





**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/ GADDE 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. 220186509. -IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.

**SURVEYOR'S CERTIFICATION:**

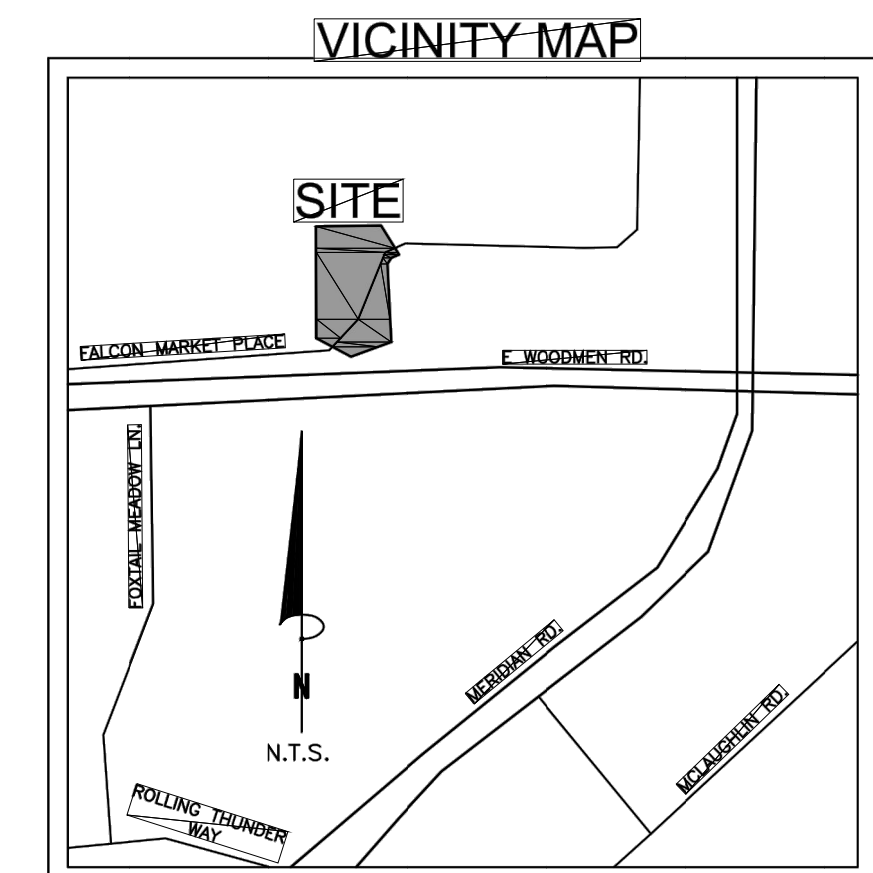
To Dutch Bros. LLC; Evergreen-Meridian & Woodmen, L.L.C.; and Old Republic National Title Insurance Company:

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

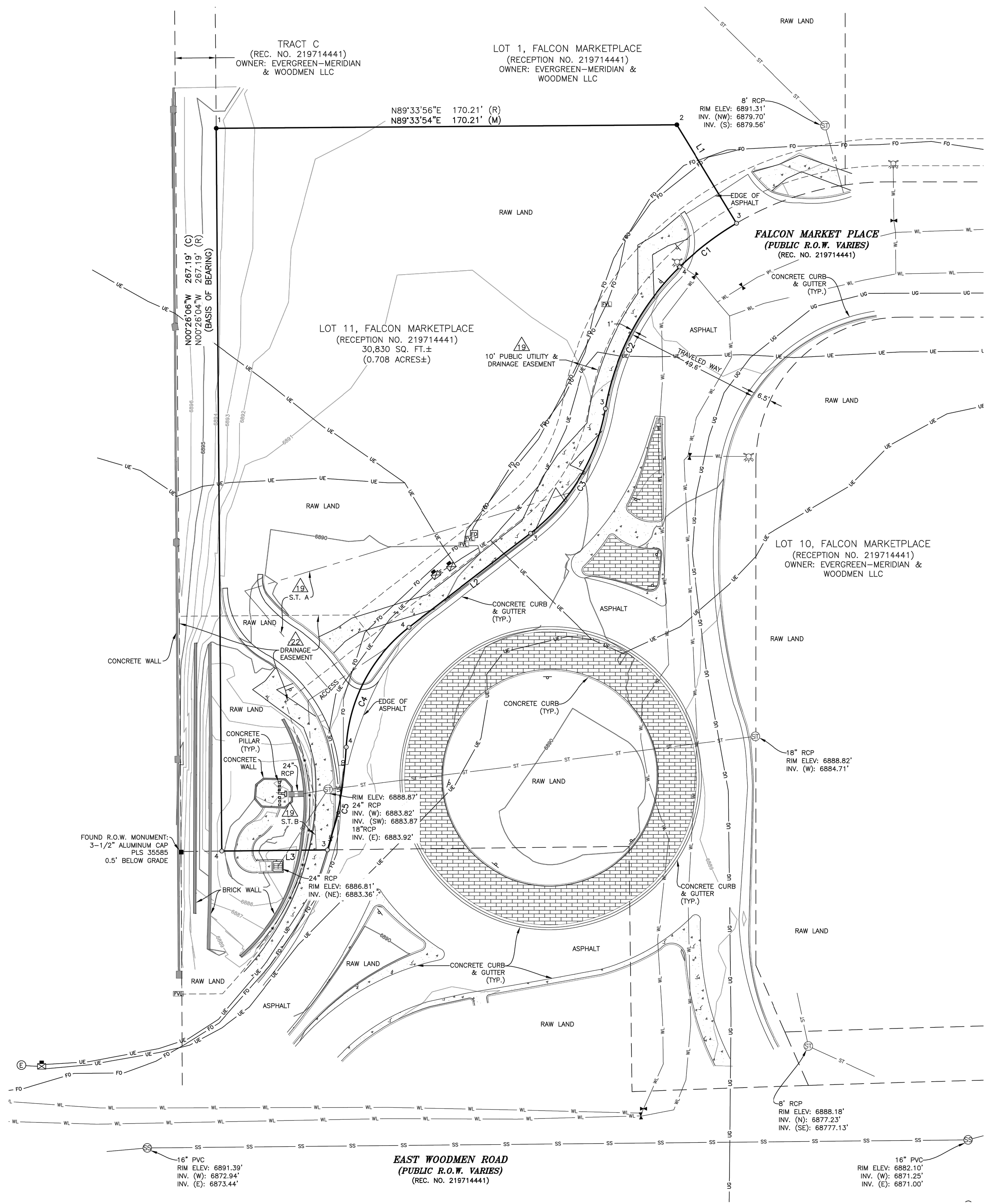
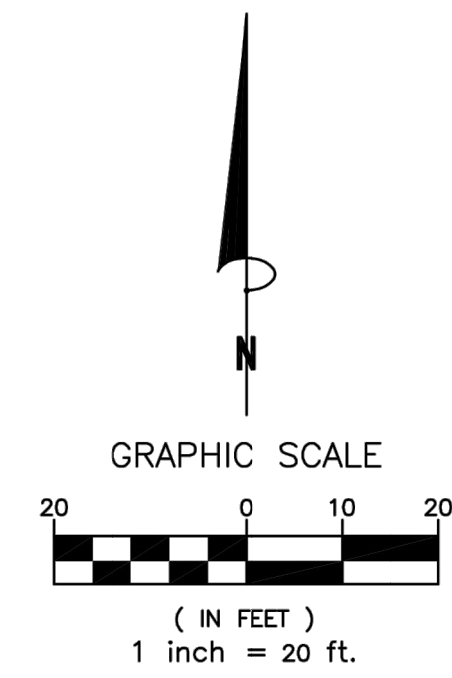
Project No. 211133  
Drawn By: NSG  
Checked By: SLM  
Date: 7/14/2021  
Sheet 1 of 2

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 shown hereon. Any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**Revisions**

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

No.	Description	By	Date



- LEGEND**
- FOUND MONUMENT (ALIOQUOT)
  - 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)
  - SS — 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.	Revisions	Description	By	Date

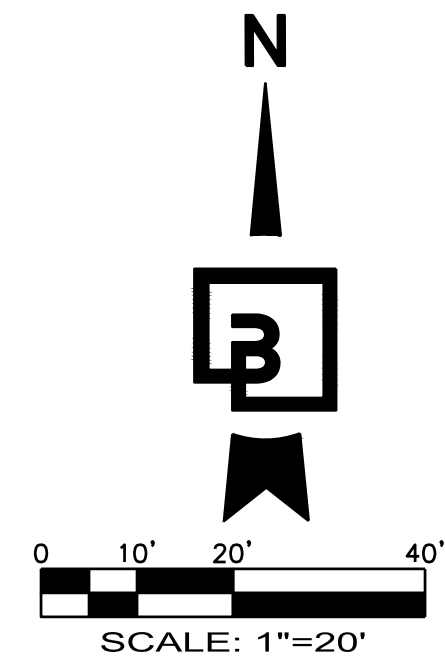
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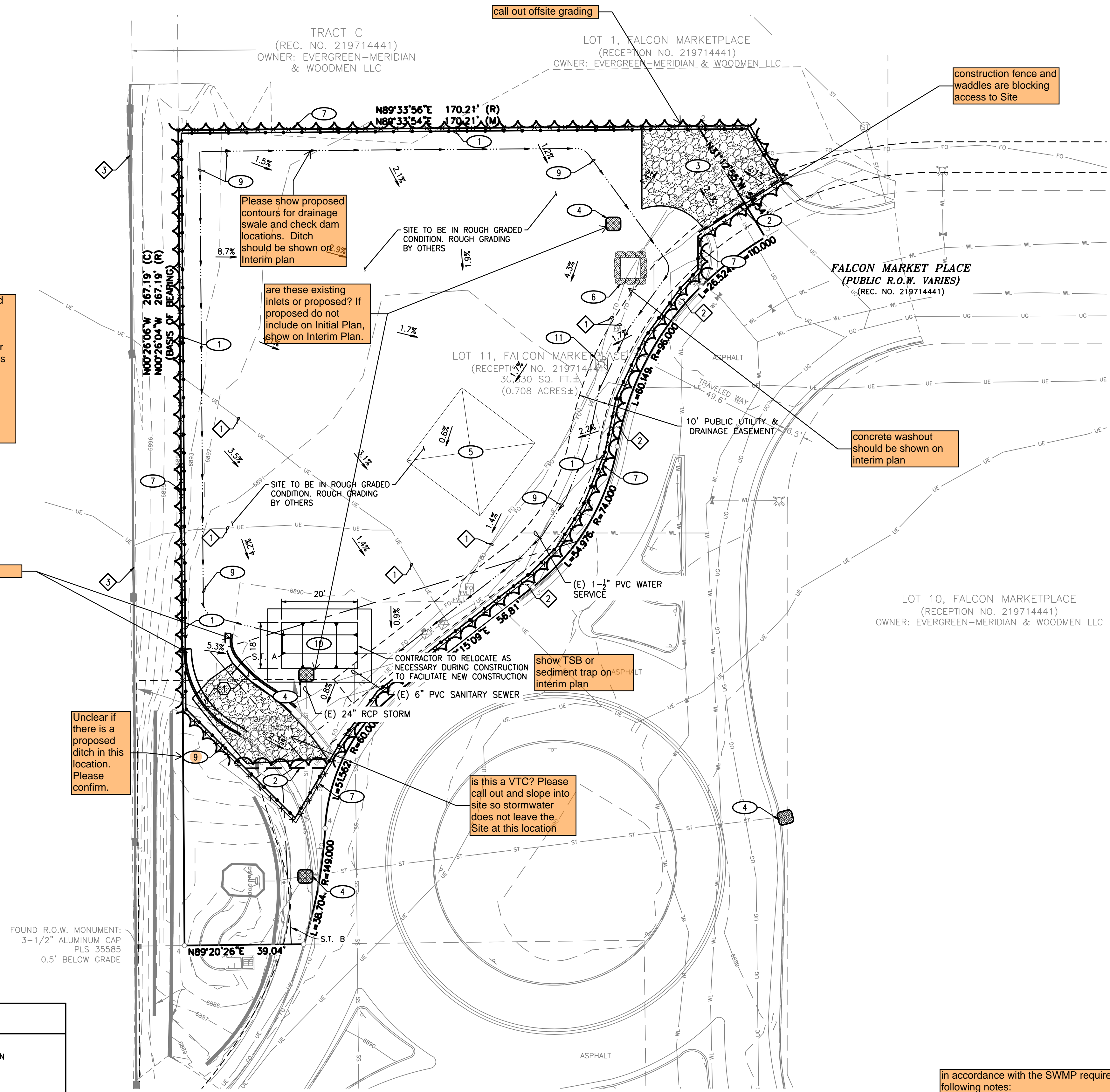
Know what's below.  
Call before you dig.  
Dial 811

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

please include an "Interim" erosion control plan to show inlet protection at newly installed inlets, VTC and other interim BMPs still in place, portable toilets location, temporary seeding/mulching, etc.



Show construction site boundary and area of disturbance. If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate linetypes for each on the legend and figure.



