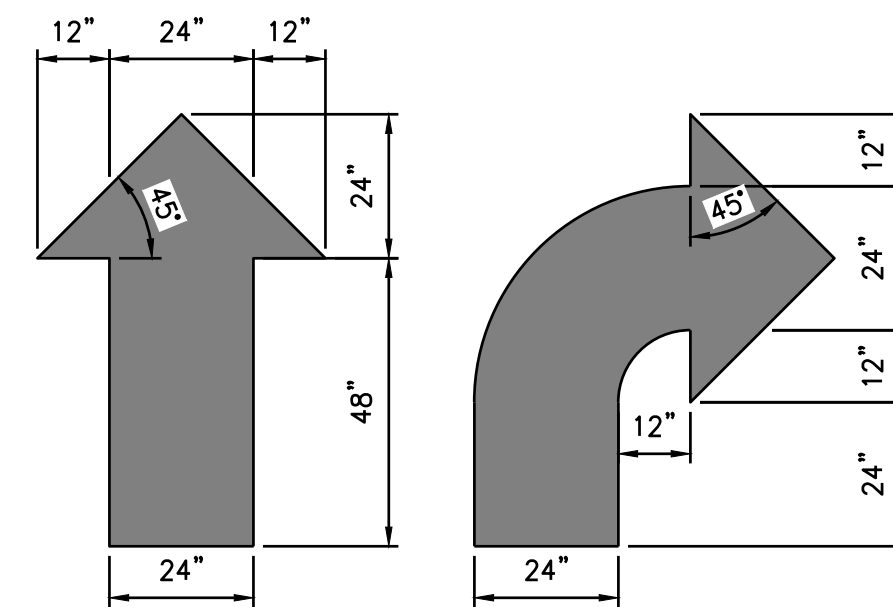
5 ON-SITE BARRIER CURB

CS.1 NOT TO SCALE



6 ON-SITE CURB AND GUTTER

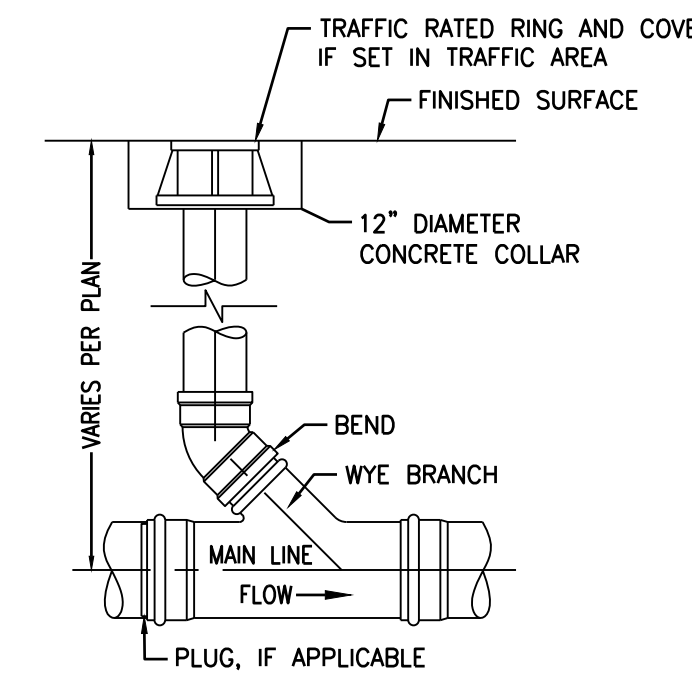
CS.1 NOT TO SCALE



DETAIL NOTES:
APPLY 2 COATS OF CHLORINATED RUBBER-TYPE TRAFFIC-LANE MARKING PAINT
OVER CLEANED PAVING SURFACE ACCORDING TO LAYOUT SHOWN ON THE SITE
PLAN. PAINT AS REQUIRED BY CITY CODE.

