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Reviewed Construction Drawings (Plans/Profiles)_V1

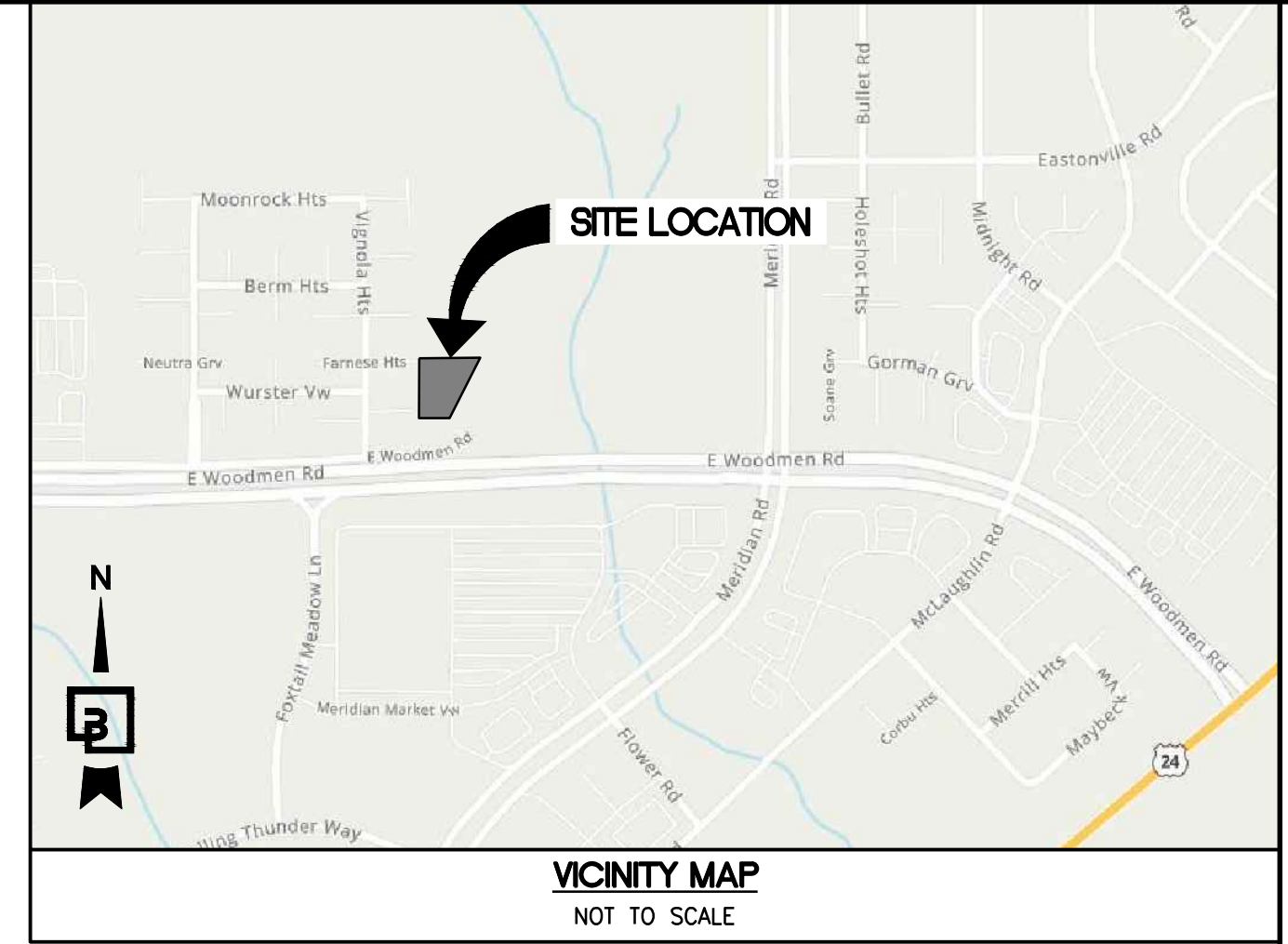
DUTCH BROS. COFFEE - CO0707 - PEYTON, CO COVER SHEET

FALCON MARKETPLACE DEVELOPMENT

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

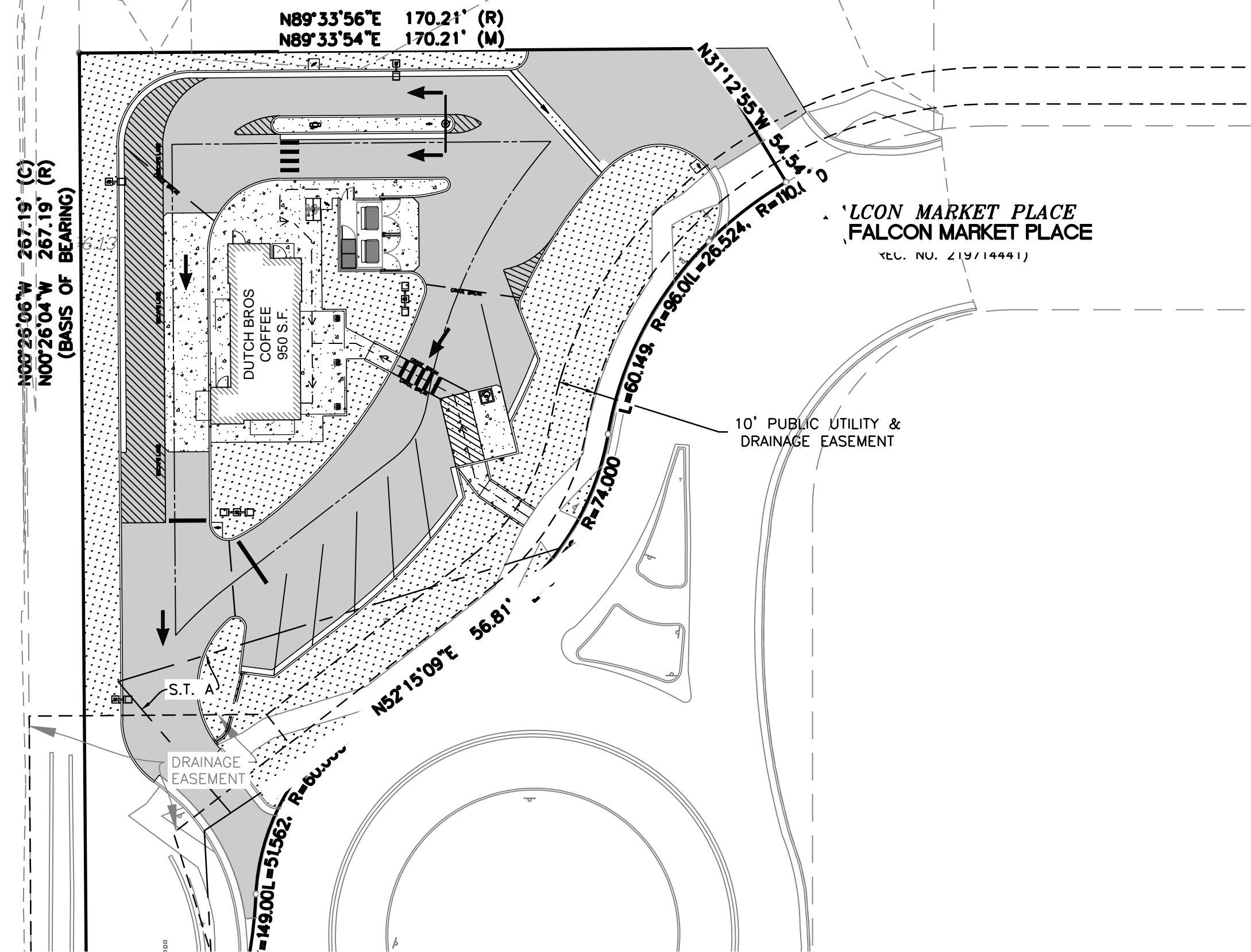
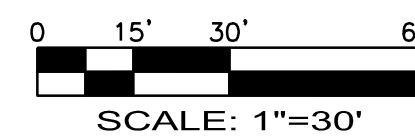
AGENCIES/CONTACTS:

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



PROJECT DATA:

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



ACCESSIBLE NOTE:
"NOTICE AND WARNING" COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH CITY CODES DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS.
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.
APPROVAL OF THIS PLAN BY THE CITY OF FOUNTAIN DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

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

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

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

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

GEOTECHNICAL REPORT NOTES:

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

 GEOTECHNICAL ENGINEERING STUDY
 KUMAR & ASSOCIATES, INC.
 PROJECT NO. 21-2-189
 DATE: AUGUST 5, 2021
 6735 KUMAR HEIGHTS
 COLORADO SPRINGS, CO 80918
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.
- ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR DETERMINATION.
- A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO HIS/HER SATISFACTION.
- THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

RECEIVING WATERS:
FALCON WATERSHED - UNNAMED TRIBUTARY TO UPPER BLACK SQUIRREL CREEK

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

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

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

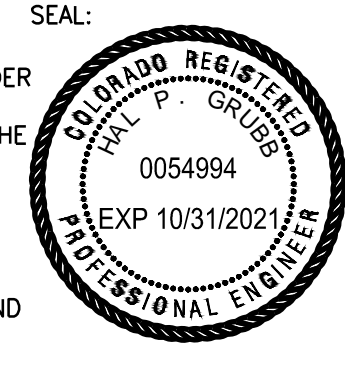
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

ESTIMATED EARTHWORK QUANTITIES:

- CUT: 60 CY
FILL: 655 CY
NET: 30 CY (CUT) - AFTER PAVING SECTIONS
AREA TO BE DISTURBED = 0.59 ACRES
- THE QUANTITIES LISTED DO NOT INCLUDE PROPOSED PAVING SECTIONS AS LISTED BY THE GEOTECHNICAL ENGINEER.
 - EARTHWORK QUANTITIES ARE APPROXIMATE AND DO NOT ACCOUNT FOR CLEARING AND GRUBBING, TRENCHING, OR OVER EXCAVATION ETC. AS REQUIRED BY THE GEOTECHNICAL REPORT.
 - THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING SITE CONDITIONS AND CALCULATE THEIR OWN EARTH WORK QUANTITIES FOR THE PROJECT PRIOR TO BID
 - CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE DATED: 08/05/2021
PREPARED BY: KUMAR & ASSOCIATES, INC.

ENGINEER'S STATEMENT:

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



PRINTED NAME: HAL P. GRUBB
SIGNATURE: _____ DATE: _____

Please note submitting a separate grading and erosion control plan when it is already included in the construction drawings is not necessary.

EL PASO COUNTY ENGINEERING DEPARTMENT ACCEPTANCE

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

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

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

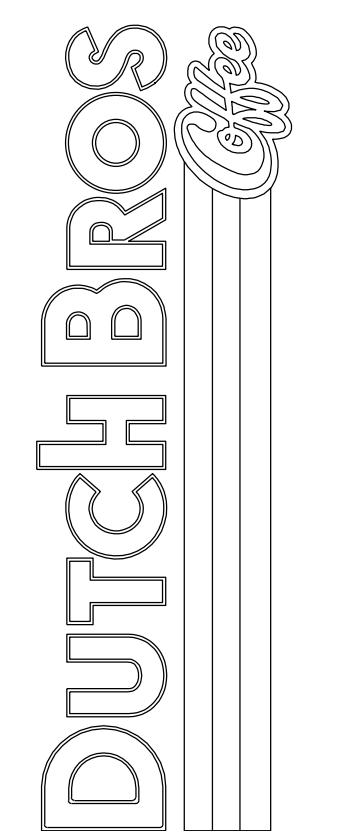
COUNTY PROJECT ENGINEER SIGNATURE: _____ DATE: _____

DEVELOPER'S / OWNER'S STATEMENT:

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

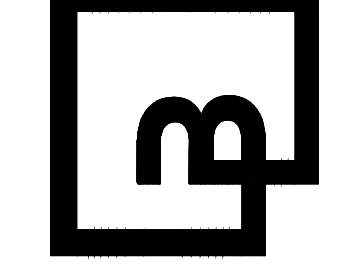
PRINTED NAME: RUSS ORSI
SIGNATURE: _____ DATE: _____

COVER SHEET
7520 FALCON MARKET PLACE
PEYTON, CO 80831



Scale:	Horizontal	1" = 30'	Vertical	N/A
Designed:	CHK		Approved:	HFS
Drawn:	JAH		Date:	08/24/21
Checked:	JAH			

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



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

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.

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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO GENERAL NOTES

BARGHAUSEN STANDARD CONSTRUCTION NOTES:

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

STORMWATER NOTES:

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

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

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

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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

SIGNAGE AND STRIPING NOTES:

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

GENERAL NOTES
7520 FALCON MARKET PLACE
PEYTON, CO 80831

Title:

DUTCH BROS.
Coffee

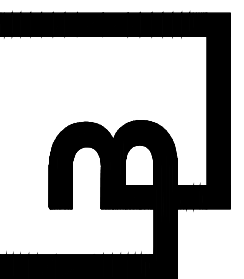
For:



Scale:
Horizontal N/A
Vertical N/A

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

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

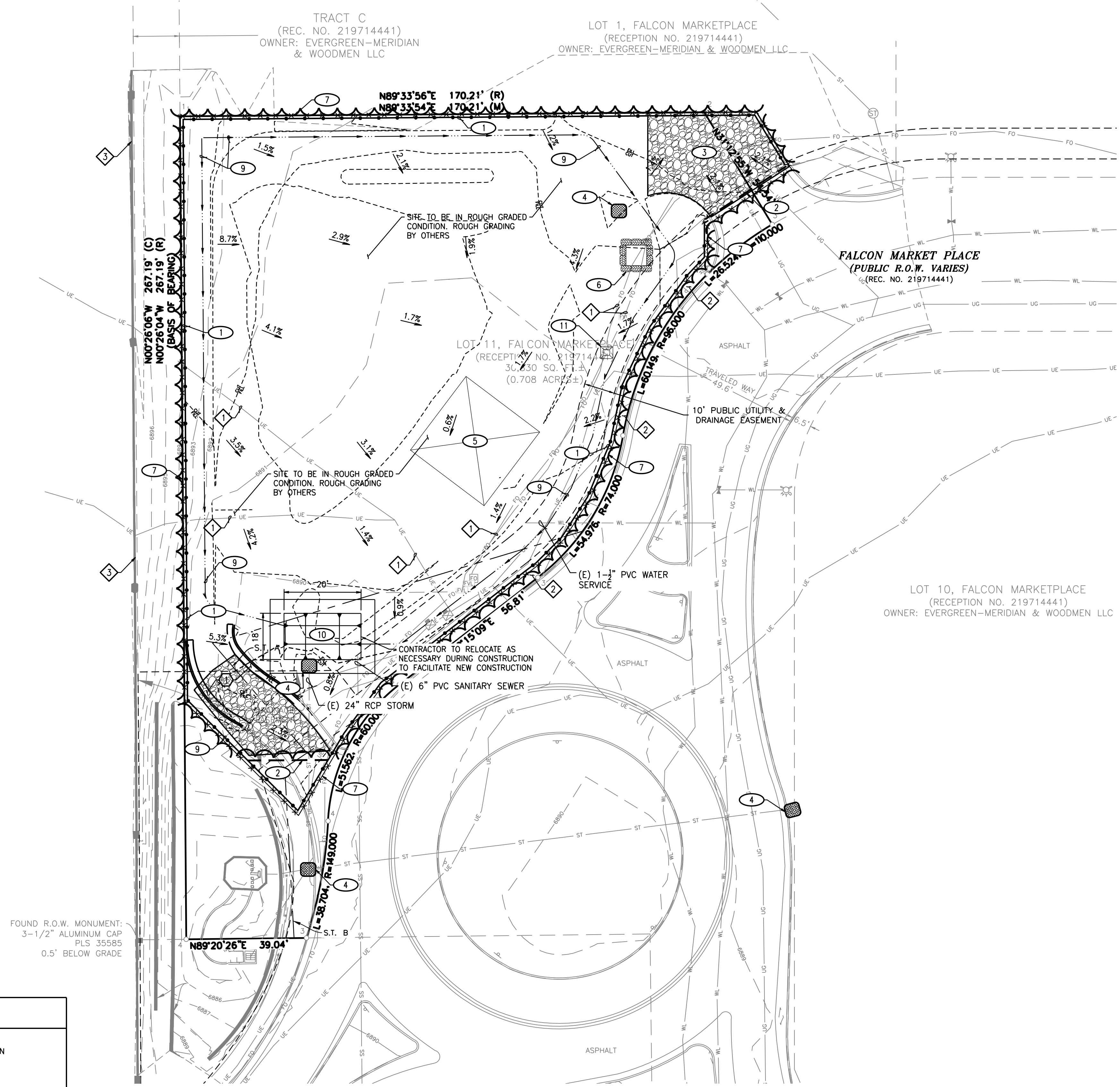
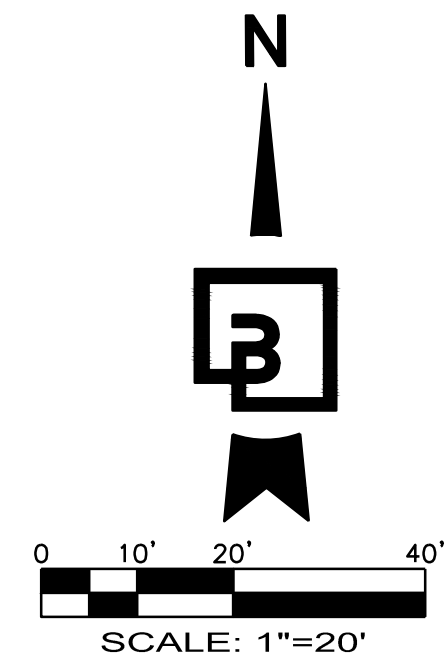