## 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.

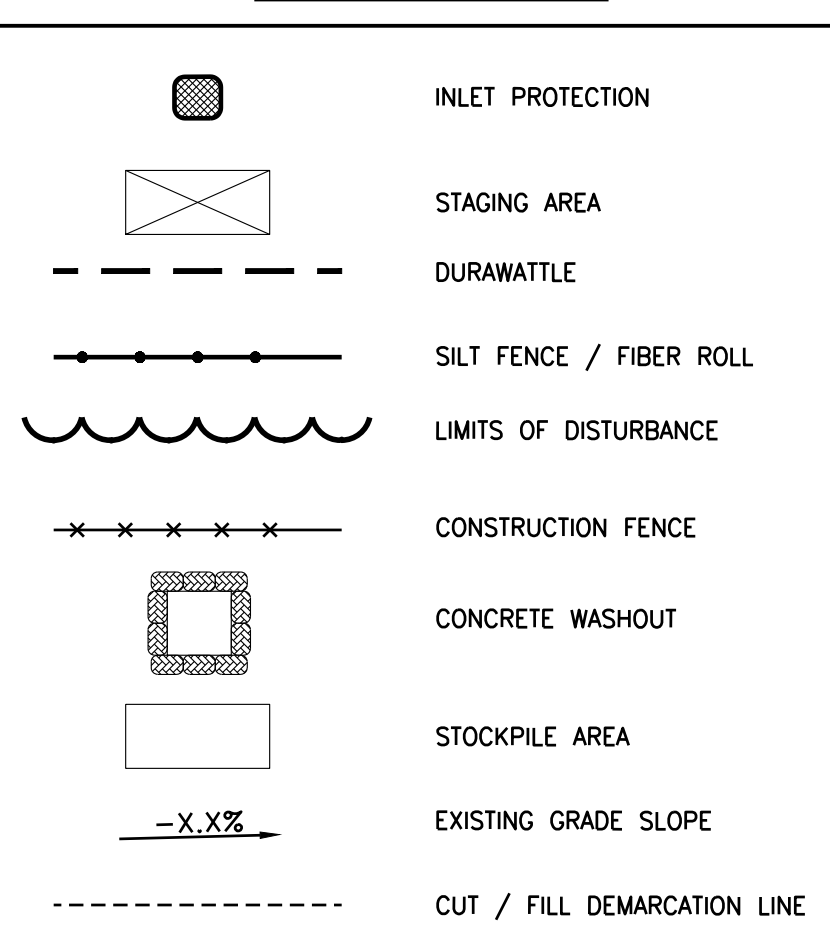
## DEMOLITION CONTROL NOTES:

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.

## TESC LEGEND:



## UTILITY PROTECTION NOTE:

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

## UTILITY CONFLICT NOTE:

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

## EXISTING SOIL TYPE:

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

## TEMPORARY WORK EASEMENT NOTE:

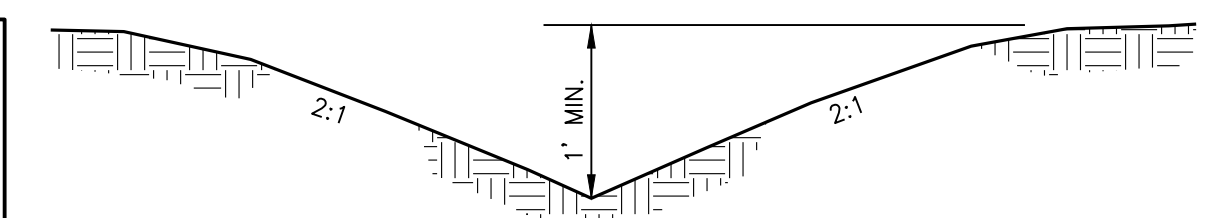
CLIENT TO OBTAIN TEMPORARY WORK EASEMENT AGREEMENT; COORDINATE WITH ADJACENT PROPERTY OWNER. PRIOR TO CONSTRUCTION OF ANY OFF-SITE WORK.

## UTILITY COORDINATION NOTE:

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

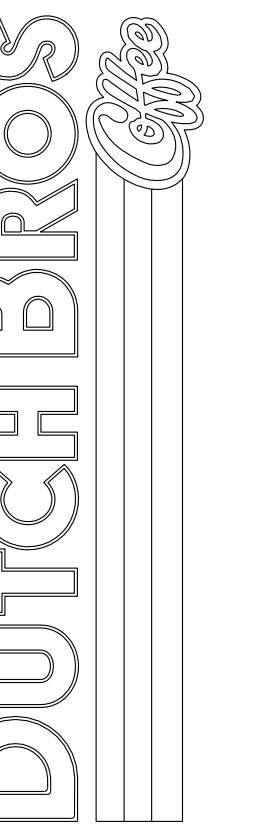
## UNDERGROUND UTILITY NOTE:

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



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

Title:



For:

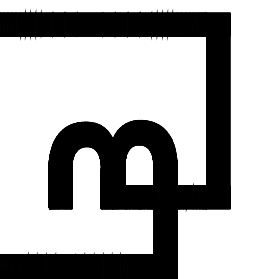


8/24/21

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

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

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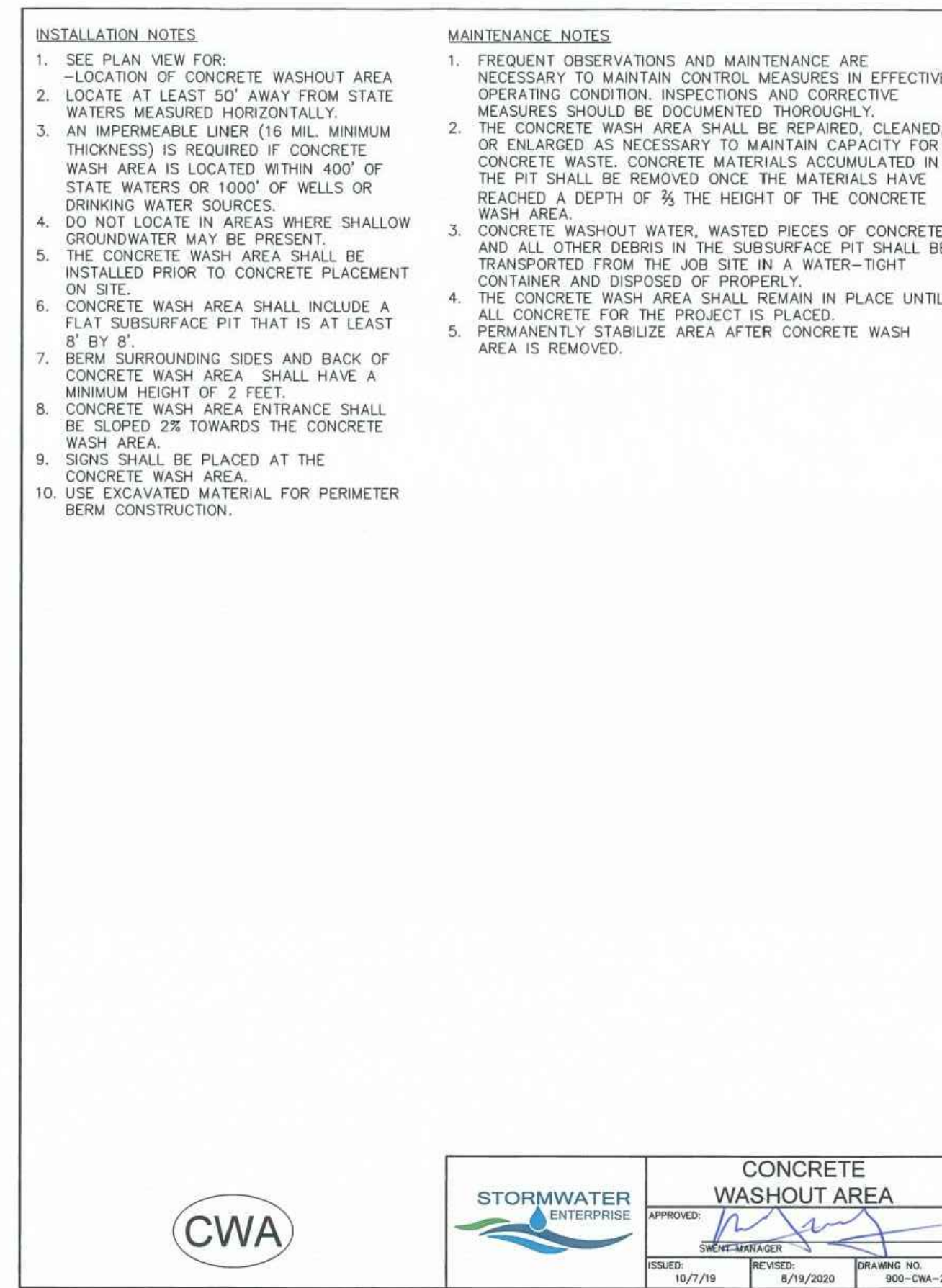
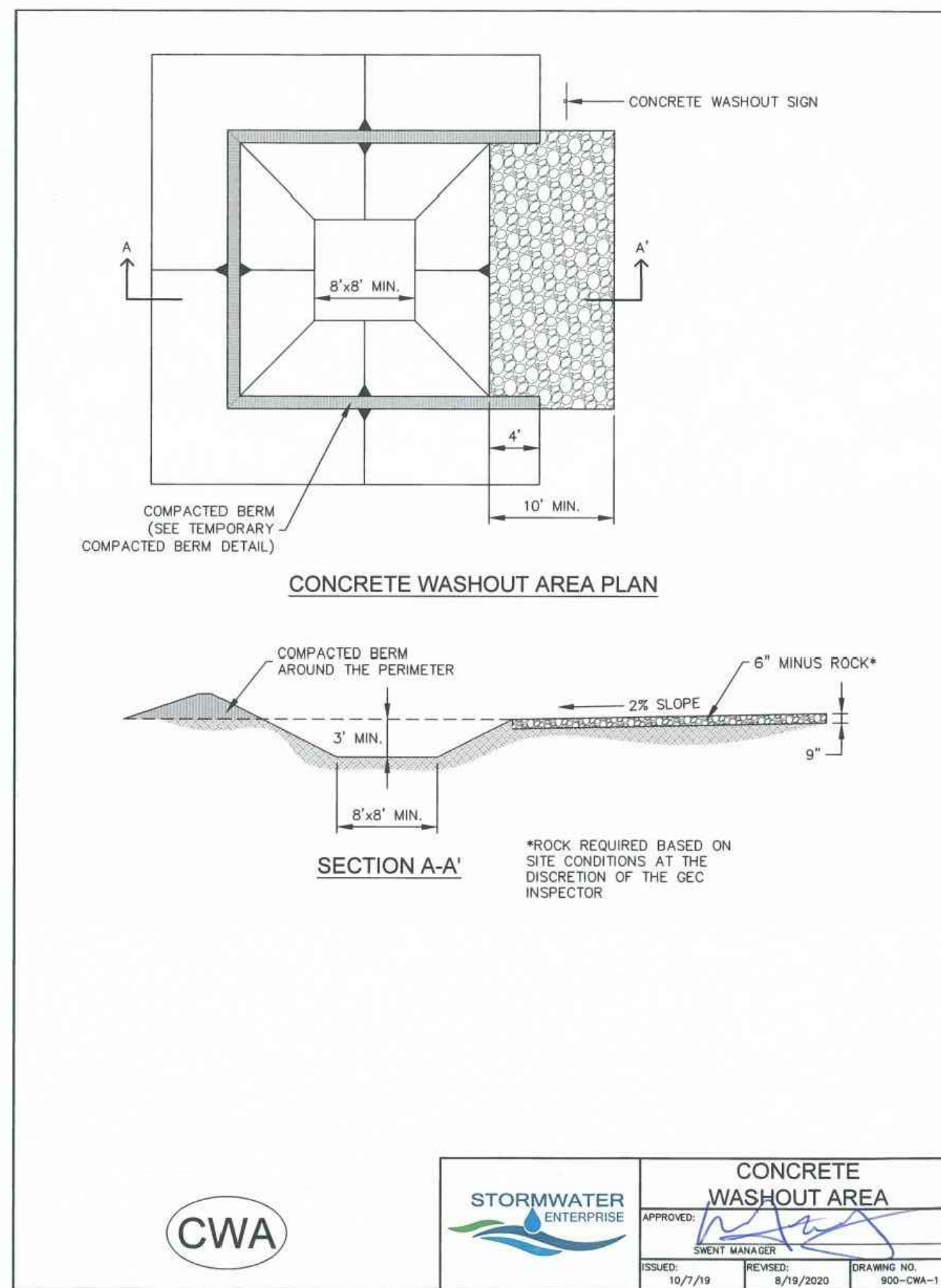
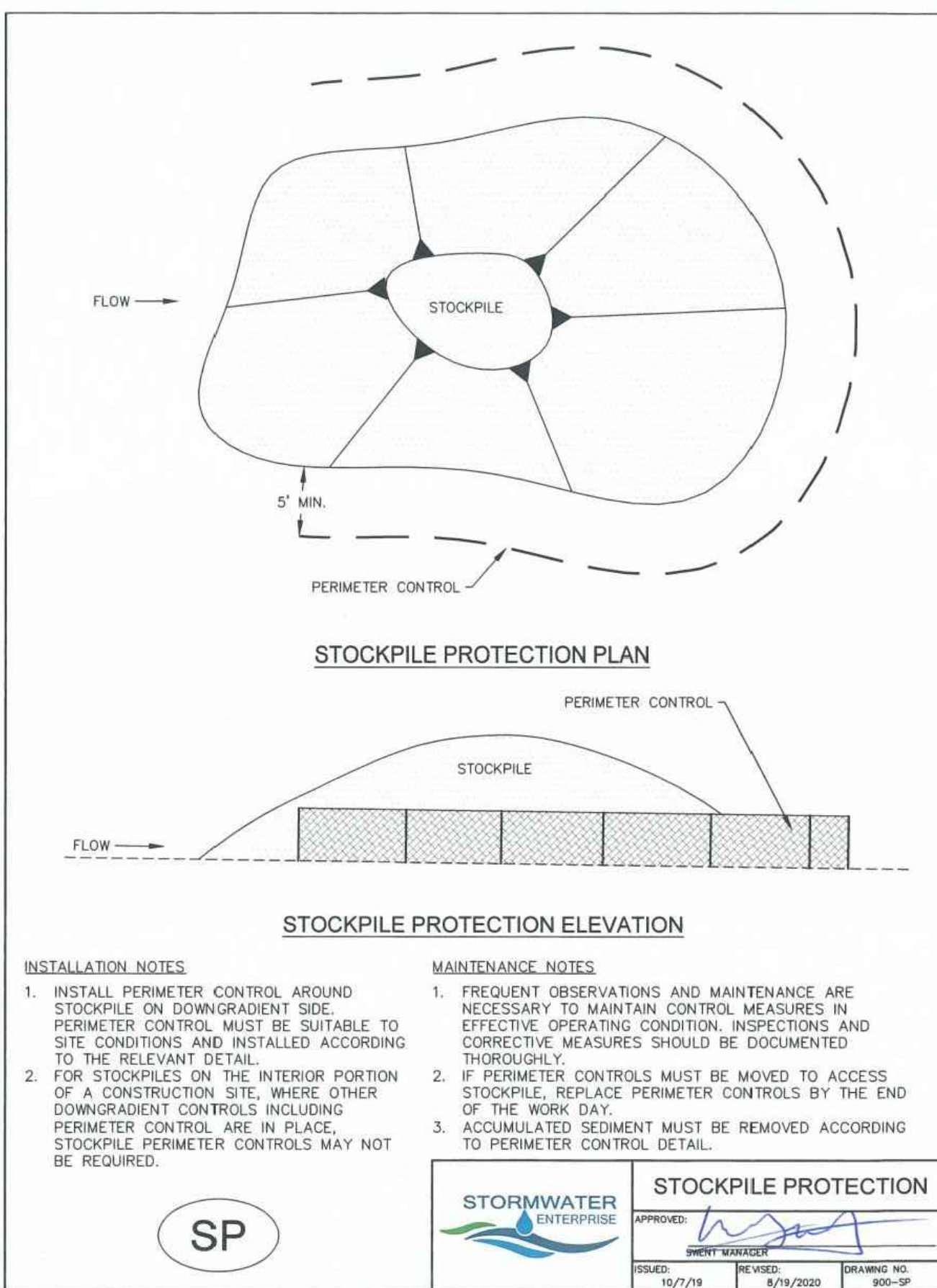
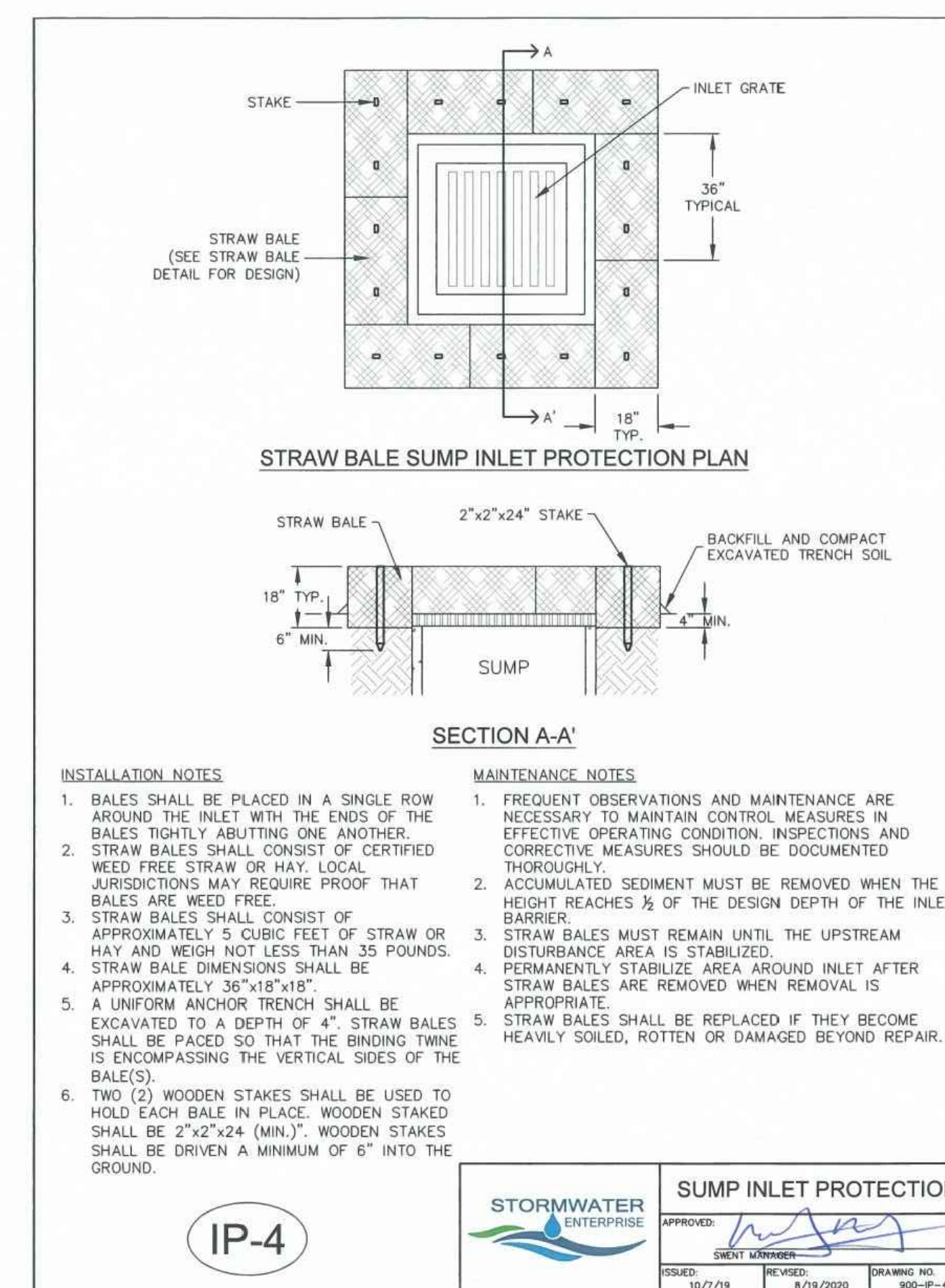
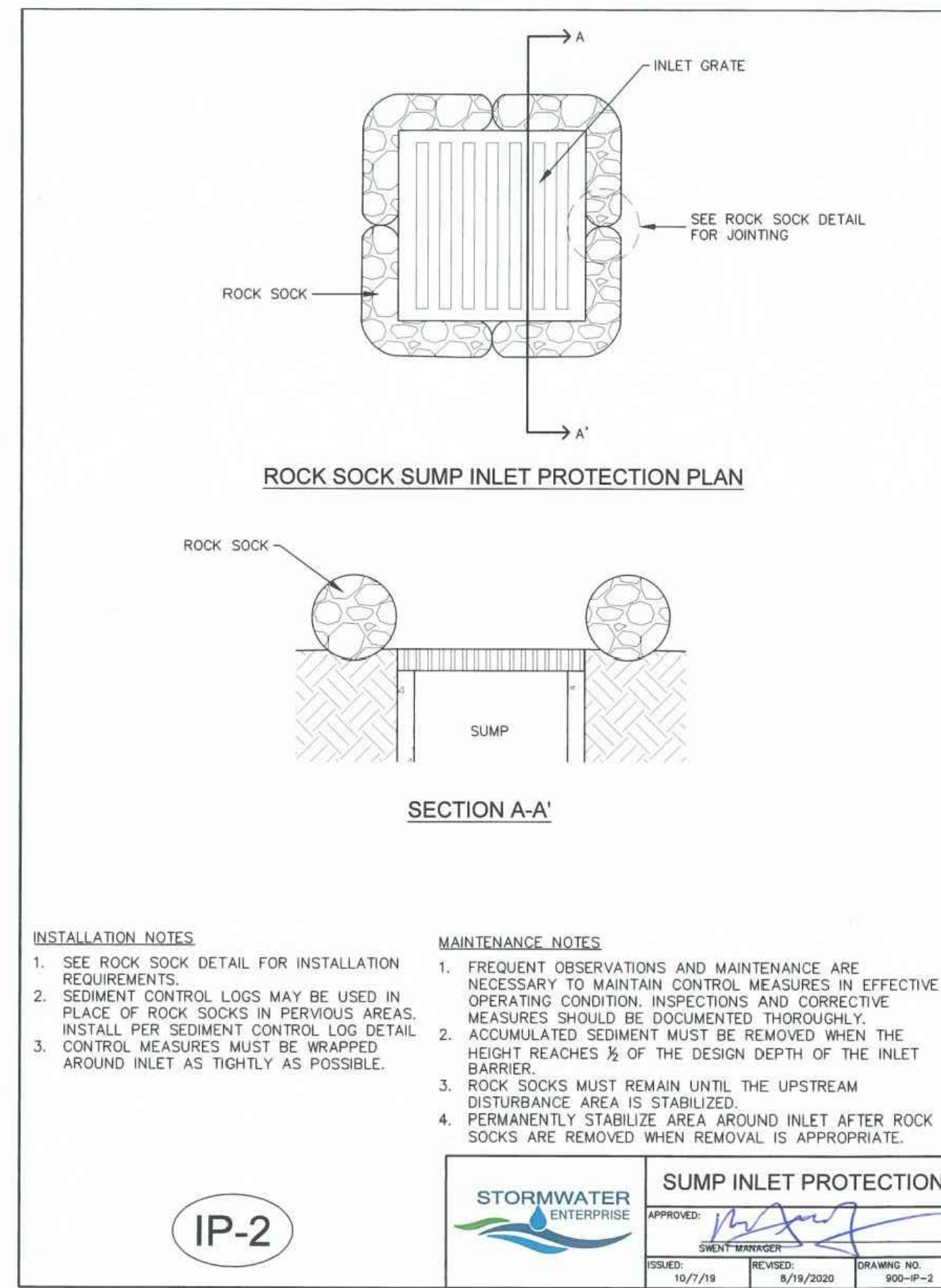
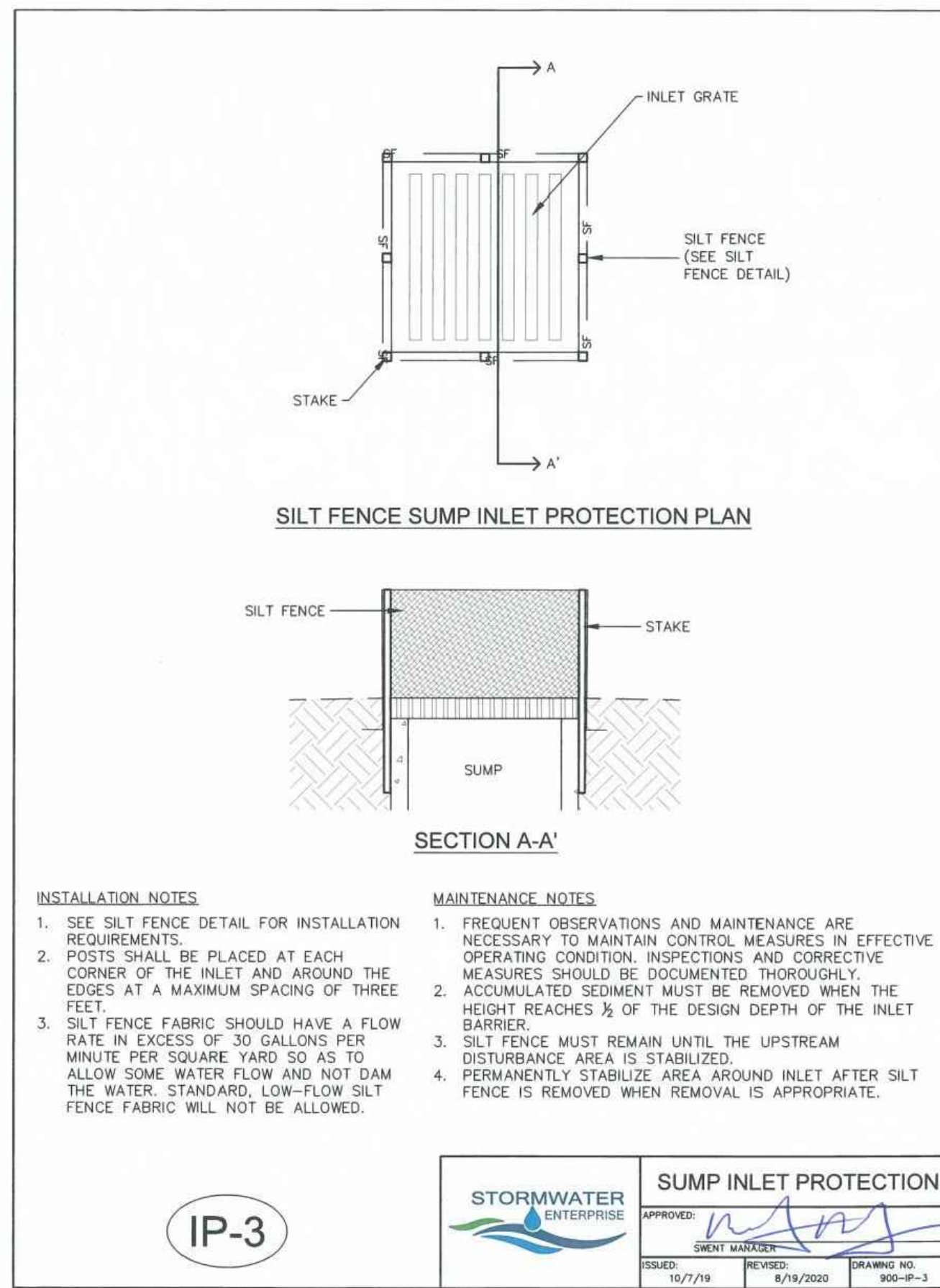
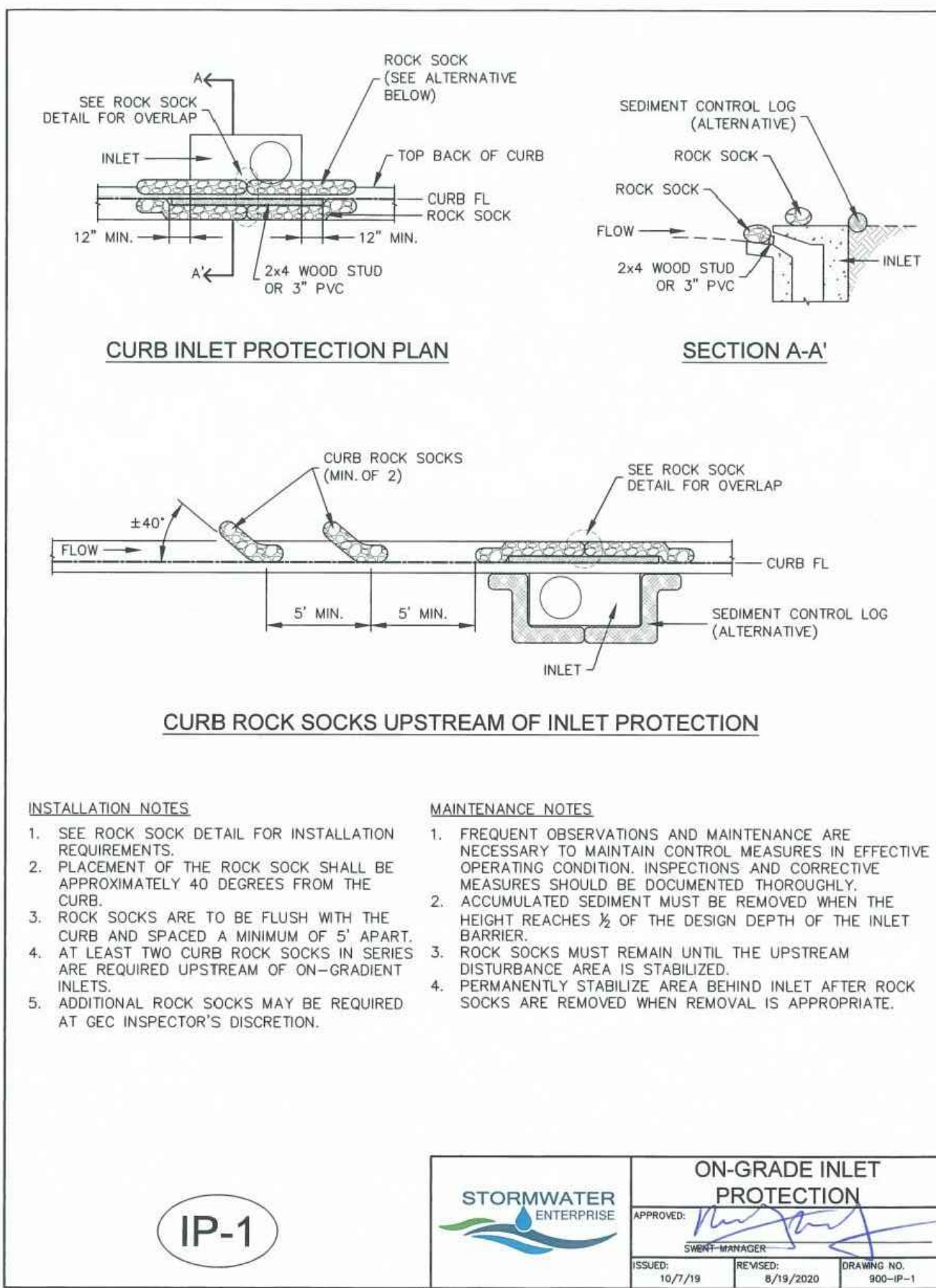