7 TRAFFIC MARKINGS

CS.1 NOT TO SCALE

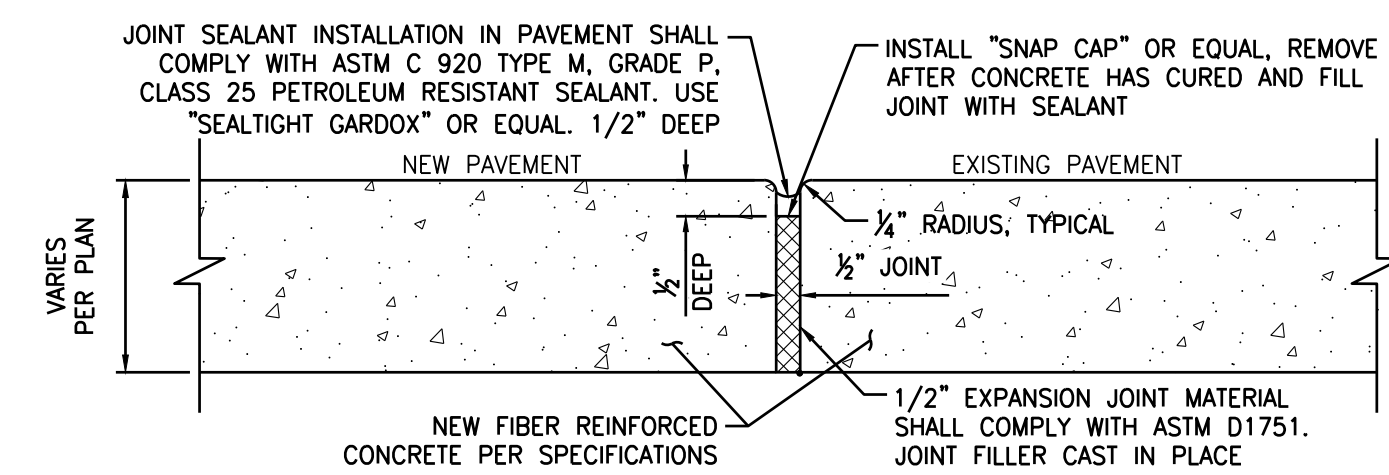


CONSTRUCTION NOTES:

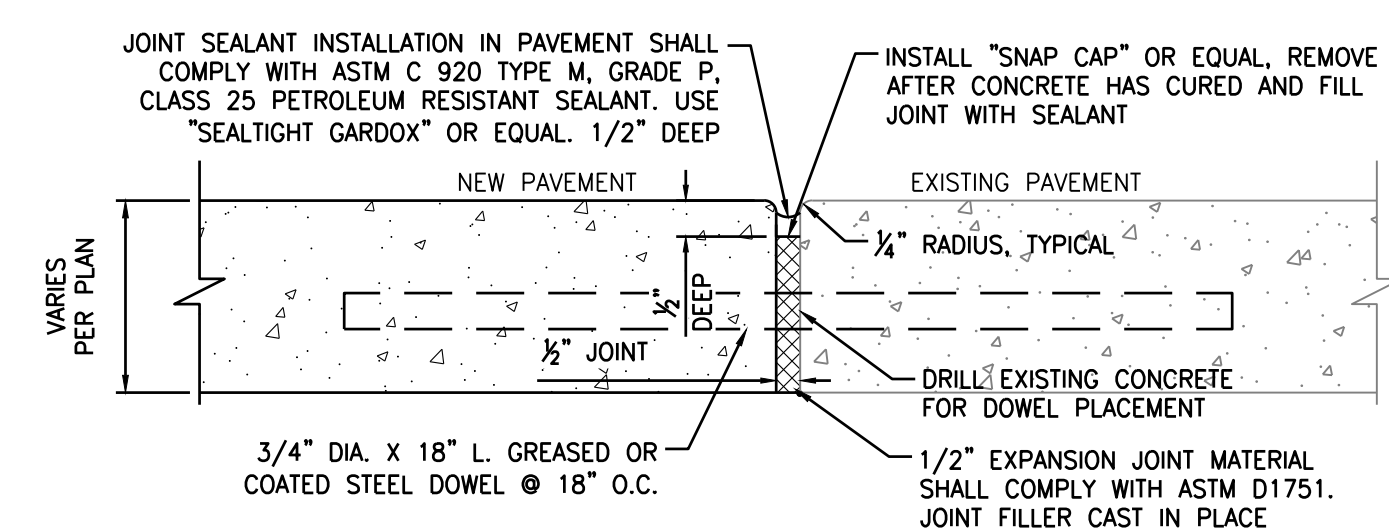
- RING AND ACCESS COVER SHALL BE H20 TRAFFIC RATED AND DUCTILE
OR CAST IRON CASTING.
- RING AND COVER SHALL BE SET FLUSH WITH FINISHED SURFACE.
- ALL PIPE/FITTING SHALL CONFORM TO SPECIFICATIONS ON UTILITY
SHEET(S).