Job Number
21917
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EC-2
2019 DB
Franchising USA, LLC



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Dial 811

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



EROSION AND SEDIMENT CONTROL NOTES:

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

EROSION CONTROL NOTES:

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

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

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

PROVIDED VOLUME = ±615 CF

CONTRACTOR TO COORDINATE STORMWATER SEDIMENT POND DISCHARGE LOCATION COORDINATE WITH COUNTY INSPECTOR AS REQUIRED. REFER TO COLORADO SPRINGS STANDARD DRAWING 900-TSB 1 AND 900-TSB 2.
11. APPROXIMATE LOCATION OF PORTABLE TOILET. CONTRACTOR SHALL LOCATED ON SITE PER COLORADO SPRINGS STANDARD DRAWING 900-PTM.

DEMOLITION CONTROL NOTES:

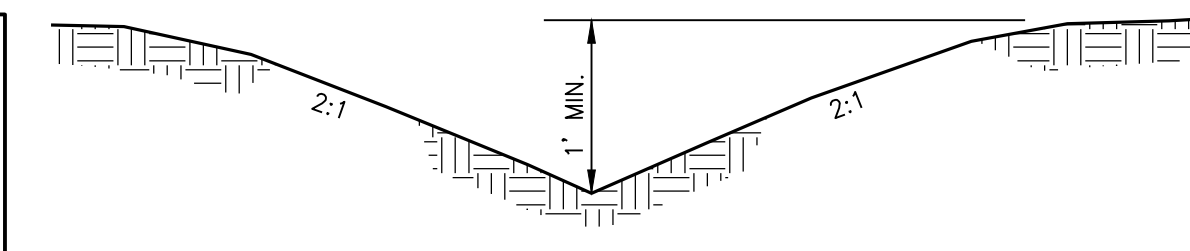
1. SAWCUT AND REMOVE EXISTING CURB AND GUTTER, ASPHALT PAVEMENTS, AND OTHER CONSTRUCTED ELEMENTS. KEYNOTES.
- ALL DEMOLITION/REMOVAL ITEMS MENTIONED ABOVE TO BE DISPOSED OF OFFSITE. CONTRACTOR TO ENSURE DISPOSAL COMPLIES WITH CITY STANDARDS AND REGULATIONS FOR OFFSITE DISPOSAL/RECYCLING.

SPECIAL PROTECTION NOTES:

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

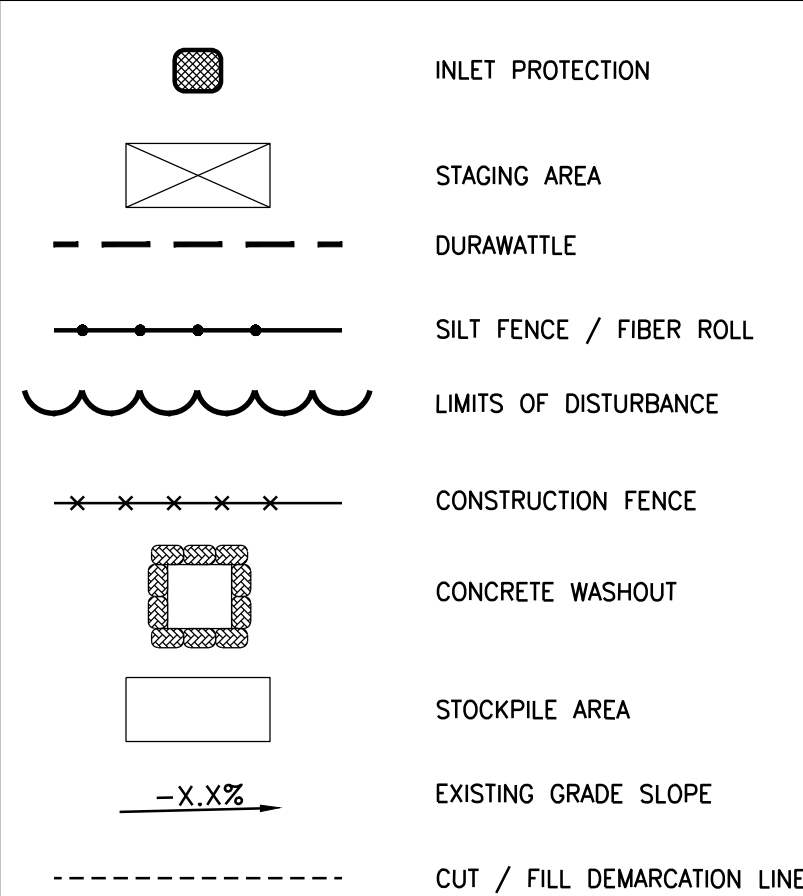
UNDERGROUND UTILITY NOTE:

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.



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

TESC LEGEND:



UTILITY PROTECTION NOTE:

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

UTILITY CONFLICT NOTE:

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

EXISTING SOIL TYPE:

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

TEMPORARY WORK EASEMENT NOTE:

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

UTILITY COORDINATION NOTE:

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

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

Title:

DUTCH BROS
Coffee

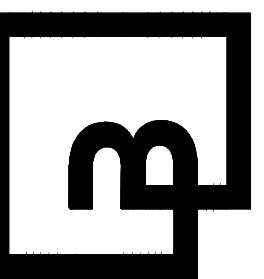
For:



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

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

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SEQUENCE OF CONSTRUCTION

PRE-CONSTRUCTION PHASE:

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

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

CONSTRUCTION PHASE:

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

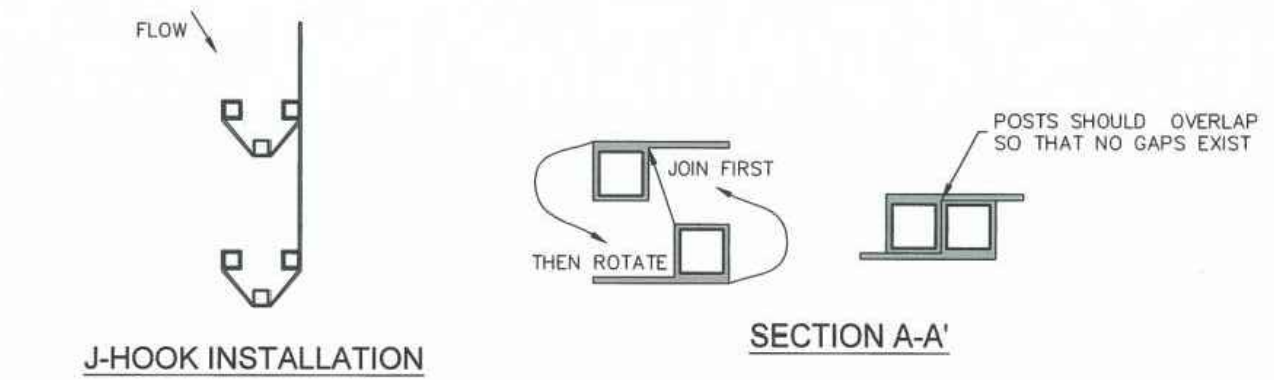
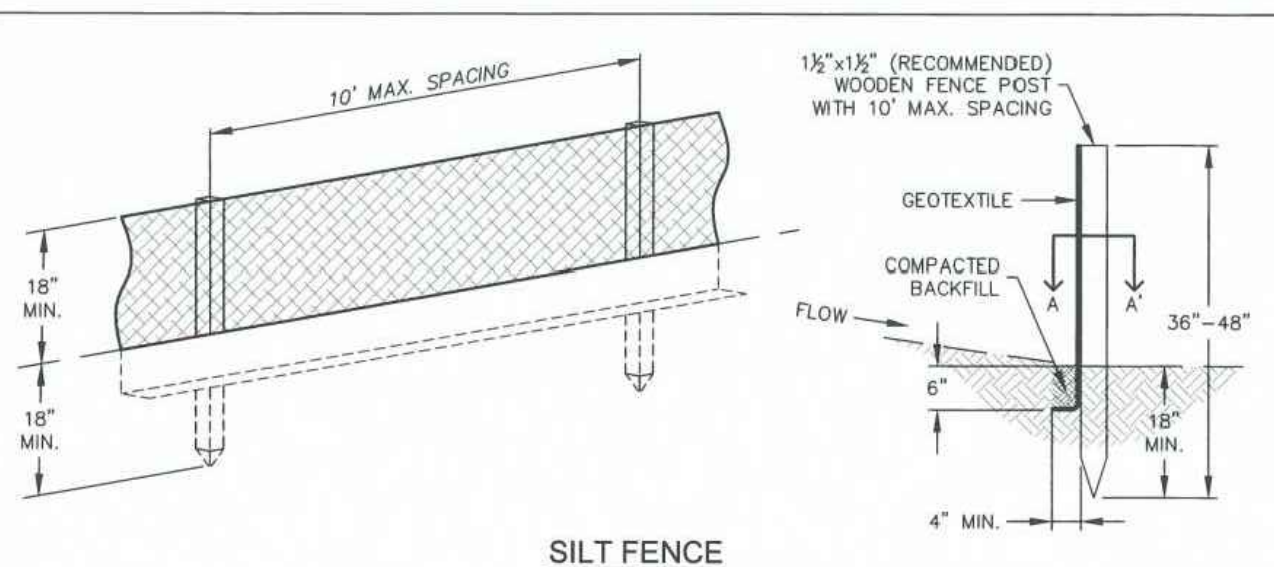
- CONFIRM EXISTING BMPs FROM THE PRE-CONSTRUCTION PHASE WHICH ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION ARE IN WORKING ORDER AND COMPLIANT WITH APPLICABLE REGULATIONS.
- REPAIR AND/OR REPLACE ANY EXISTING BMPs FROM THE PRE-CONSTRUCTION PHASE WHICH ARE DEEMED INADEQUATE.
- CLEAR AND GRUB THE SITE.
- ROUGH GRADE THE SITE.
- TEMPORARY SEED (TS) AND MULCH (MU) ANY AREAS OF THE SITE WHICH WILL REMAIN INACTIVE FOR A PERIOD GREATER 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 PHASE WHICH ARE DEEMED INADEQUATE.
- ACHIEVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE CDPHE, LOCAL JURISDICTION, AND PROJECT OWNER/DEVELOPER REGULATIONS.
- REMOVE REMAINING BMPs ONCE PERMANENT STABILIZATION HAS BEEN ACHIEVED.
- FILE CDPHE INACTIVATION NOTICE ONCE PERMANENT STABILIZATION HAS BEEN ACHIEVED.

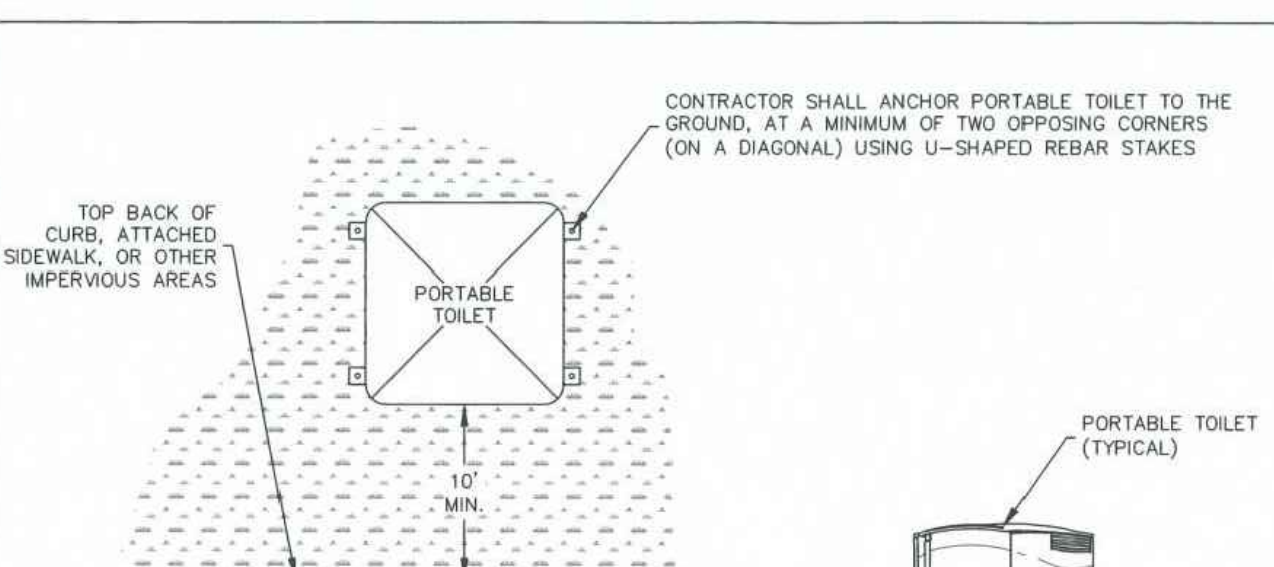


- INSTALLATION NOTES:**
- SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
 - COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
 - SILT FENCE SHALL BE TAUT 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.

SILT FENCE

APPROVED: [Signature]

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



- 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 GEC 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.

PORTABLE TOILET

APPROVED: [Signature]

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

SEEDING & MULCHING

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

SOIL PREPARATION:

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

SEEDING:

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

MULCHING:

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

SM

STORMWATER ENTERPRISE

APPROVED: [Signature]

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

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 SHALL 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

STORMWATER ENTERPRISE

APPROVED: [Signature]

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

TEMPORARY SEDIMENT BASIN

INSTALLATION NOTES:

- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698.
- PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

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 ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

TSB

STORMWATER ENTERPRISE

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

TEMPORARY SEDIMENT BASIN

TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE), (AC)	BASIN BOTTOM WIDTH (W), (FT)	SPILLWAY CREST LENGTH (CL), (FT)	HOLE DIAMETER (HD), (IN)
1	12 1/2"	2	3/8"
2	21	3	1/2"
3	28	4	5/8"
4	33 1/2	5	3/4"
5	38 1/2	6	7/8"
6	43	7	1"
7	47 1/2	8	1 1/8"
8	51	9	1 1/4"
9	55	10	1 1/2"
10	58 1/2	11	1 3/4"
11	61	12	1 7/8"
12	64	13	2"
13	67 1/2	14	2 1/8"
14	70 1/2	15	2 1/4"
15	73 1/2	16	2 1/2"

INSTALLATION NOTES:

- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698.
- PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

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 ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

TSB

STORMWATER ENTERPRISE

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EROSION CONTROL DETAILS
7520 FALCON MARKET PLACE
PEYTON, CO 80831

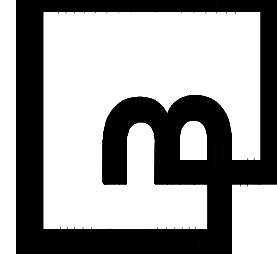
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Designed: CCK, Drawn: JAH, Checked: JAH, Approved: HFS, Date: 08/24/21