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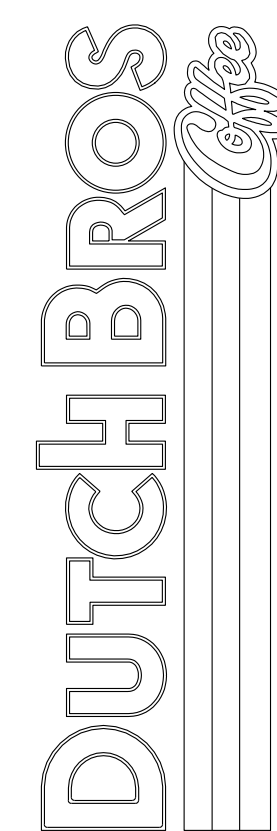
provide details for waddles and check dams

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



EROSION CONTROL DETAILS  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831

Title:



For:

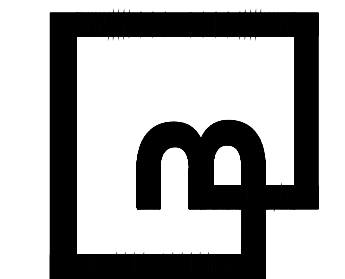


8/24/21

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

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

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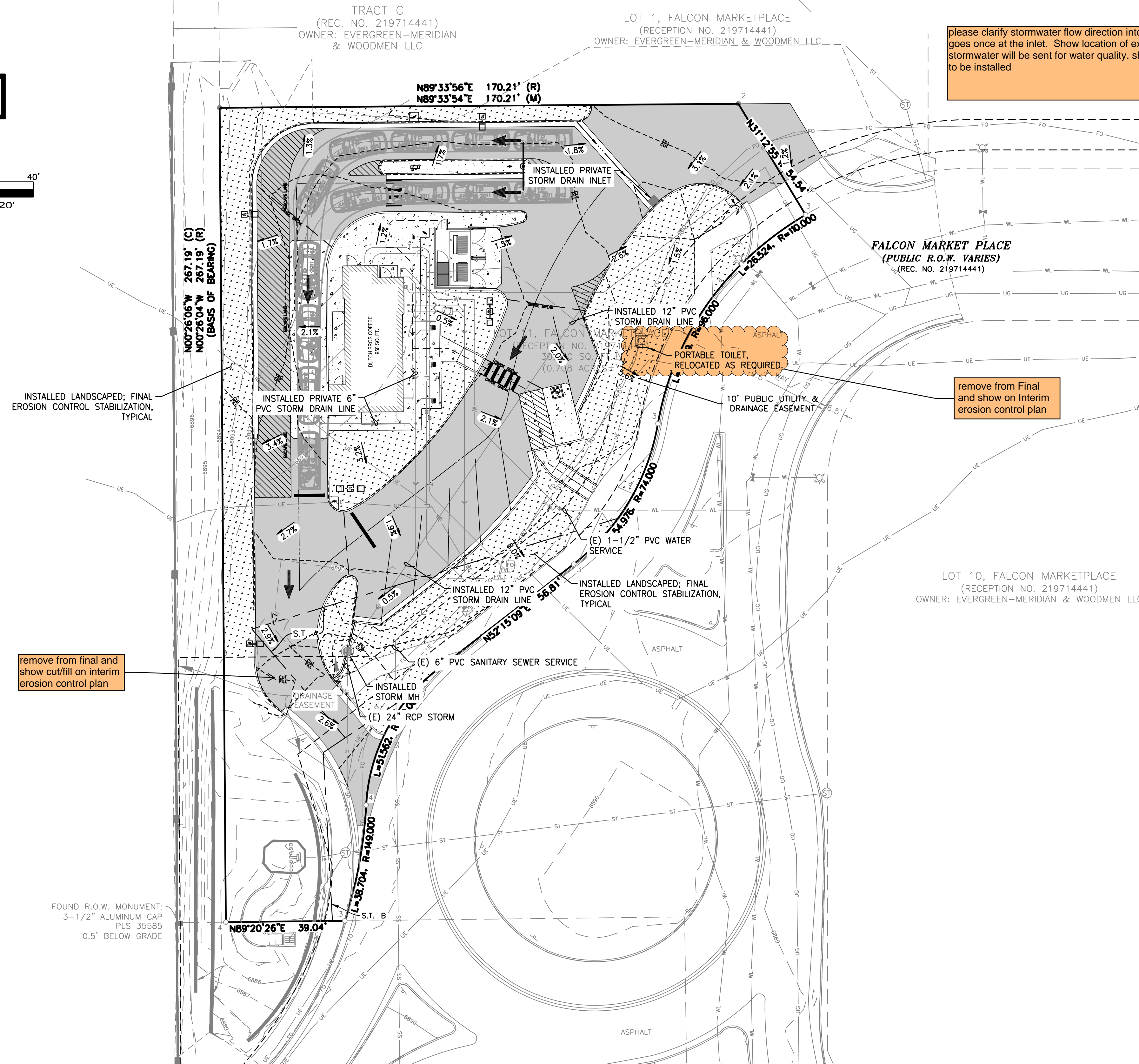
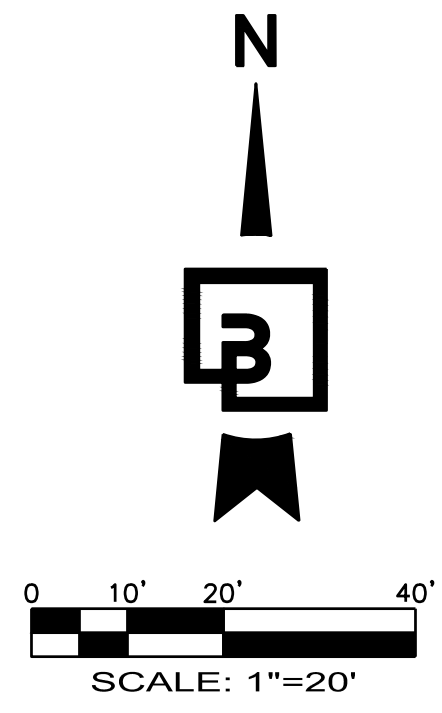
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# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO FINAL EROSION CONTROL PLAN



please clarify stormwater flow direction into inlets and where the water goes once at the inlet. Show location of existing pond where the stormwater will be sent for water quality. show proposed stormwater lines to be installed

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

remove from Final and show on Interim erosion control plan

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

### TEMPORARY DUST CONTROL MEASURES:

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

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

### EXPOSED SOILS NOTE:

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

### INLET PROTECTION NOTE:

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

### UNDERGROUND UTILITY NOTE:

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

### EXISTING SOIL TYPE:

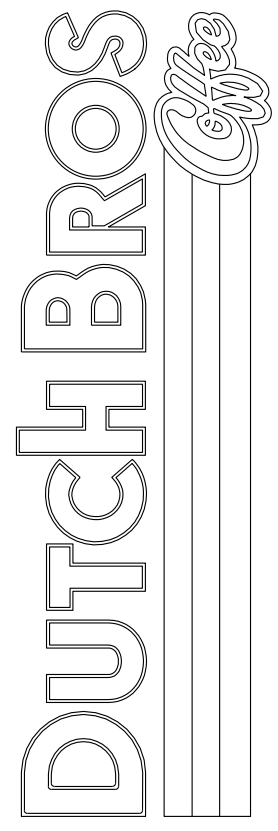
BLAKELAND LOAMY SAND (1.2 AC) - 3.23%  
BLAKELAND-FLUVAQUENTIC HAPLAQUOLLS (16.3 AC) - 43.93%  
COLUMBINE GRAVELLY SANDY LOAM (19.6) - 52.83%

### PERMANENT STABILIZATION LEGEND

PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

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

Title:



For:

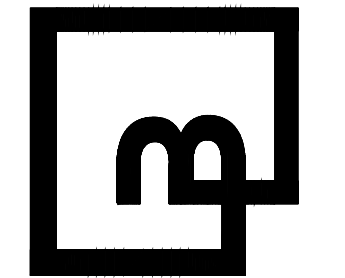


8/24/21

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

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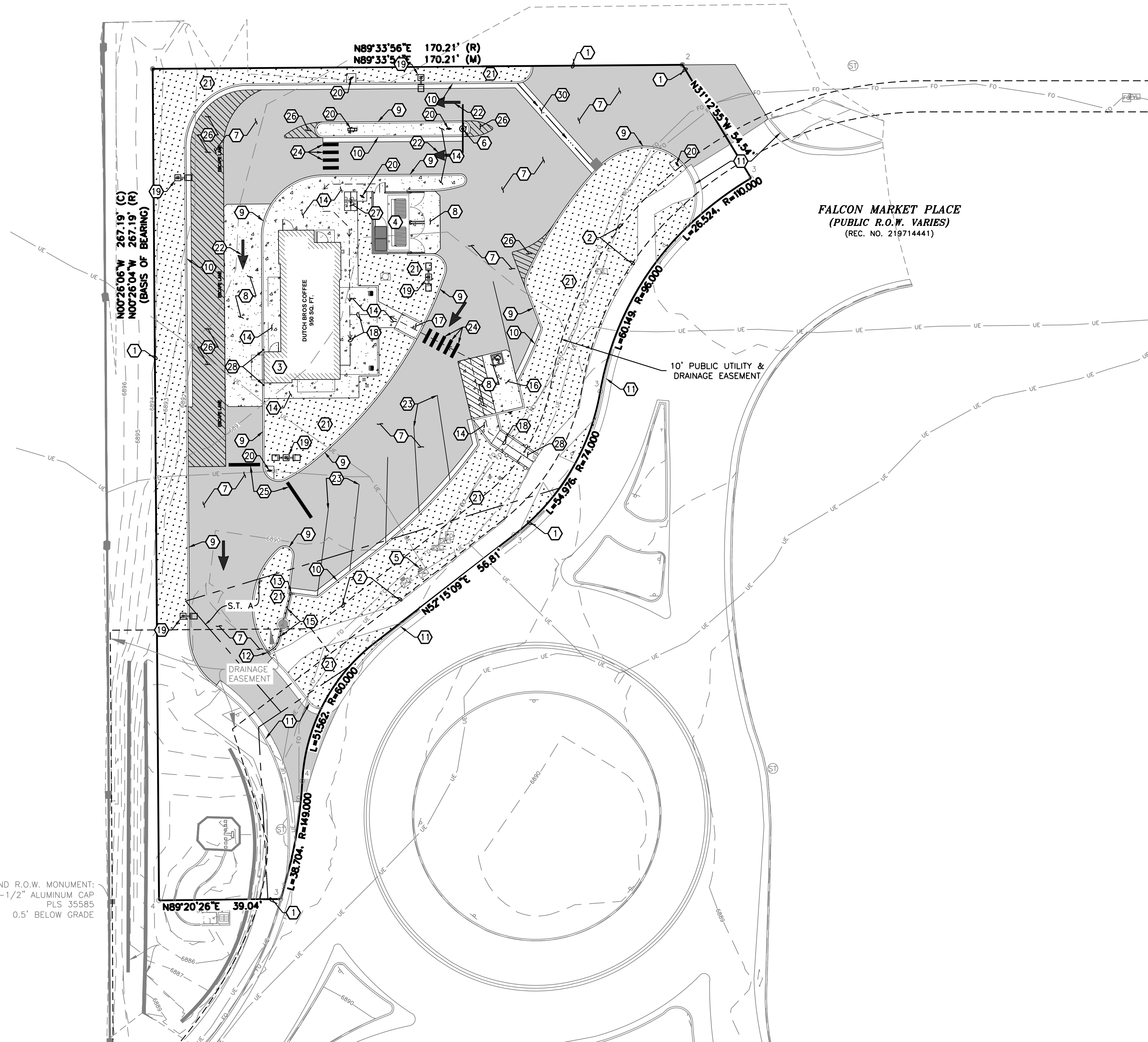
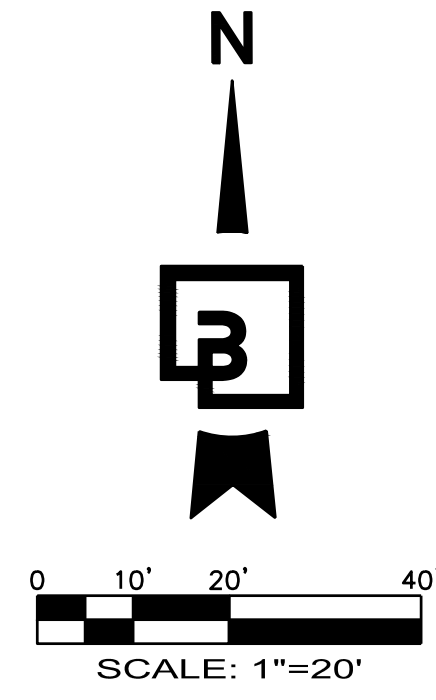
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# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO SITE PLAN