8 CLEANOUT

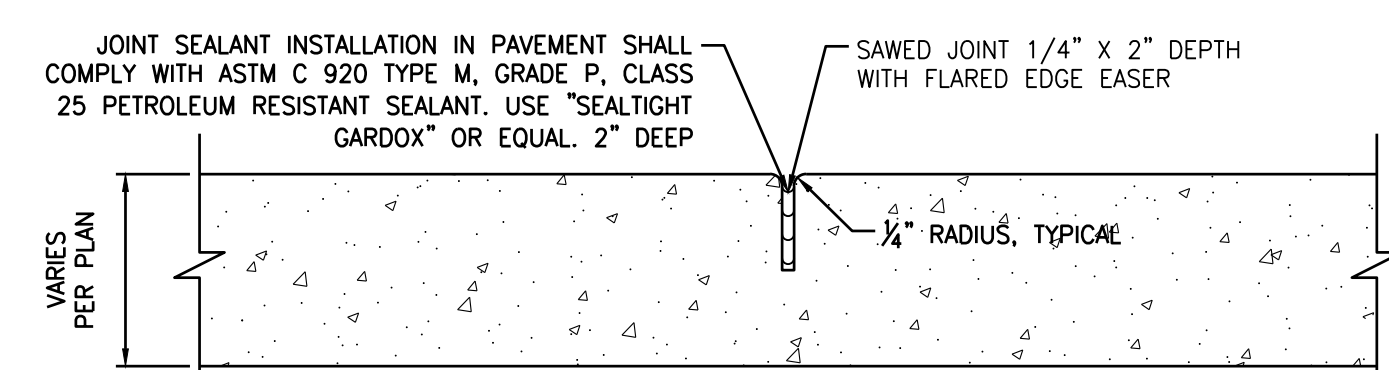
CS.1 NOT TO SCALE



CONSTRUCTION JOINT



EXPANSION JOINT (TYPICAL)



CONTROL JOINT (SAWED)

9 CONCRETE JOINTING

CS.1 NOT TO SCALE

DROP INLET			
MODEL NO.	A	B	*WEIGHT
DI242436	36"	42"	1900 LBS.
DI242448	48"	54"	2500 LBS.
*BOX ONLY			

FRAME AND GRATE			
MODEL NO.	RATING	D	WEIGHT
SG2424-DIP	PEDESTRIAN	1/2"	41 LBS.
SG2424-DT	TRAFFIC	3"	120 LBS.

18"x31" THIN
WALL KNOCKOUTS.
SLUDGE OUT AS
REQUIRED.
(TYP. 4 PLACES)

INSIDE
HEIGHT
OF BOX

FRAME MAY BE CAST
DIRECTLY INTO BOX
(OPTIONAL)

OUTSIDE
HEIGHT
OF BOX

EXTENSION			
MODEL NO.	C	WEIGHT	
RS242406	6"	300 LBS.	
RS242412	12"	600 LBS.	

OPTIONAL
C
HEIGHT

■ FRAME AND GRATE ASSEMBLY AVAILABLE
IN TRAFFIC OR PEDESTRIAN MODELS.

■ DESIGN FOR H-20-44 BRIDGE LOADING.

■ ASSEMBLY TO BE PLACED ON A 6" BASE OF CRUSHER RUN
FOR EASE OF INSTALLATION AND EVEN LOAD DISTRIBUTION.

■ FOR COMPLETE DESIGN AND PRODUCT INFORMATION,
CONTACT JENSEN PRECAST.

■ ILLUSTRATION IS TYPICAL ONLY OF GENERAL SERIES
CONFIGURATION. FOR SPECIFIC CONFIGURATION,
CALL JENSEN PRECAST.