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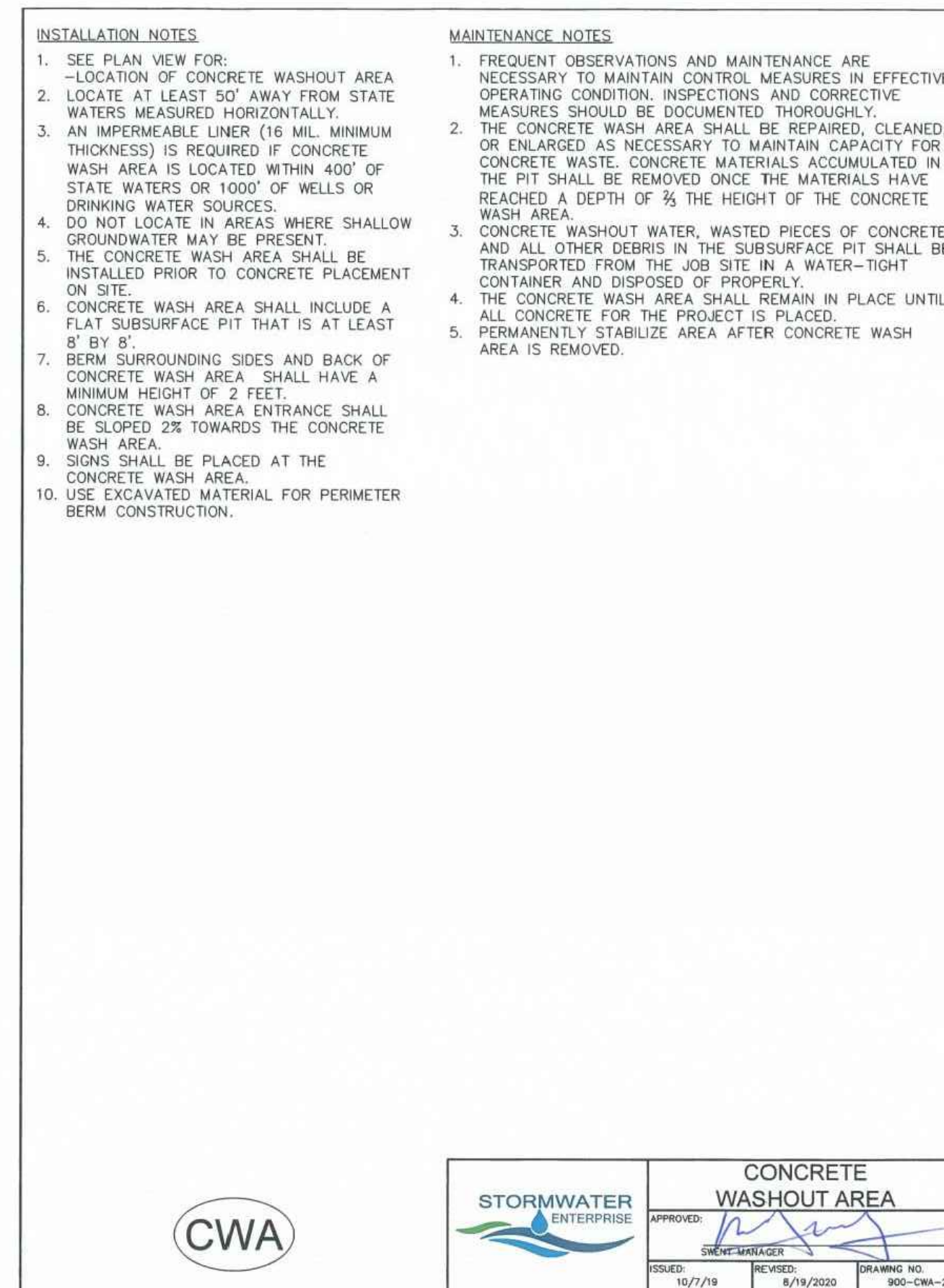
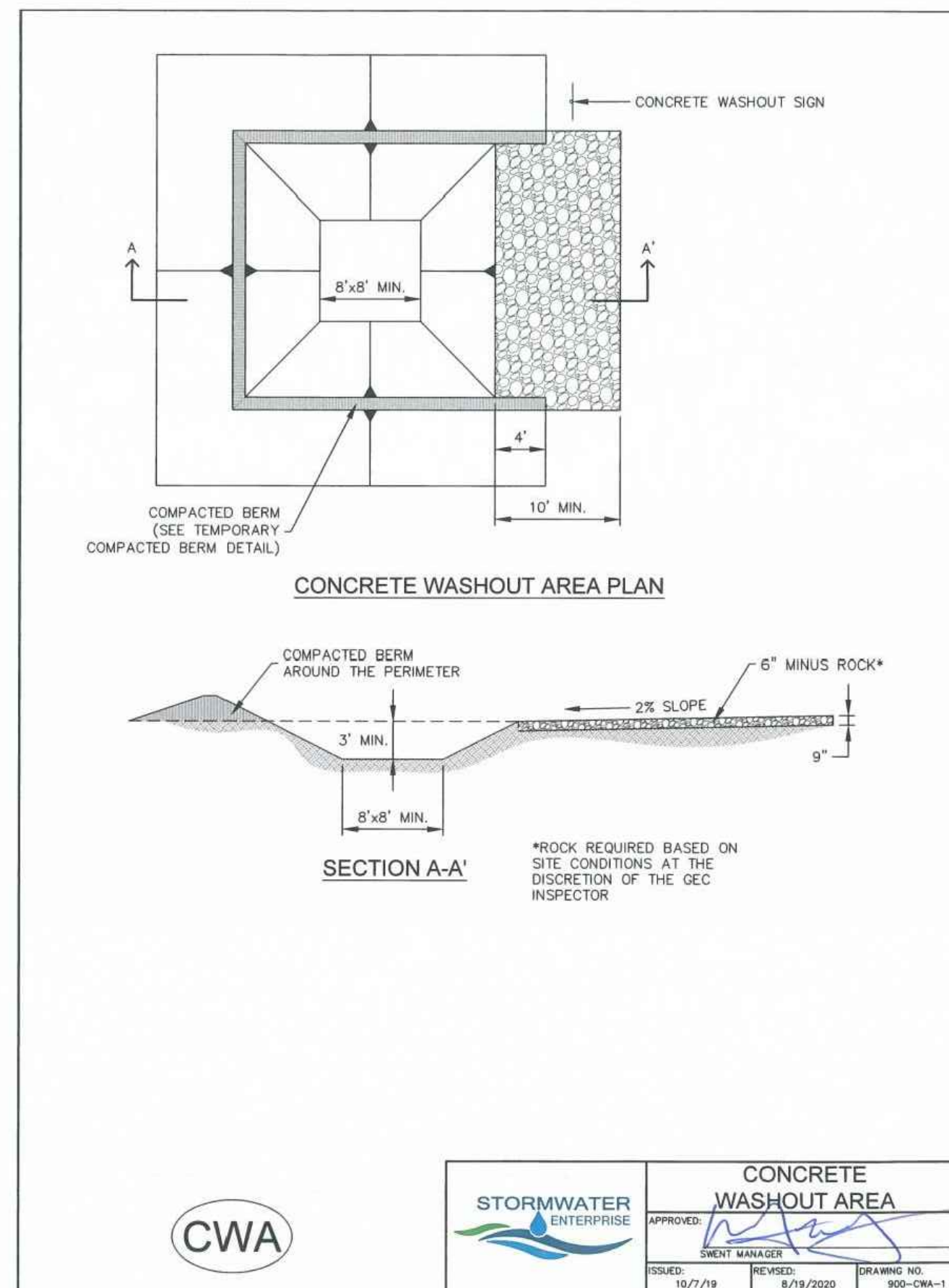
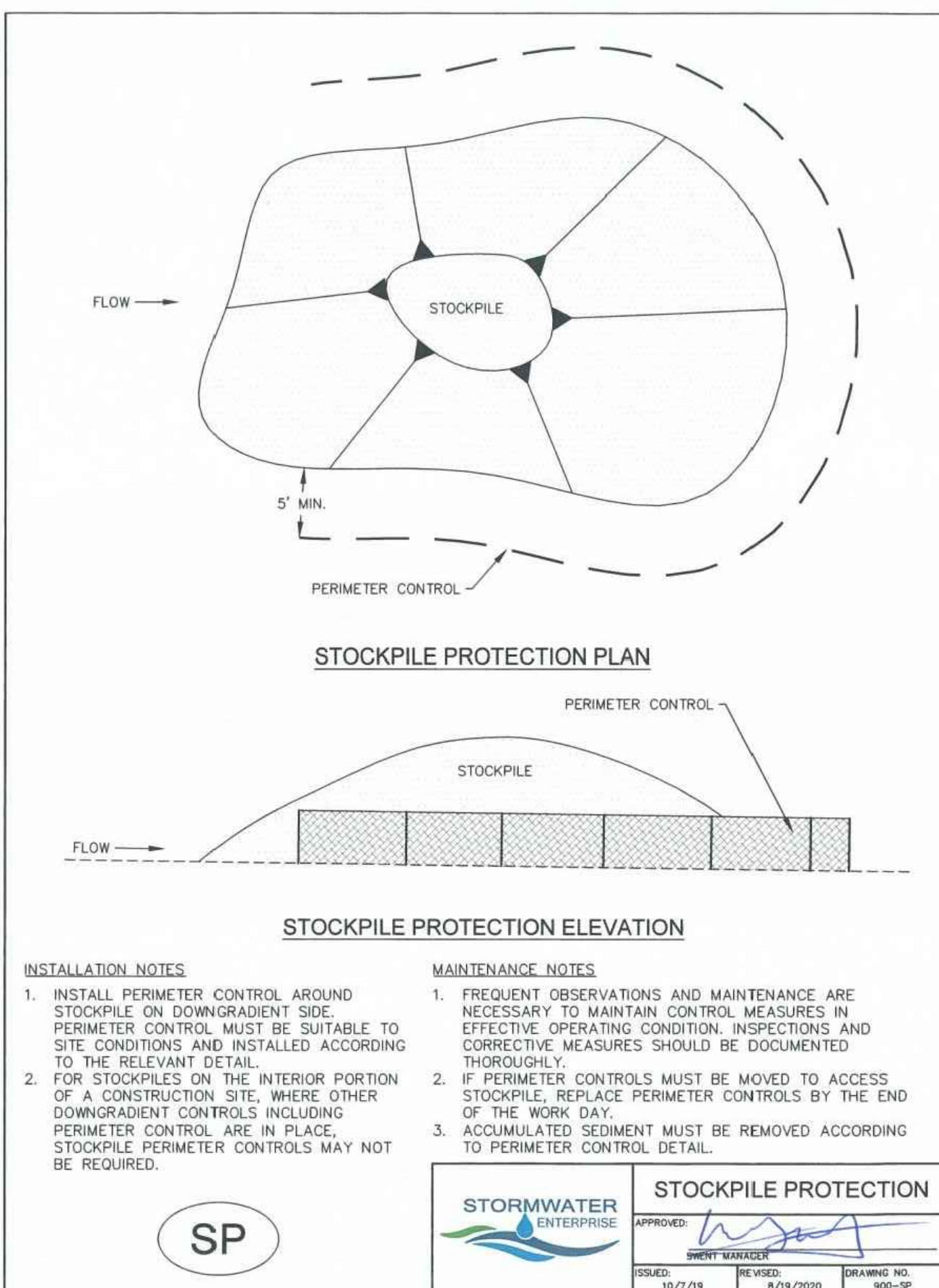