### 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. LOCATION OF EXISTING TRANSFORMER. CONFIRM EXISTING PRECAST CONCRETE TRANSFORMER PAD MEETS THE APPLICABLE ELECTRICAL PURVEYORS SPECIFICATIONS. IF NOT, MODIFY EXISTING PAD AS REQUIRED.
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 AT PART OF GREATER DEVELOPMENT.
12. CONSTRUCT CONCRETE IN-LINE CURB CUT PER DETAIL 5A/C5.0.
13. CONSTRUCT CONCRETE CORNER CURB CUT PER DETAIL 5B/C5.0.
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 ACCESSIBLE COMPLIANT CURB RAMP, PER CASE 'D' OF DETAIL 2/C5.0.
18. PROPOSED ACCESSIBLE ROUTE THROUGH THE SITE, TYPICAL.
19. INSTALL SITE LIGHT, REFER TO STRUCTURAL DRAWINGS FOR LIGHT POLE FOUNDATION REQUIREMENTS; REFER TO PHOTOMETRIC DRAWING FOR POLE AND FIXTURE SPECIFICATIONS.
20. LOCATION OF SIGN, REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. CONSTRUCT CONCRETE PAD (PER PLAN) IF IN LANDSCAPED AREA.
21. LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION, TYPICAL.
22. PAINT DIRECTIONAL ARROWS WHERE SHOWN PER DETAIL 7/C5.1, TYPICAL.
23. PAINT 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYPICAL; ALL STRIPING TO CONFORM WITH CITY OF REQUIREMENTS.
24. PAINT CONTINENTAL STYLE PEDESTRIAN CROSSWALK STRIPING; 1 FOOT WIDE STRIPES AT 2 1/2' FEET ON CENTER.
25. PAINT 1" WIDE STOP BAR STRIPING PER PLAN.
26. PAINT STRIPING 2 FEET ON CENTER FOR STRIPED OUT AREA AS SHOWN, TYPICAL. ALL STRIPING TO CONFORM WITH CITY STANDARDS.
27. 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.
28. INSTALL ACCESSIBLE RAMP AND 3-BAR SAFETY RAIL PER ARCHITECTURAL DRAWINGS.
29. INSTALL GUARD POST. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
30. CONSTRUCT 3'-WIDE CONCRETE SWALE SIMILAR TO DETAIL 3/C5.1.

### UNDERGROUND UTILITY NOTE:

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### ACCESSIBLE PATH OF TRAVEL NOTE:

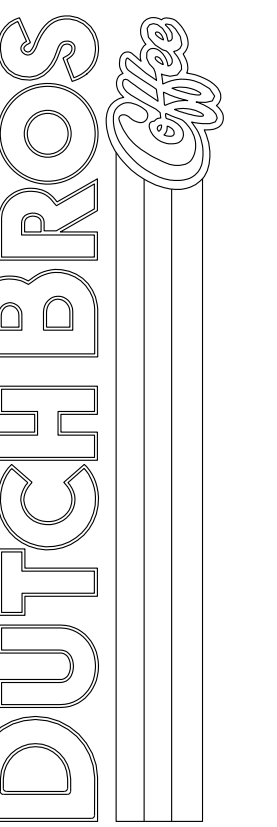
WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE. BE A MINIMUM OF 48" IN WIDTH, HAVE A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.0%, AND SHALL HAVE RAMP COMPLIING WITH ALL LOCAL AND STATE ACCESSIBILITY STANDARDS WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING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

### LEGEND

--- ACCESSIBLE PATH

SITE PLAN  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831

Title:



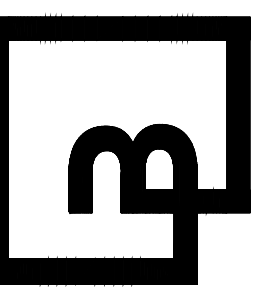
For:



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

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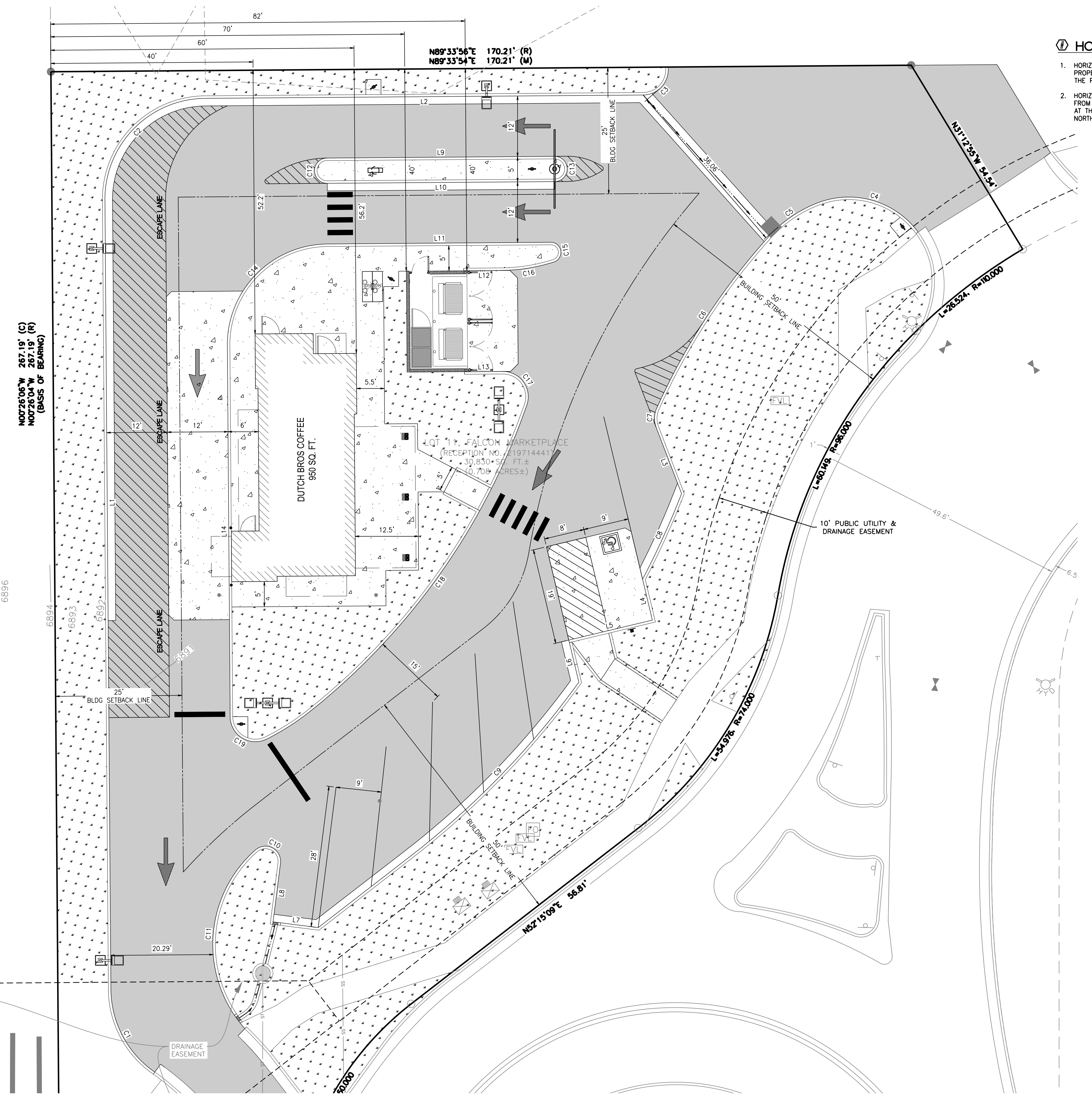
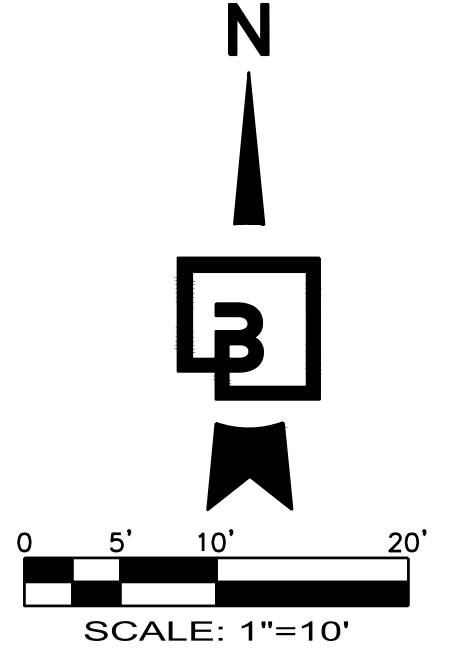
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# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO HORIZONTAL CONTROL PLAN



### 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 PERPENDICULAR TO THE NORTH PROPERTY LINE.
- 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 and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C1	19.23	55.08	20.00
C2	31.42	90.00	20.00
C3	7.85	90.00	5.00
C4	22.08	74.22	17.05
C5	11.87	27.21	25.00
C6	40.86	18.01	130.00
C7	3.94	45.15	5.00
C8	18.62	6.36	167.80
C9	48.04	16.40	167.80
C10	7.27	138.77	3.00
C11	38.34	87.87	25.00
C12	7.85	180.00	2.50
C13	7.85	180.00	2.50
C14	31.42	90.00	20.00
C15	5.68	162.66	2.00
C16	10.59	17.34	35.00
C17	9.67	110.85	5.00
C18	74.53	32.11	133.00
C19	10.15	116.26	5.00
L1	156.23	S0° 26' 05.54"E	
L2	86.64	S89° 33' 54.46"W	
L3	14.03	S20° 58' 36.62"E	
L4	8.32	S13° 26' 26.26"E	
L5	17.00	S76° 33' 33.74"W	
L6	8.57	S13° 26' 26.26"E	
L7	9.00	N82° 44' 50.54"W	
L8	11.69	N7° 15' 09.46"E	
L9	45.00	S89° 33' 54.46"W	
L10	45.00	N89° 33' 54.46"E	
L11	44.14	S89° 33' 54.47"W	
L12	7.44	N89° 33' 54.47"E	
L13	7.60	S89° 33' 54.47"W	
L14	73.40	S0° 26' 05.54"E	

Job Number  
**21917**

Sheet  
**C2.1**

2019 DB  
Franchising USA, LLC

Job Title  
**HORIZONTAL CONTROL PLAN  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831**

For:

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

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

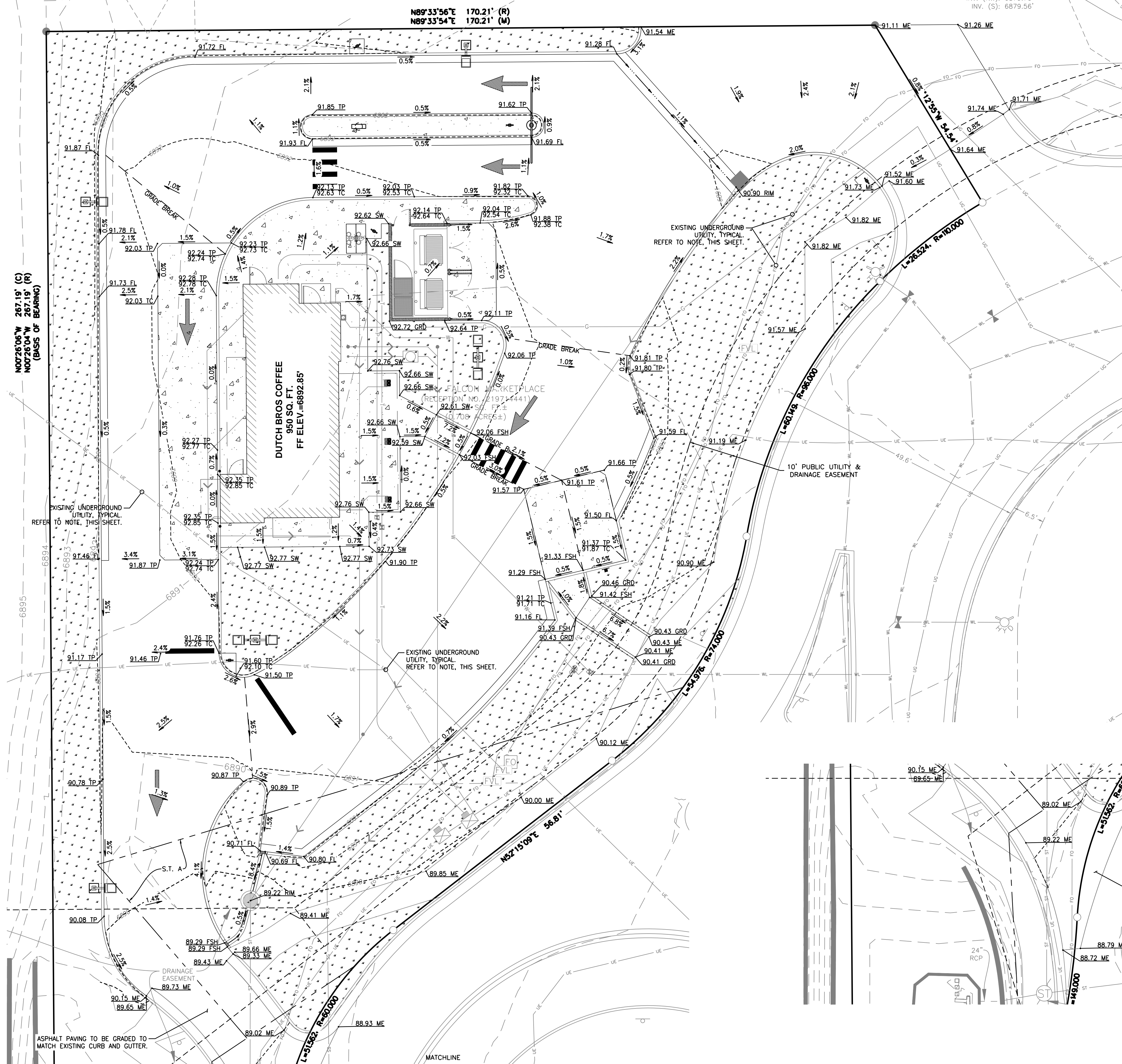
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# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO GRADING PLAN