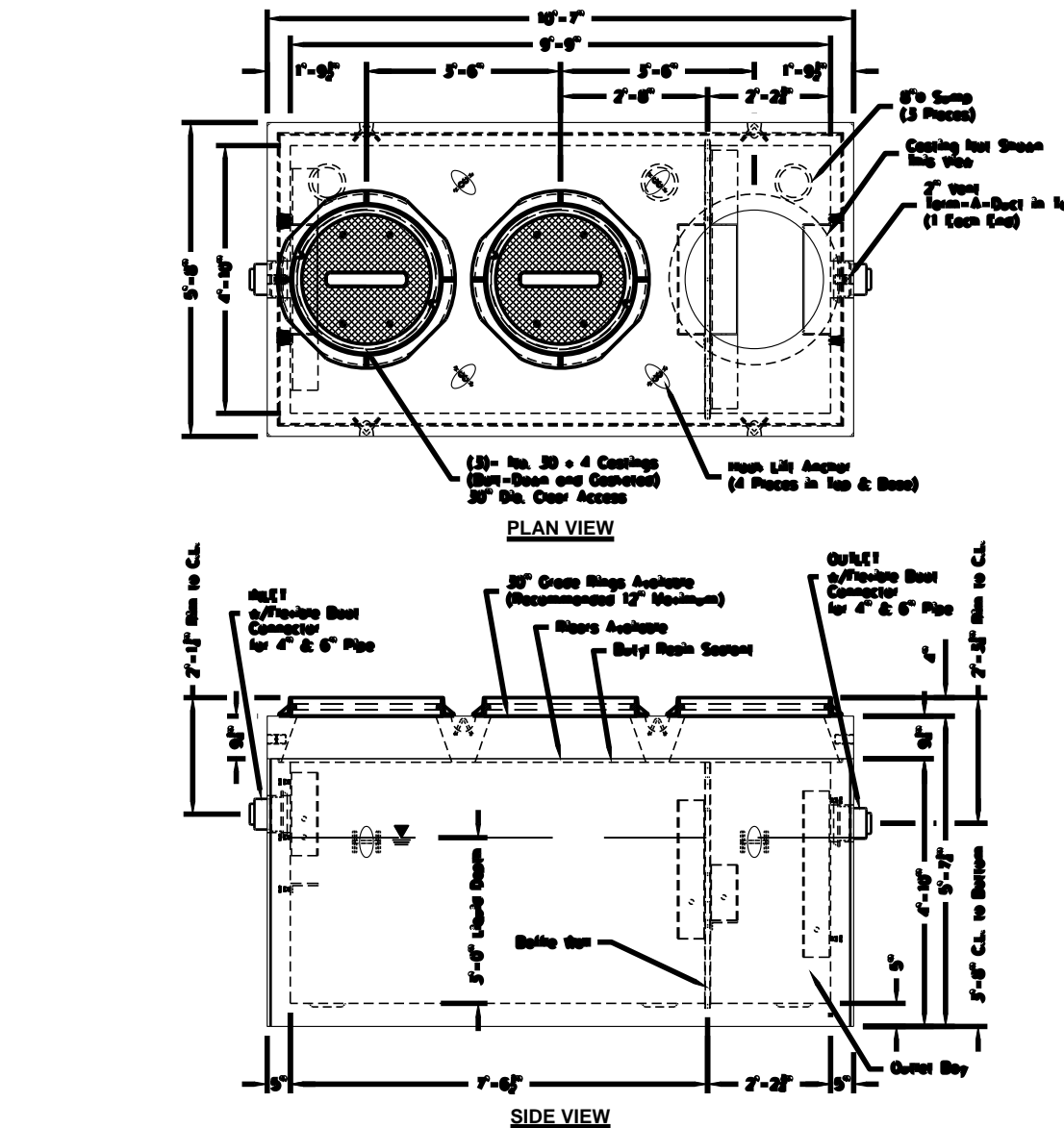
24" X 24" DRAIN INLET	JENSEN PRECAST
11-38-26	DI2424

8.01

10 PRECAST CATCH BASIN

CS.1 NOT TO SCALE

STRATA GREASE INTERCEPTOR - 1000



DESIGN NOTES:
1. Designed in accordance with ASTM A900-2000, Manufacture per ASTM C913
2. Loading per A900 shall be adjusted to actual application and maximum shall occur at 9'-0"
3. Maximum loading shall (Design Flow Rate) x 25 (Maximum to 1,000 gpm) shall
4. Maximum loading shall (Design Flow Rate) x 25 (Maximum to 1,000 gpm) shall
5. For complete design and product information, contact Oldcastle Precast.

■ Frame and grate assembly available in traffic or pedestrian models.
■ Design for H-20-44 bridge loading.
■ Assembly to be placed on a 6" base of crusher run for ease of installation and even load distribution.
■ For complete design and product information, contact Oldcastle Precast.