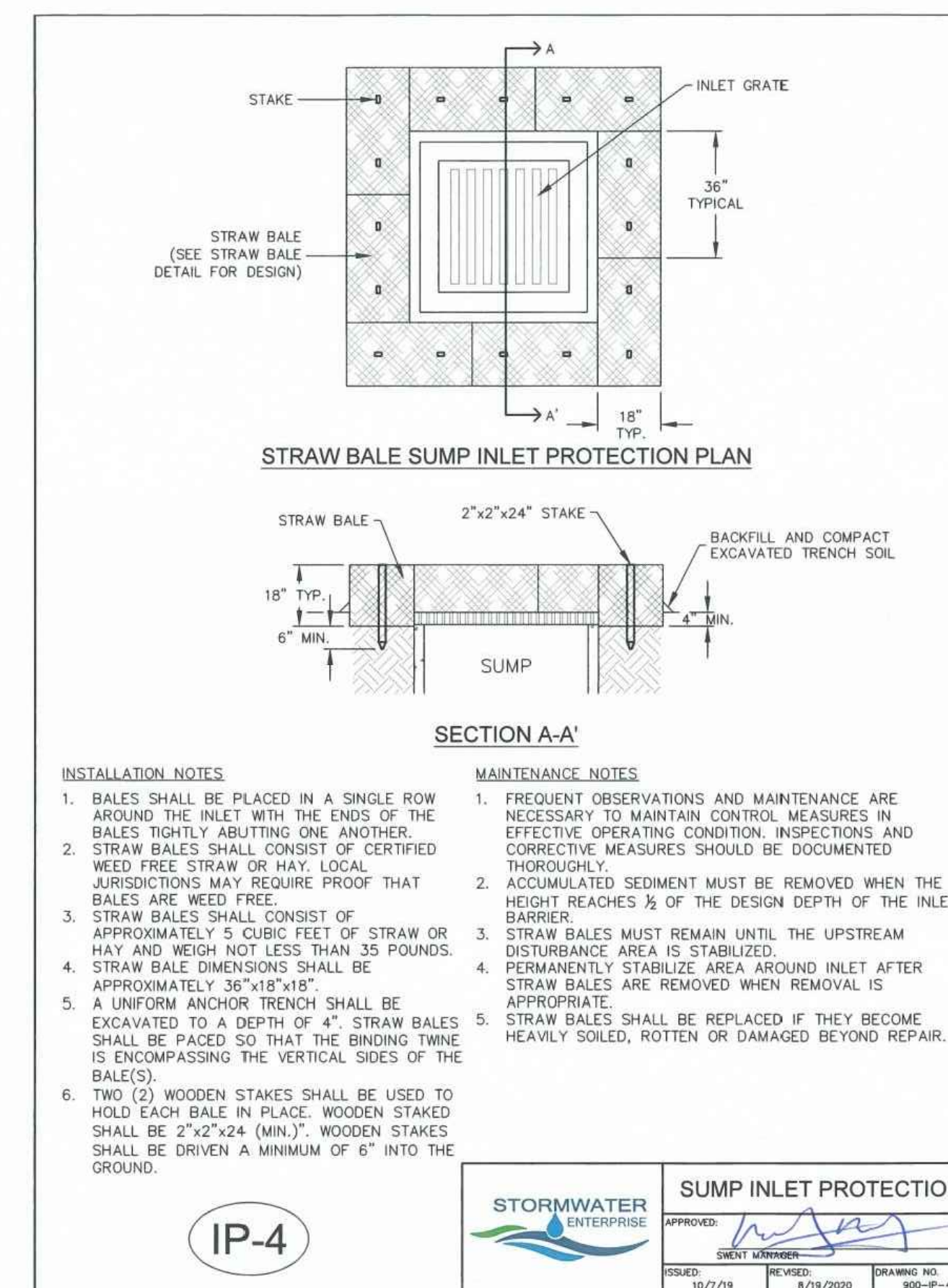
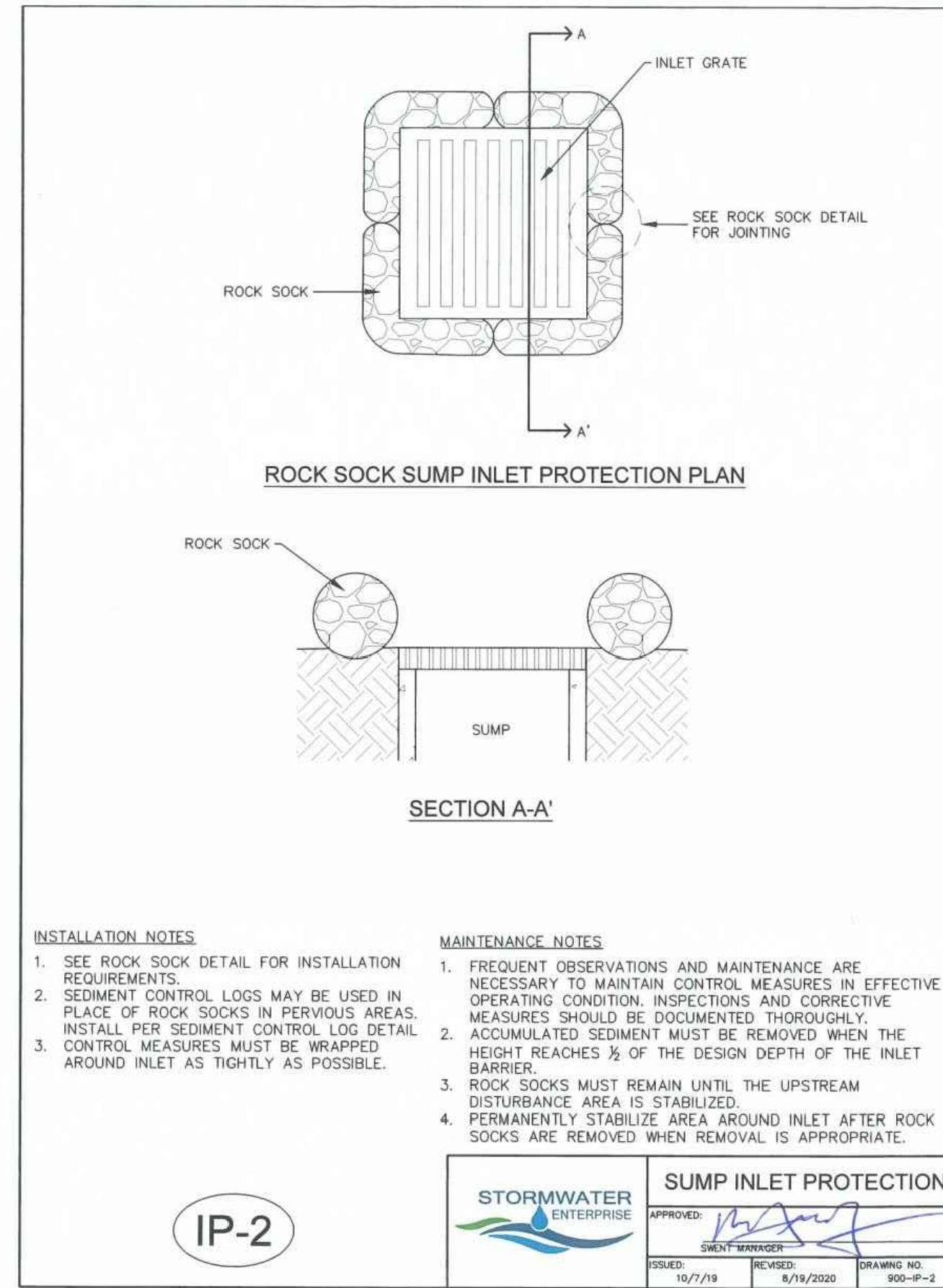
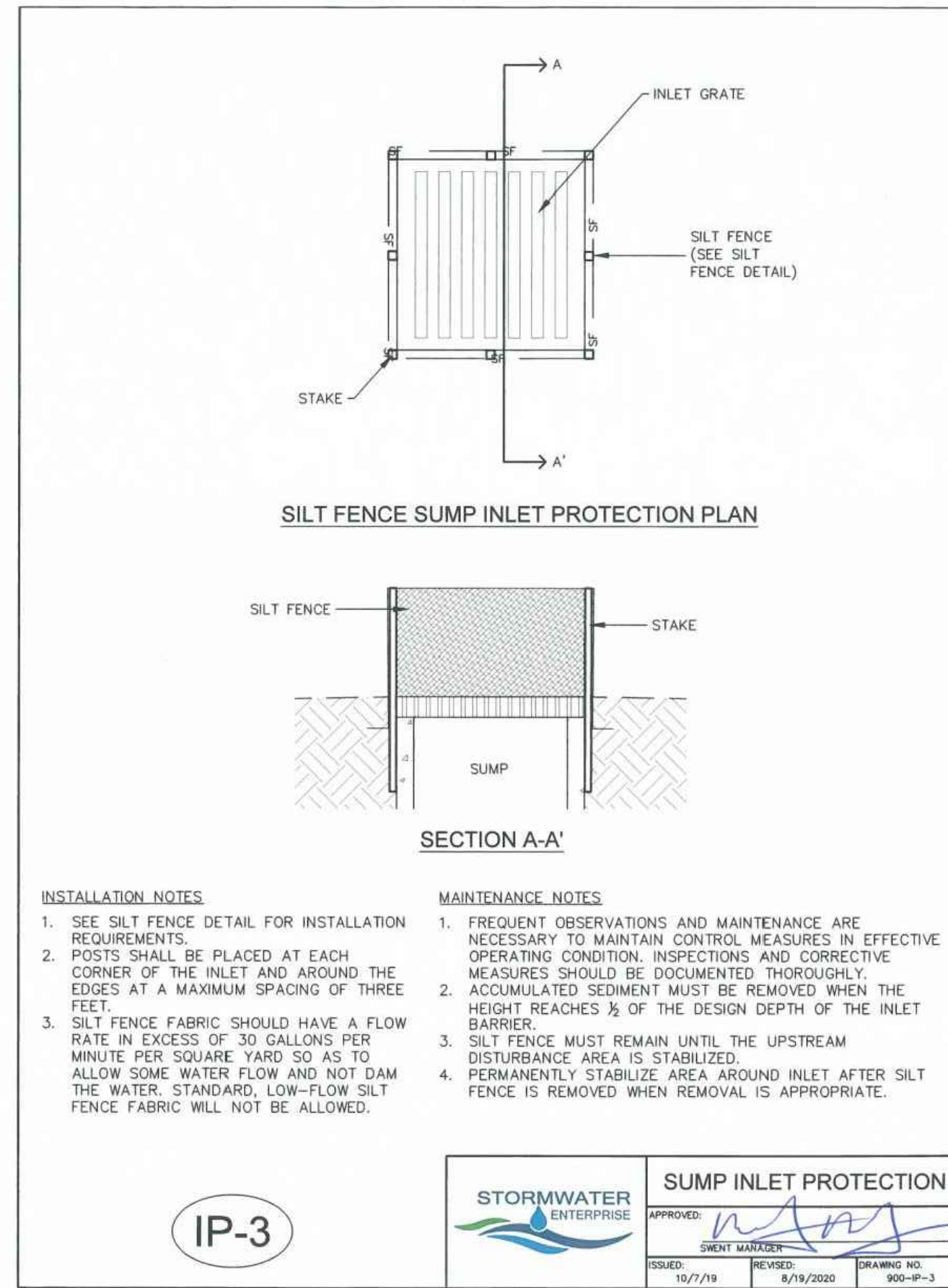
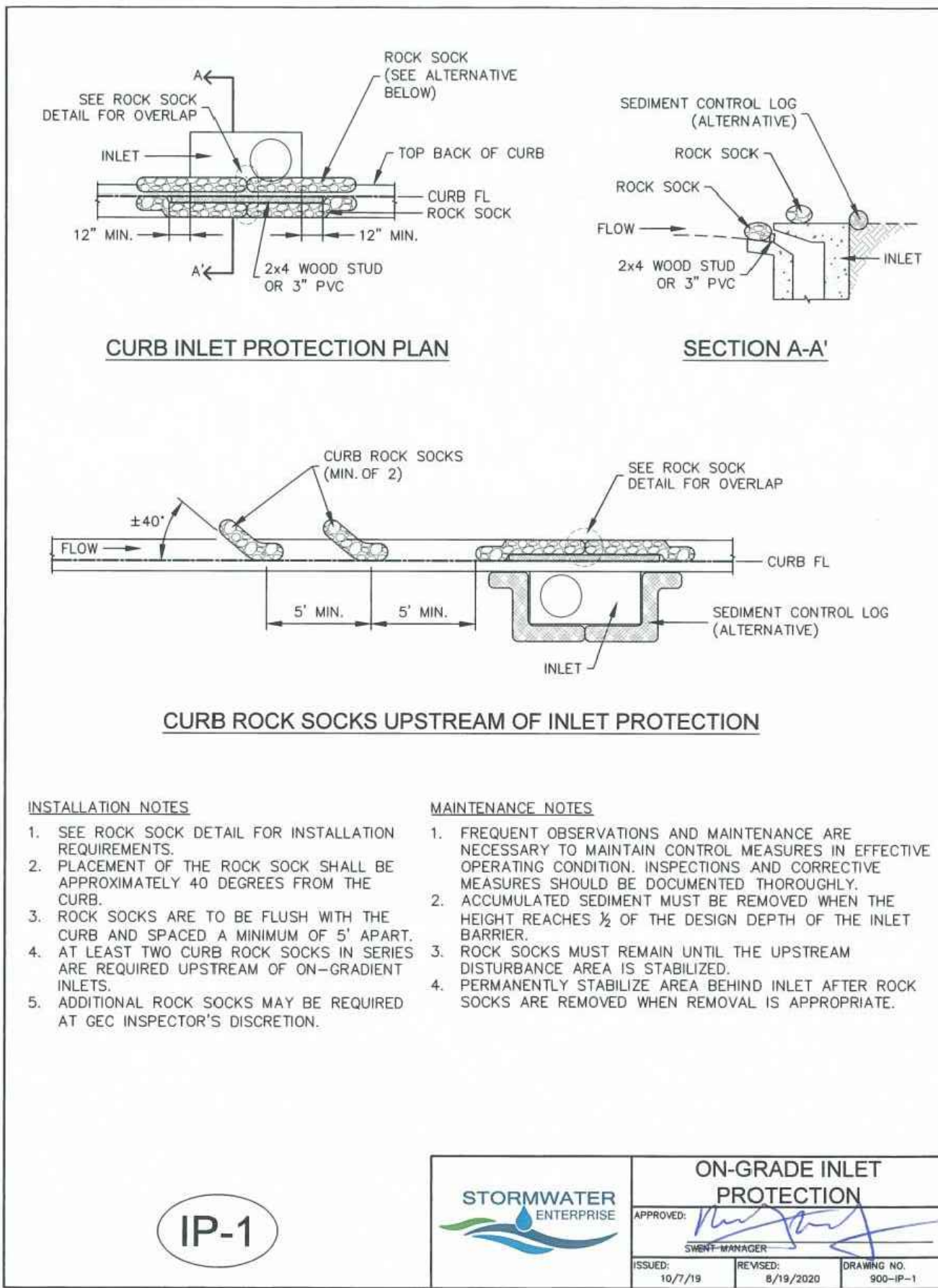
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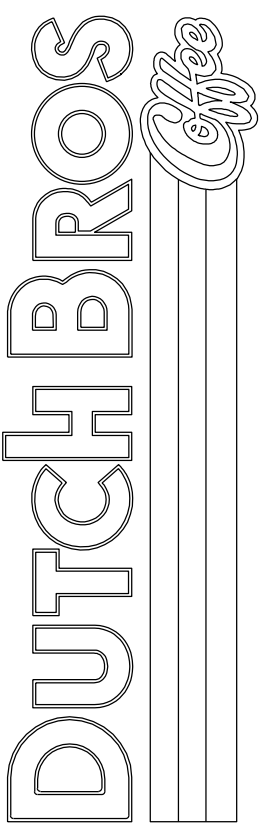
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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO EROSION CONTROL DETAILS