### GRADING GENERAL NOTES:

- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
- 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.
- CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
- CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
- CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.
- ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
- 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 - FLOW
- GRD - GROUND
- MA - MATCH OFFSITE TIE IN ELEVATION
- ME - MATCH EXISTING
- TC - TOP OF CURB/SIDEWALK
- TP - TOP OF PAVING
- RM - RIM/GRADE ELEVATION OF STRUCTURE

### OVER-EXCAVATION NOTE:

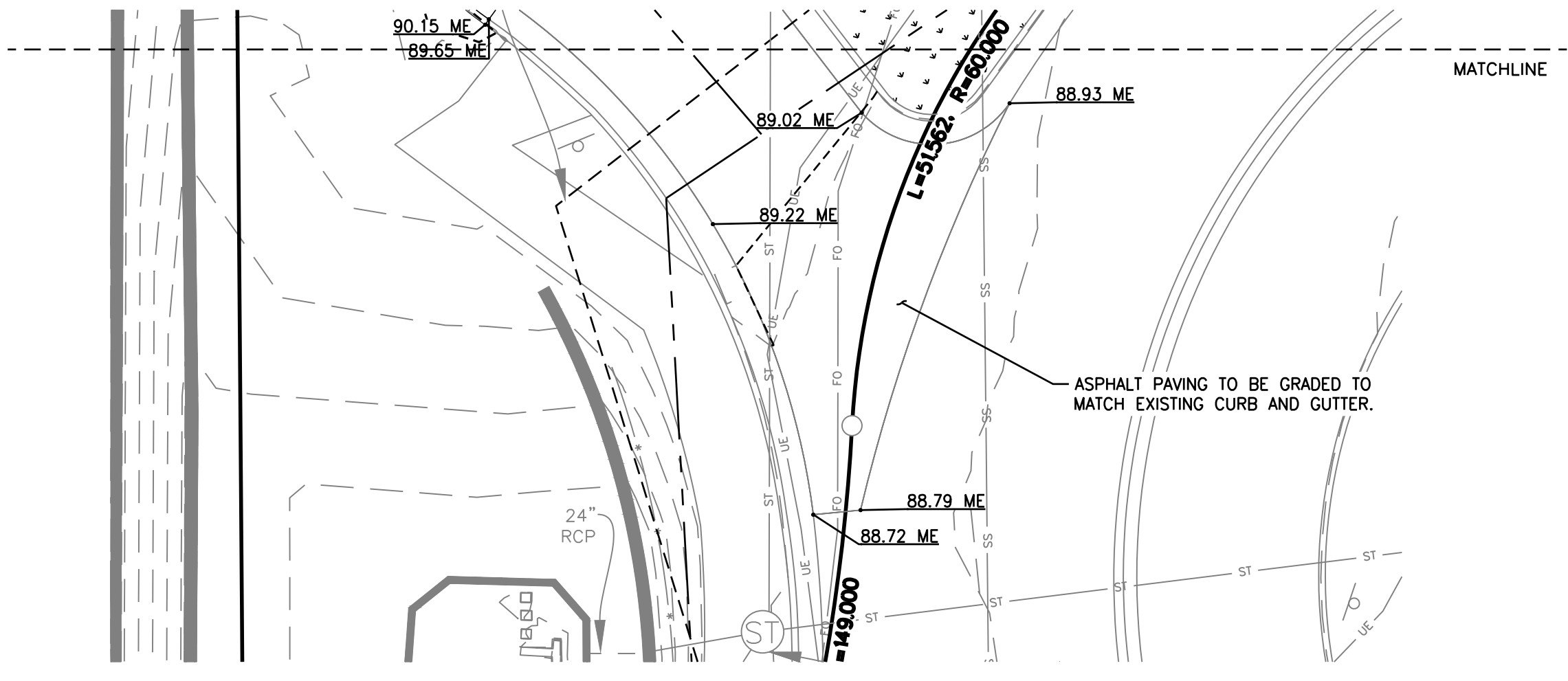
PER THE GEOTECHNICAL INVESTIGATION, PERFORMED BY KUMAR AND ASSOCIATES ON AUGUST 5, 2021, A SIGNIFICANT AMOUNT OF OVER-EXCAVATION WILL BE REQUIRED FOR THE SITE.

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.

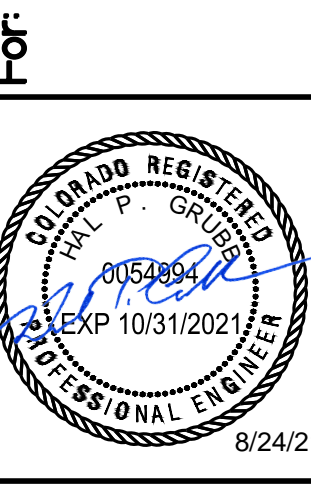
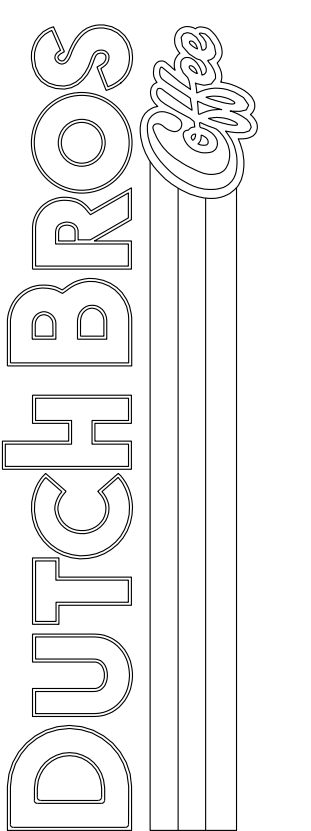
### UNDERGROUND UTILITY NOTE:

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.



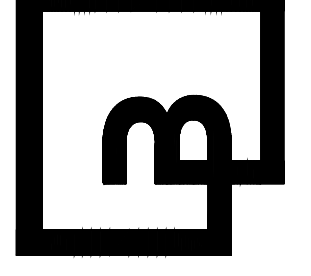
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Title:  
**GRADING PLAN**  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831



Scale:	Horizontal	Vertical
	1" = 10'	N/A
Designed: CCK	Drawn: JAH	Checked: JAH
Approved: HFS	Date: 08/24/21	

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425-251-6222 [barghausen.com](http://barghausen.com)

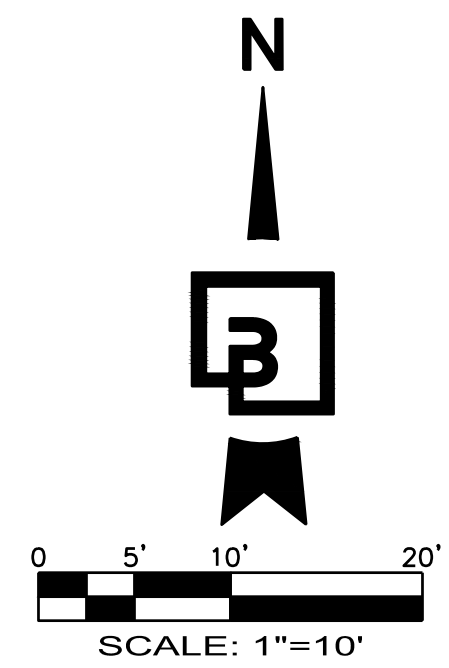


Job Number: **21917**  
Sheet: **C3.0**  
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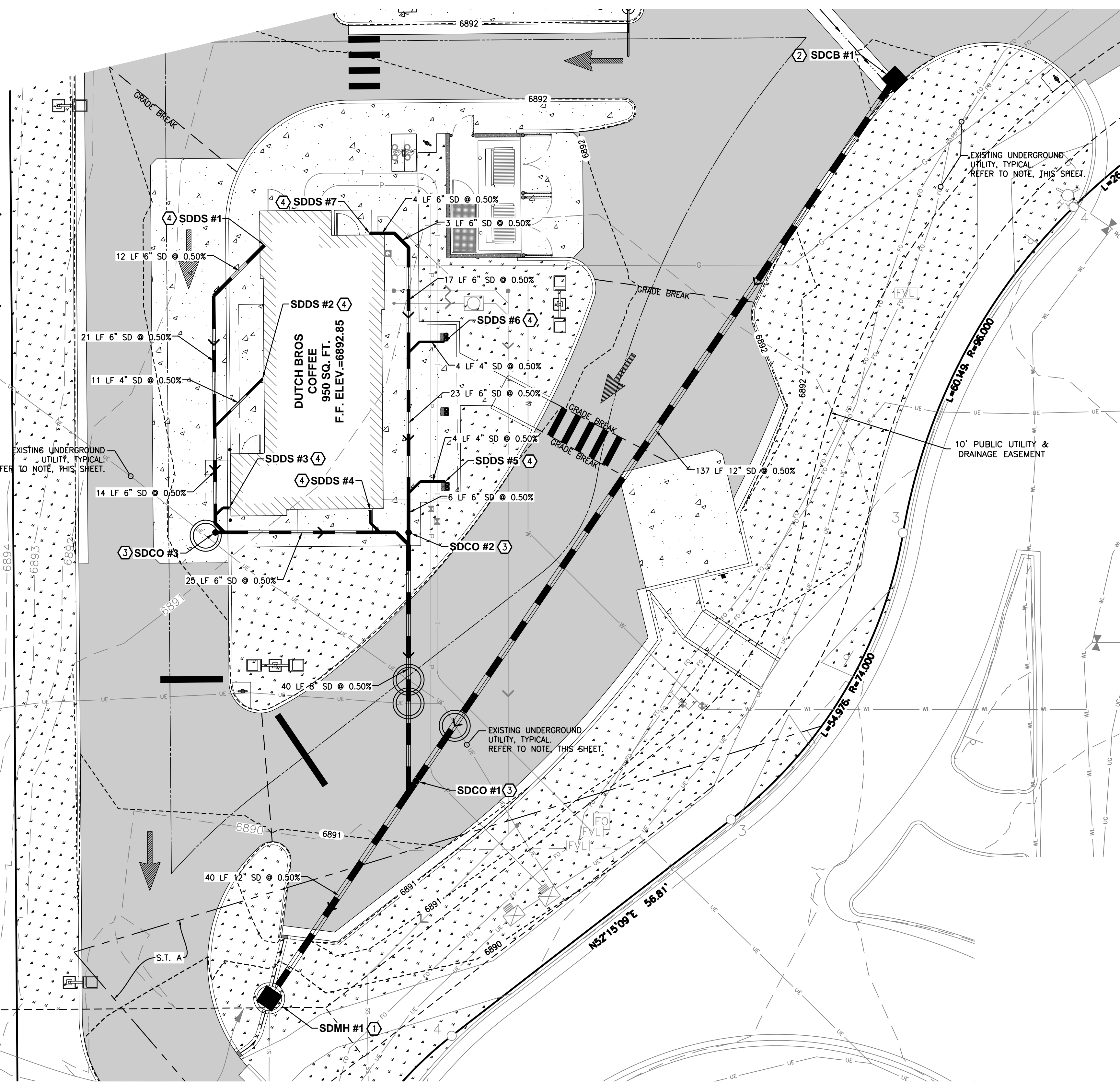


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# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO DRAINAGE PLAN



N00°26'06"W 267.19' (C)  
N00°26'04"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 PURVEYOR.
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/C6.0. 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/C6.0 USING THE SECTION A VARIANT.
2. INSTALL PRECAST CONCRETE 24"x24" CATCH BASIN WITH STANDARD GRATE PER DETAIL 10/C5.1. INVERT AND RIM ELEVATIONS AS NOTED IN THE STRUCTURE TABLE.
3. INSTALL STANDARD CLEANOUT PER DETAIL 8/C5.1.
4. CONSTRUCT BUILDING/AWNING DOWNSPOUT CONNECTION: INSTALL STANDARD CLEANOUT PER DETAIL 8/C5.1.
5. INSTALL SDR 35 PVC STORM DRAINAGE PIPE, SLOPE, SIZE AND INVERTS PER PLAN AND STRUCTURE TABLE.