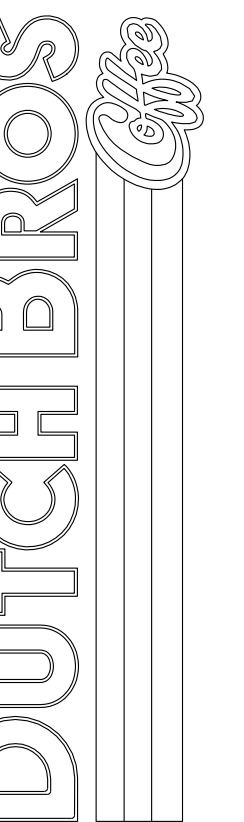
Oldcastle Precast	GREASE INTERCEPTOR	STRATA GREASE INTERCEPTOR
PO Box 323, Wilsonville, Oregon 97070-0323 Tel: (503) 682-2844 Fax: (503) 682-2857	File Name: 022-STRATAI-1000 Issue Date: 2016 oldcastleprecast.com/wilsonville	GGI-1000 GALLON

11 1000-GAL GREASE INTERCEPTOR

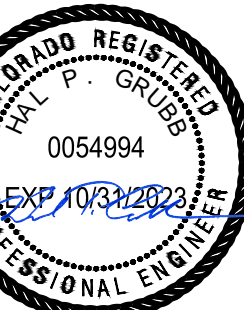
CS.1 NOT TO SCALE

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7510 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



For:

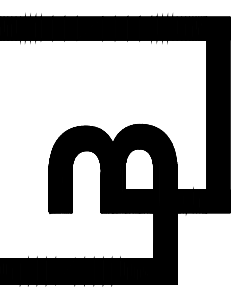


05/02/2022

Scale:
Horizontal N/A
Vertical N/A

Designed: CCK
Drawn: JAH
Checked: JAH
Approved: HFG
Date: 03/31/22

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



Job Number
21917
Sheet
C5.1
2019 DB
USA, LLC
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Know what's below.
Call before you dig.
Dial 811

DUTCH BROS. COFFEE - CO0707 - PEYTON, CO AGENCY DETAILS

PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

NOTES:

- TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..
- VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
- FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (B:1 MAX., 1/2" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE

DATE APPROVED: 7/9/09	Storm Sewer Manhole Detail Type I Standard Drawing	
APPROVED: André Brackin	REVISION DATE: 7/9/09 FILE NAME: SD_3-1	

NOTES:

- TYPE 'C' LID DESIGN 1" X 1" SCORED 1/32"± DEEP
- 2" MIN. STD. LETTERING STAMPED INTO CONCRETE

SCALE: NOT TO SCALE

DATE APPROVED: 9/16/10	Storm Sewer Manhole Details Standard Drawing	
APPROVED: André P. Brackin	REVISION DATE: 9/16/10 FILE NAME: SD_3-5	

NOTES:

- THE DIAMETER OF THE WASTEWATER SERVICE LINE SHALL NOT BE GREATER THAN 8 INCHES.
- THE MAXIMUM DEPTH OF THE WASTEWATER SERVICE LINE SHALL NOT BE GREATER THAN 14 FEET MEASURED FROM FINAL GRADE TO THE WASTEWATER PIPE INVERT.

SCALE: NOT TO SCALE

Drawn: SJS	Revised: DECEMBER 2001		WATER & WASTEWATER SYSTEM
Date: MARCH 2011	Revised:		STANDARD SPECIFICATIONS

TO BE PROVIDED AND INSTALLED BY MVEA:

- TRANSFORMER AND PRE-CAST PAD.
- PRIMARY CABLE AND PRIMARY TERMINATIONS.
- PAD WEIGHTS APPROX. 2,335 LBS.

TO BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR:

- TRACER WIRE PAD SITE.
- ALL HORIZONTAL MATERIALS AT THE PAD SITE SHALL BE MECHANICALLY COMPACTED IN HORIZONTAL LAYERS NOT GREATER THAN 4" THICK AND COMPACTED TO 95% OF ITS MAXIMUM MODIFIED PROCTOR DRY DENSITY, ASTM-1557.
- 48 HOUR NOTICE TO MVEA OPERATIONS DEPT. FOR MANDATORY SITE INSPECTION (FALCON OFFICE (719)493-2283, LAMON OFFICE(719) 776-2861).
- AT TIME OF INSPECTION, A COPY OF THE GEOTECHNICAL TEST RESULTS INDICATING A MINIMUM OF 90% MODIFIED PROCTOR DRY DENSITY INCLUDING DATE, TIME, AND LOCATION OF TEST MUST BE PROVIDED TO MVEA.
- THAT 4" PRIMARY CONDUITS TO BE SCHEDULE 40 PVC 90° SWEEP ELBOWS WITH CAPS. DIRECTION OF STUDS TO BE PROVIDED TO CONTRACTOR BY MVEA.
- ONE 2" x 8" x 8" COPPER GROUND ROD.
- SECONDARY CONDUIT AS DETERMINED BY ELECTRICAL CONTRACTOR.