EROSION CONTROL DETAILS
7520 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



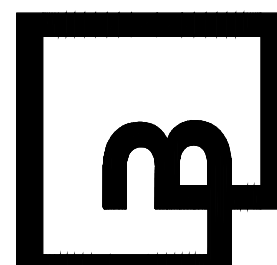
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Scale:
Horizontal N/A
Vertical N/A

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

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425.251.6222 barghausen.com



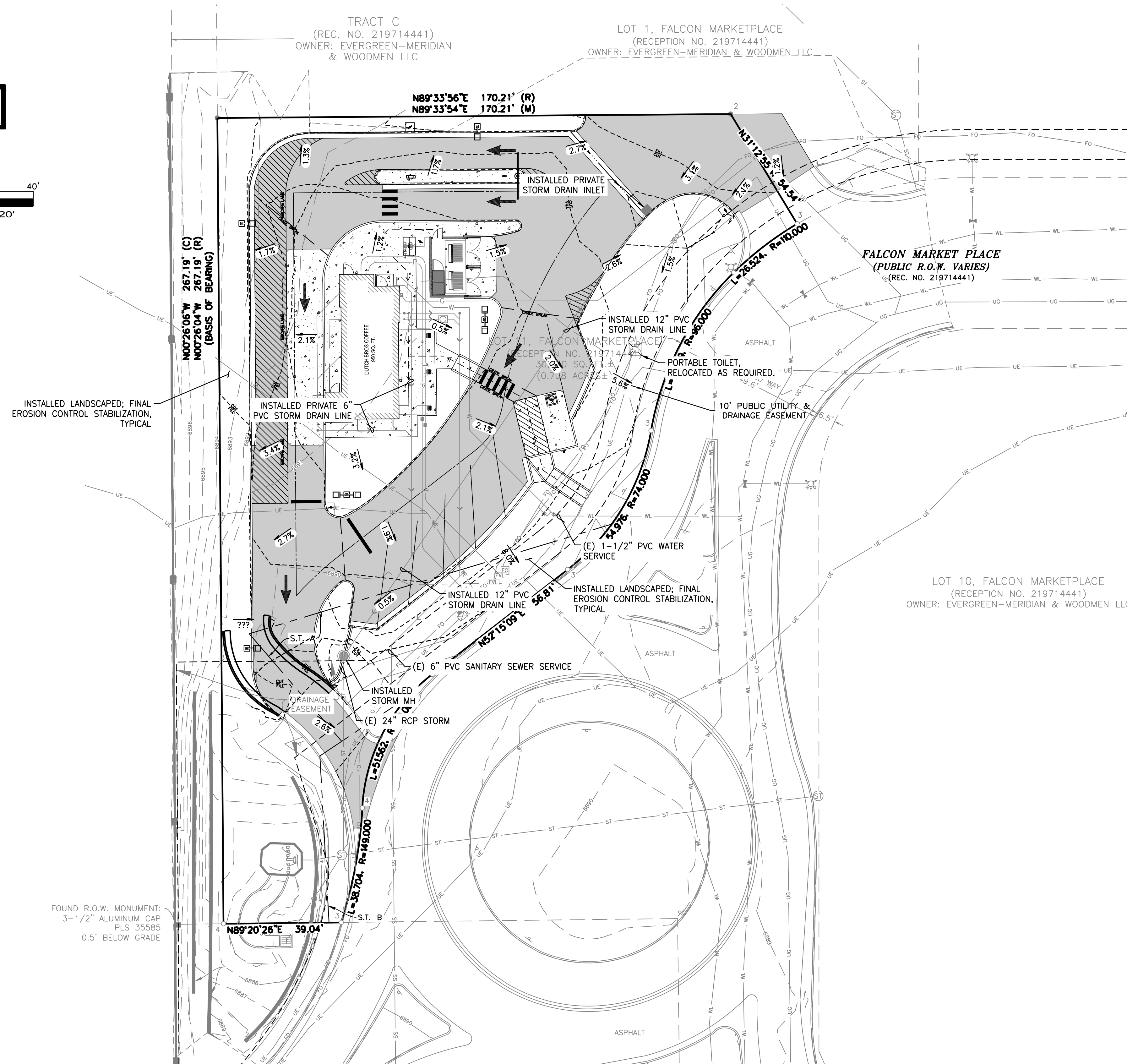
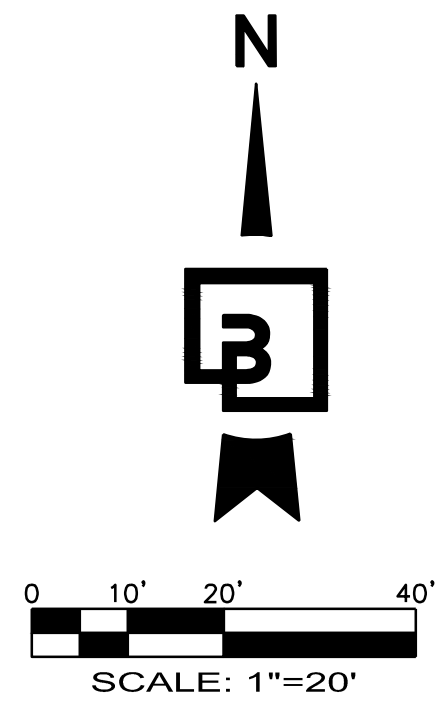
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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO FINAL EROSION CONTROL PLAN



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.

EXPOSED SOILS NOTE:

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

INLET PROTECTION NOTE:

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

UNDERGROUND UTILITY NOTE:

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

EXISTING SOIL TYPE:

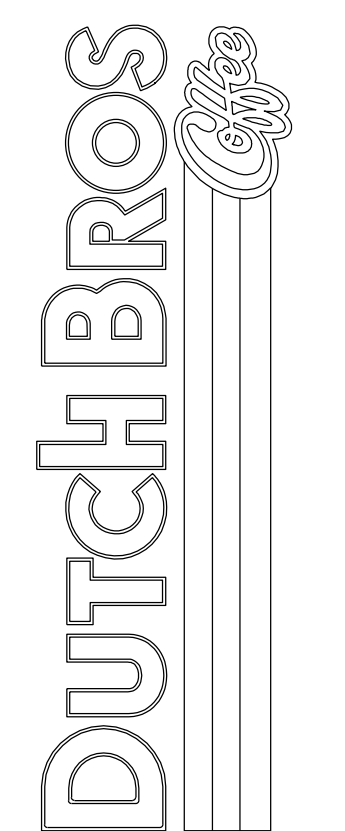
BLAKELAND LOAMY SAND (1.2 AC) - 3.23%
BLAKELAND-FLUVAQUENTIC HAPLAQUOLLS (16.3 AC) - 43.93%
COLUMBINE GRAVELLY SANDY LOAM (19.6) - 52.83%

PERMANENT STABILIZATION LEGEND

PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

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

Title:



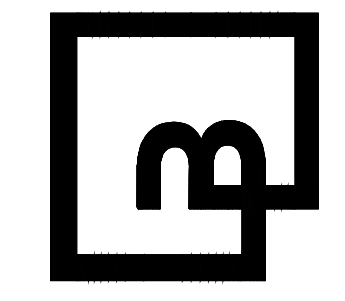
For:



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

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

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Kent, WA 98032
425.251.6222 barghausen.com



Job Number
21917
Sheet
EC-6
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Franchising USA, LLC

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