STORMWATER STRUCTURE TABLE

Structure	RIM	Invert
SDCB #1	6890.99	6889.44 (12" SW)
SDCO #1	6891.22	6888.76 (12" NE) 6888.76 (12" SW)
SDCO #2	6892.77	6888.96 (6" S) 6888.96 (6" N)
SDCO #3	6892.25	6889.11 (6" E)
SDDS #1	6892.85	6889.35 (6" SW)
SDDS #2	6892.85	6889.24 (4" SW)
SDDS #3	6892.60	6889.13 (4" W)
SDDS #4	6892.85	6888.99 (4" S)
SDDS #5	6892.70	6889.02 (4" W)
SDDS #6	6892.70	6889.13 (4" W)
SDDS #7	6892.85	6889.22 (6" E)
SDMH #1	6889.81	6888.55 (12" NE)

**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 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.

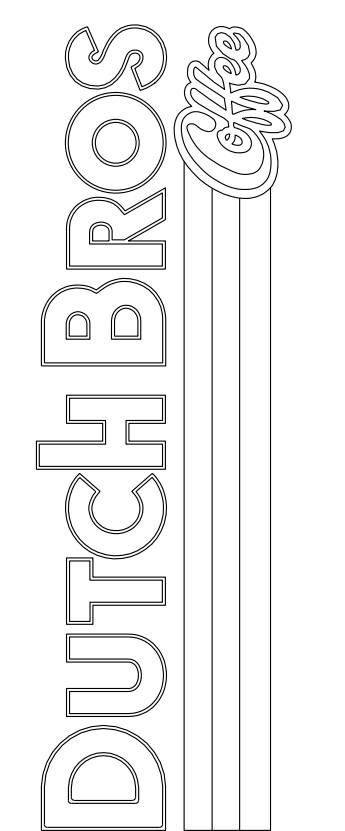
**STORMWATER NOTES:**  
ALL STORMWATER QUALITY REQUIREMENTS AND ALL STORMWATER DETENTION REQUIREMENTS ARE BEING MET AND PROVIDED OFF-SITE.

**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 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.

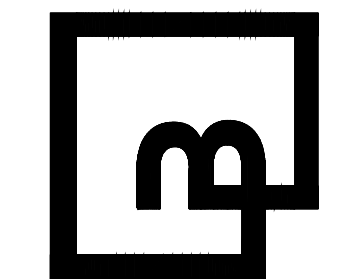
**UNDERGROUND UTILITY NOTE:**  
THE PROPOSED DEVELOPMENT HAS MULTIPLE INSTALLATIONS OF EXISTING UTILITIES WITHIN THE BOUNDS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE DEPTH OF ALL UTILITIES PRIOR TO ANY EARTHMOVING ACTIVITIES SHALL BEGIN. IF THE PROPOSED ELEVATION WOULD REDUCE THE COVER OVER AN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

DRAINAGE PLAN  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831



Scale: Horizontal 1" = 10', Vertical N/A  
Designed: JAH  
Drawn: JAH  
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Approved: HFS  
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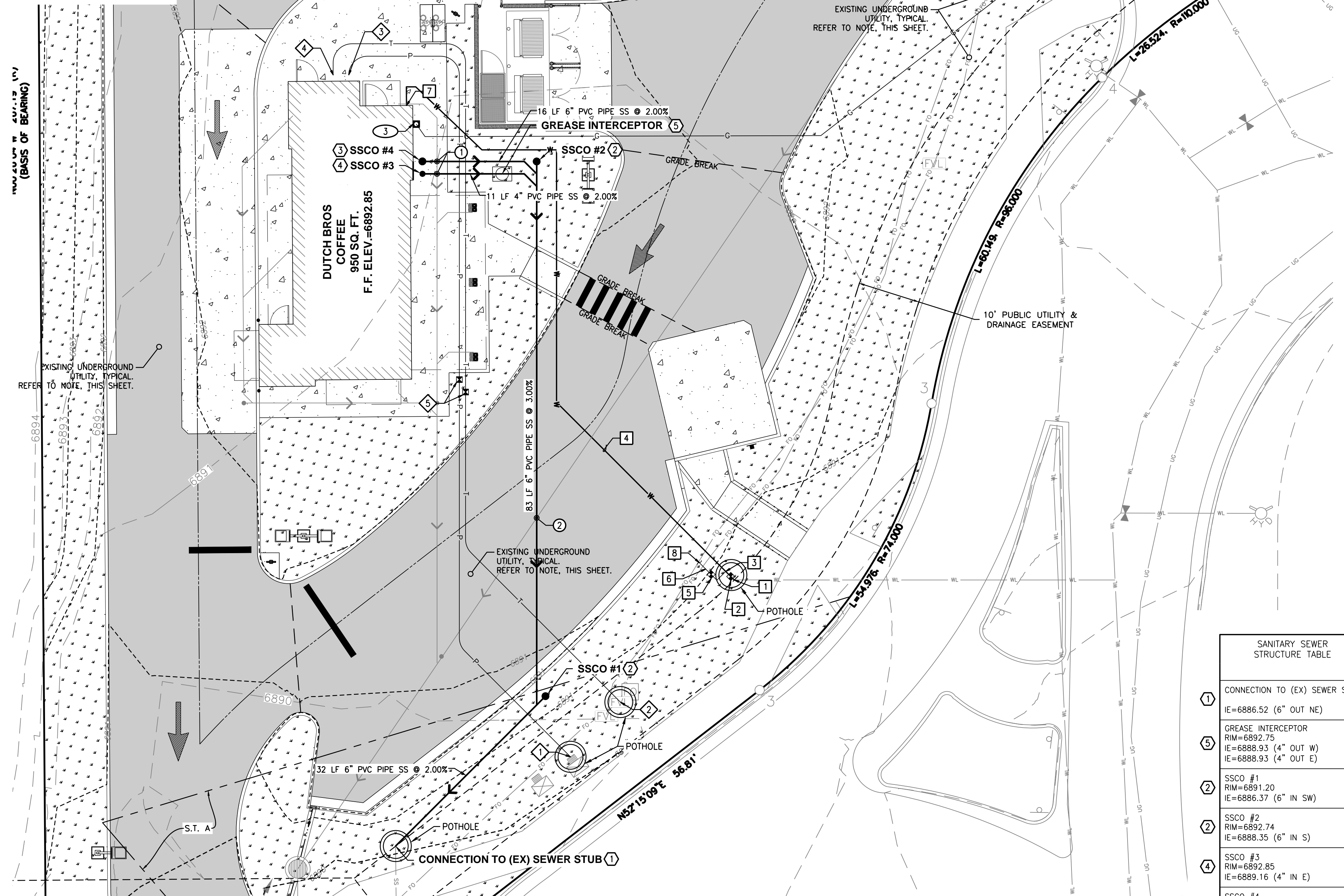
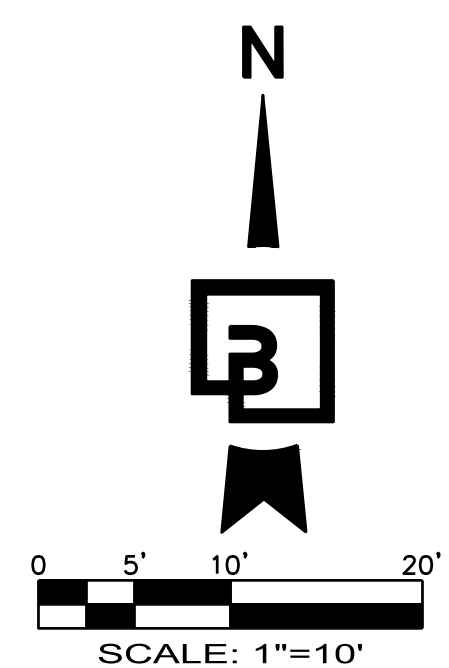
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# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO UTILITY PLAN



### GENERAL UTILITY 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 UTILITY STRUCTURES EXPOSED TO TRAFFIC SHALL BE TRAFFIC RATED INCLUDING STRUCTURE, LID, ETC.
3. ALL UTILITY STRUCTURES WITH LIDS EXPOSED TO PEDESTRIAN TRAFFIC SHALL BE SLIP RESISTANT IN ACCORDANCE WITH ACCESSIBILITY REQUIREMENTS.
4. PROVIDE ALL INCIDENTAL FITTINGS, BENDS, WYES, TEES, COUPLINGS, GASKETS, ETC. REQUIRED TO CONSTRUCT THE INFRASTRUCTURE DEPICTED.
5. ALL TRENCHING SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE PURVEYOR.
6. PROVIDE MARKING TAPE AND LOCATE WIRE WITH ALL TRENCH INSTALLATIONS.
7. ALL SANITARY SEWER PIPING SHALL BE PVC UNLESS DENOTED OTHERWISE. ALL PVC SEWER PIPE SHALL BE SDR-35 CONFORMING TO ASTM D3034.
8. ALL WATER PIPING DENOTED AS PVC SHALL CONFORM TO ASTM D1785, SCHEDULE 40.
9. ALL SANITARY SEWER MUST MEET THE REQUIREMENTS OF THE WOODMEN HILLS METROPOLITAN DISTRICT.

### ① SANITARY CONSTRUCTION NOTES:

1. 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.
2. INSTALL 6" SANITARY SEWER STANDARD CLEANOUT PER DETAIL 8/C5.1. RIM AND INVERT ELEVATIONS AS NOTED IN THE SANITARY SEWER STRUCTURE TABLE.
3. APPROXIMATE LOCATION OF CONNECTION TO BUILDING, INSTALL 6" SANITARY SEWER CLEANOUT PER DETAIL 8/C5.1. REFER TO PLUMBING PLANS BY OTHERS FOR FINAL LOCATION. RIM AND INVERTS PER SANITARY SEWER STRUCTURE TABLE.
4. APPROXIMATE LOCATION OF CONNECTION TO BUILDING, INSTALL 4" SANITARY SEWER CLEANOUT PER DETAIL 8/C5.1. REFER TO PLUMBING PLANS BY OTHERS FOR FINAL LOCATION. RIM AND INVERTS PER SANITARY SEWER STRUCTURE TABLE.
5. 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.
6. INSTALL SANITARY SEWER PIPE SDR-35, LENGTH AD SIZE AS NOTED.

### ② WATER CONSTRUCTION NOTES:

1. APPROXIMATE LOCATION OF 1-1/2" WATER SERVICE LINE STUB BY OTHERS.
2. INSTALL 1-1/2" DOMESTIC WATER SERVICE METER, COORDINATE WITH WOODMEN HILLS METROPOLITAN DISTRICT FOR METER INSTALLATION REQUIREMENTS.
3. INSTALL 1-1/2" x 1/2" TEE AND 1-1/2" x 1" REDUCER.
4. INSTALL 1" DOMESTIC WATER SERVICE LINE.
5. INSTALL 3/4" REDUCED PRESSURE BACKFLOW DEVICE, COORDINATE WITH WOODMEN HILLS METROPOLITAN DISTRICT FOR APPROVED DEVICES. INSTALL HOT BOX IS REQUIRED BY PURVEYOR.
6. INSTALL 3/4" IRRIGATION SERVICE LINE.
7. APPROXIMATE LOCATION OF WATER SERVICE CONNECTION TO BUILDING. REFER TO PLUMBING PLANS BY OTHERS FOR FINAL LOCATION.
8. APPROXIMATE LOCATION IRRIGATION SERVICE STUB.

### ③ GAS CONSTRUCTION NOTES:

1. APPROXIMATE LOCATION OF EXISTING GAS STUB. REFER TO OVERALL DEVELOPMENT UTILITY DRAWINGS FOR EXACT LOCATION.
2. APPROXIMATE ROUTING FOR GAS SERVICE LINE. COORDINATE EXACT ROUTING, SIZE AND ALL TRENCHING/BORING REQUIREMENTS WITH PURVEYOR PRIOR TO CONSTRUCTION.
3. 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:

1. APPROXIMATE LOCATION OF EXISTING TRANSFORMER. CONTRACTOR TO INSTALL UNDERGROUND POWER SERVICE LINE, COMMON TRENCHED AS APPLICABLE. CONTRACTOR SHALL INSTALL CONDUIT(S) WITH PULL TAPE FOR INSTALLATION; ALL DIRECTION CHANGES MUST INCORPORATE A RADIUS SWEEP PER PURVEYORS SPECIFICATIONS. CONTRACTOR TO COORDINATE SCOPE OF WORK AND CONDUIT SIZE AND QUANTITY WITH MEP PLANS AND PURVEYOR PRIOR TO CONSTRUCTION.
2. APPROXIMATE LOCATION OF UNDERGROUND DATA/COMMUNICATIONS/TELEPHONE SERVICE VAULT. CONTRACTOR TO INSTALL CONDUIT AND PULL TAPE, COMMON TRENCHED AS APPLICABLE. ALL DIRECTION CHANGES MUST INCORPORATE A RADIUS SWEEP PER PURVEYORS SPECIFICATIONS. CONTRACTOR TO COORDINATE SCOPE OF WORK AND CONDUIT SIZE AND QUANTITY WITH MEP PLANS AND PURVEYOR PRIOR TO CONSTRUCTION.
3. APPROXIMATE LOCATION OF POWER CONNECTION TO BUILDING.
4. APPROXIMATE LOCATION OF DATA/COMM/TELEPHONE CONNECTION TO BUILDING.
5. INSTALL STANDARD PULL BOX THAT MEETS APPLICABLE PURVEYORS STANDARDS. CONTRACTOR TO COORDINATE WITH OVERALL DEVELOPER FOR LOCATIONS OF STUBS

ID	DESCRIPTION	ELEVATION	SIZE	LOCATION
①	CONNECTION TO (EX) SEWER STUB	IE=6886.52	6" (OUT NE)	
⑤	GREASE INTERCEPTOR	RIM=6892.75	IE=6888.93 (4" OUT W)	IE=6888.93 (4" OUT E)
②	SSCO #1	RIM=6891.20	IE=6886.37 (6" IN SW)	
②	SSCO #2	RIM=6892.74	IE=6888.35 (6" IN S)	
④	SSCO #3	RIM=6892.85	IE=6889.16 (4" IN E)	
③	SSCO #4	RIM=6892.85	IE=6889.25 (6" IN E)	

ID	BOTTOM UTILITY	TOP	TOP UTILITY	INVERT	CLEAR
1	STORM SEWER	±6886.32	SANITARY SEWER	±6889.08	±2.75'
2	STORM SEWER	±6886.24	SANITARY SEWER	±6887.73	±12"

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.