NOTE: MINIMUM 10' CLEARANCE IN FRONT OF TRANSFORMER.

MVEA Work Order
21-2080

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
11140 E. WOODMAN RD., FALCON CO. 80831-8199

3 PHASE TRANSFORMER
CONCRETE PAD (PRE-CAST)

DATE: 12/2009 BY: LMP REVISIONS: 01/2008 DIGITIZED: JAN 2008 UMI-6C3

INSTALLATION DETAILS:

- INSTALL A SINGLE STRAND (NO LOOPS) OF COATED TRACER WIRE TO THE TOP OF THE VALVE BOX ALONG THE INSIDE OF THE UPPER VALVE BOX SECTION.
- USE PROPER CONNECTIONS FOR #12 COATED TRACER WIRE AT TEES/CROSSES.
- TRACER WIRE MUST BE TAPED TO TOP OF PIPE EVERY 3 TO 4 FEET.
- WIRE TO BE TAPED ON EACH SIDE OF EVERY JOINT.
- USE PROPER CONNECTIONS FOR #12 COATED TRACER WIRE AT TEES/CROSSES.
- SPLIT BOLT TAPPING.
- Wrap all Tracer Wire split bolt connectors or exposed wire using 1" Scotch 33 Tape Over Linerless Rubber Splicing Tape making sure to seal all ends to prevent moisture penetration.

General: Housing is to protect split bolt wire and tracer wire in buried applications.

Specifications: Housing shall be made of high impact polystyrene and be filled with a dielectric silicone gel.

Aquia Housing 6910S

- Max. Voltage: 50V
- Housing: High Impact Polypropylene
- Sealant: Dielectric Silicone Gel
- Wire Range: #14-10 Solid Copper; #14-10 Steel Core Tracer Wire
- Split bolt size not to exceed 1/8" tall by 6.8" wide by 0.7" deep

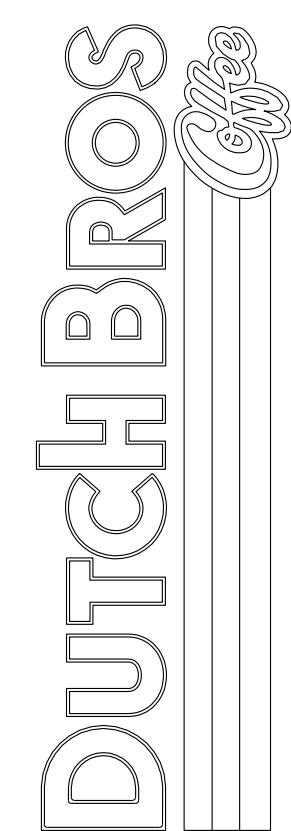
Viblok Housing 98010

- Max. Voltage: 100V
- Temperature Rating: 40°C to 90°C (104°F)
- Measurements: See specification sheet for complete product measurements
- Wire Range: #12-10 (SST); #12-10 (D)
- #12-10 (SST); #12-10 (D)
- Amperage not to exceed maximum temperature of the conductor

TRACER WIRE INSTALLATION DETAILS

Drawn: SJS	Revised: DECEMBER 2001		WATER & WASTEWATER SYSTEM
Date: MARCH 2011	Revised:		STANDARD SPECIFICATIONS

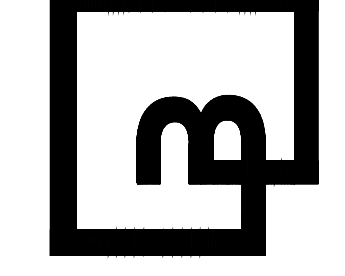
AGENCY DETAILS
7510 FALCON MARKET PLACE
PEYTON, CO 80831



Scale: Horizontal N/A, Vertical N/A

Designed: CKK, Drawn: JAH, Checked: JAH, Approved: HFS, Date: 03/31/22

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