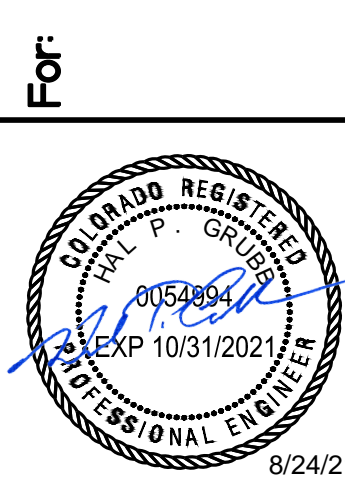
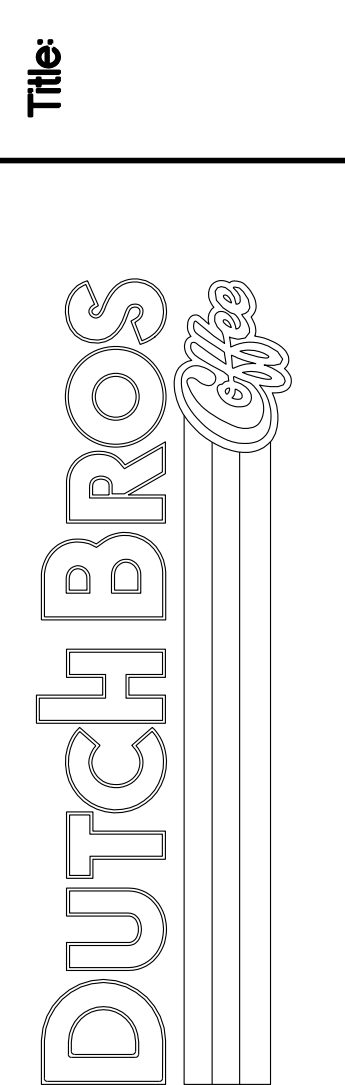
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**UTILITY CONFLICT NOTE:**  
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**UTILITY POTHOLES NOTE:**  
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**UNDERGROUND UTILITY NOTE:**  
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UTILITY PLAN  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831



Scale: Horizontal 1" = 10', Vertical N/A  
Designed: CCK, JAH  
Drawn: JAH  
Checked: JAH  
Approved: HFS  
Date: 08/24/21

**Barghausen Consulting Engineers, Inc.**  
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Sheet: C40  
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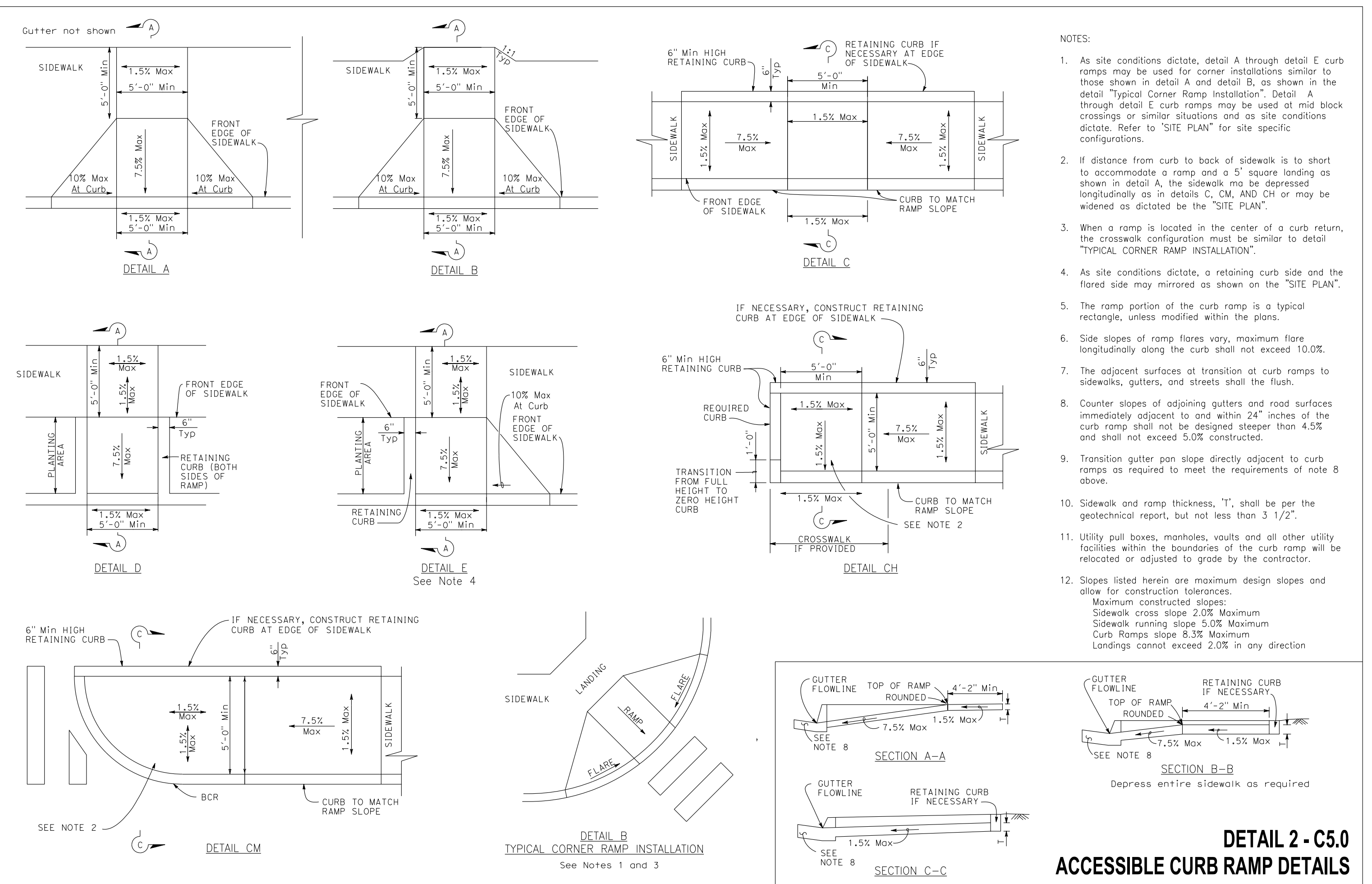
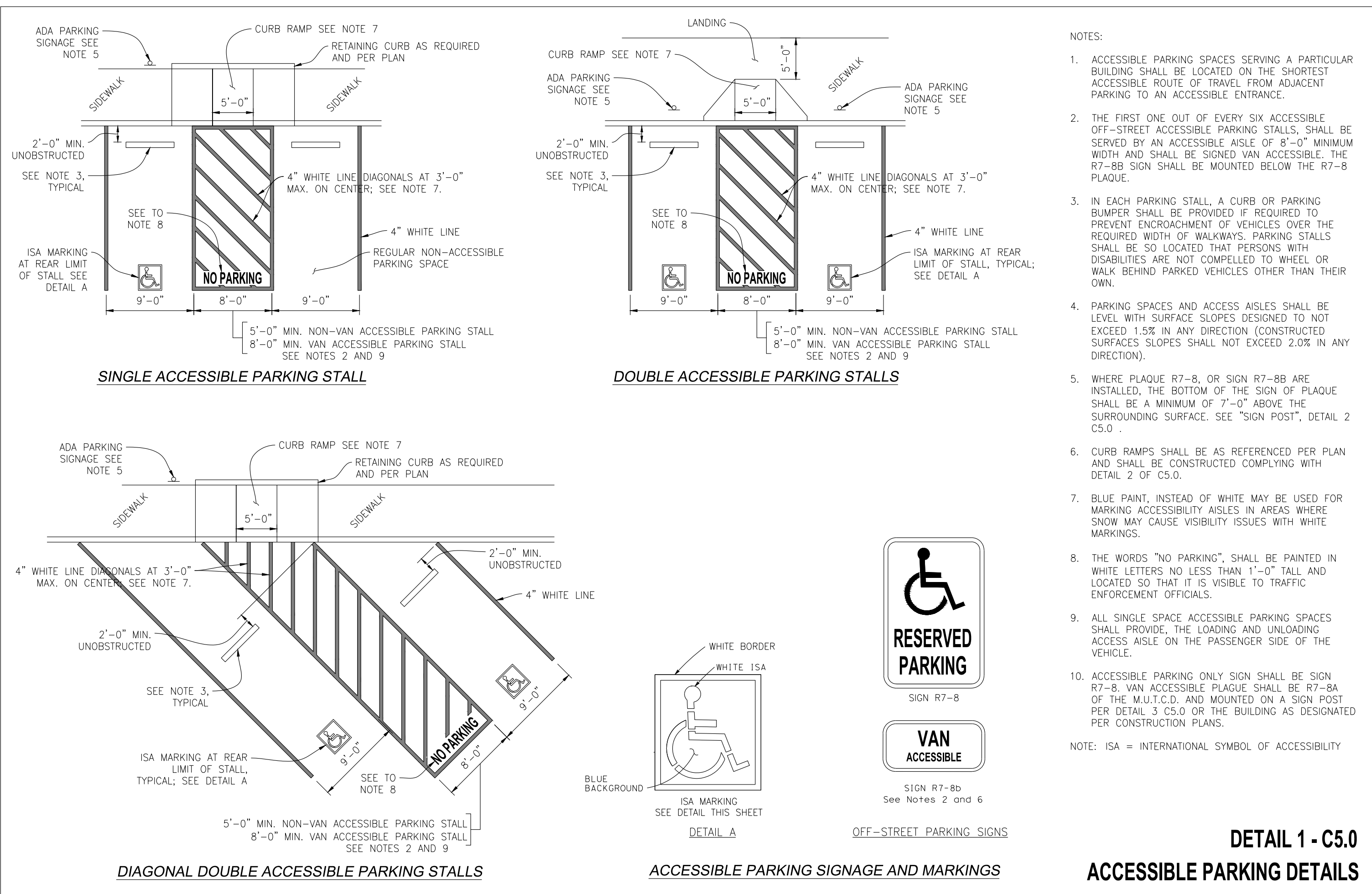
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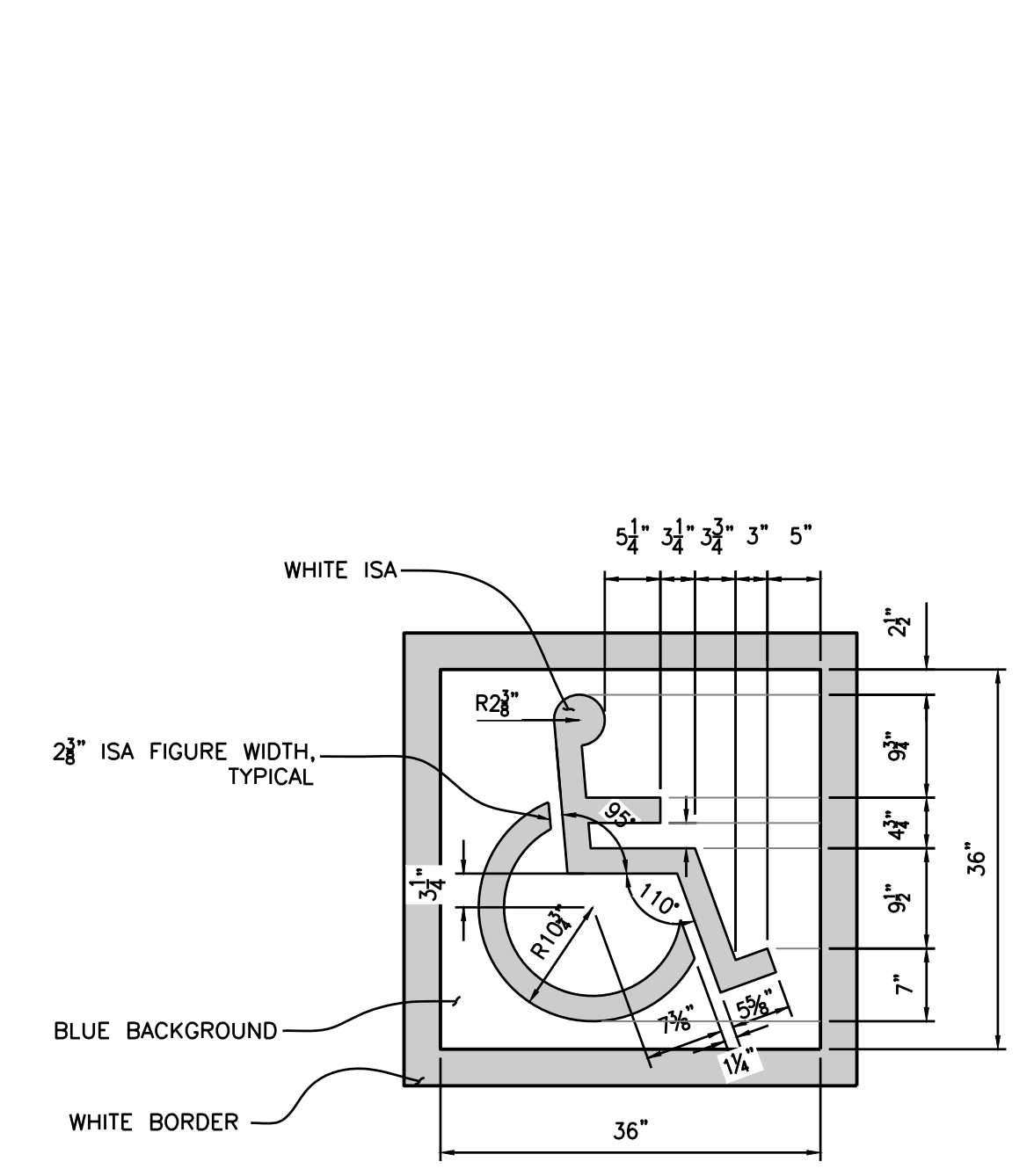
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# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO CIVIL DETAILS

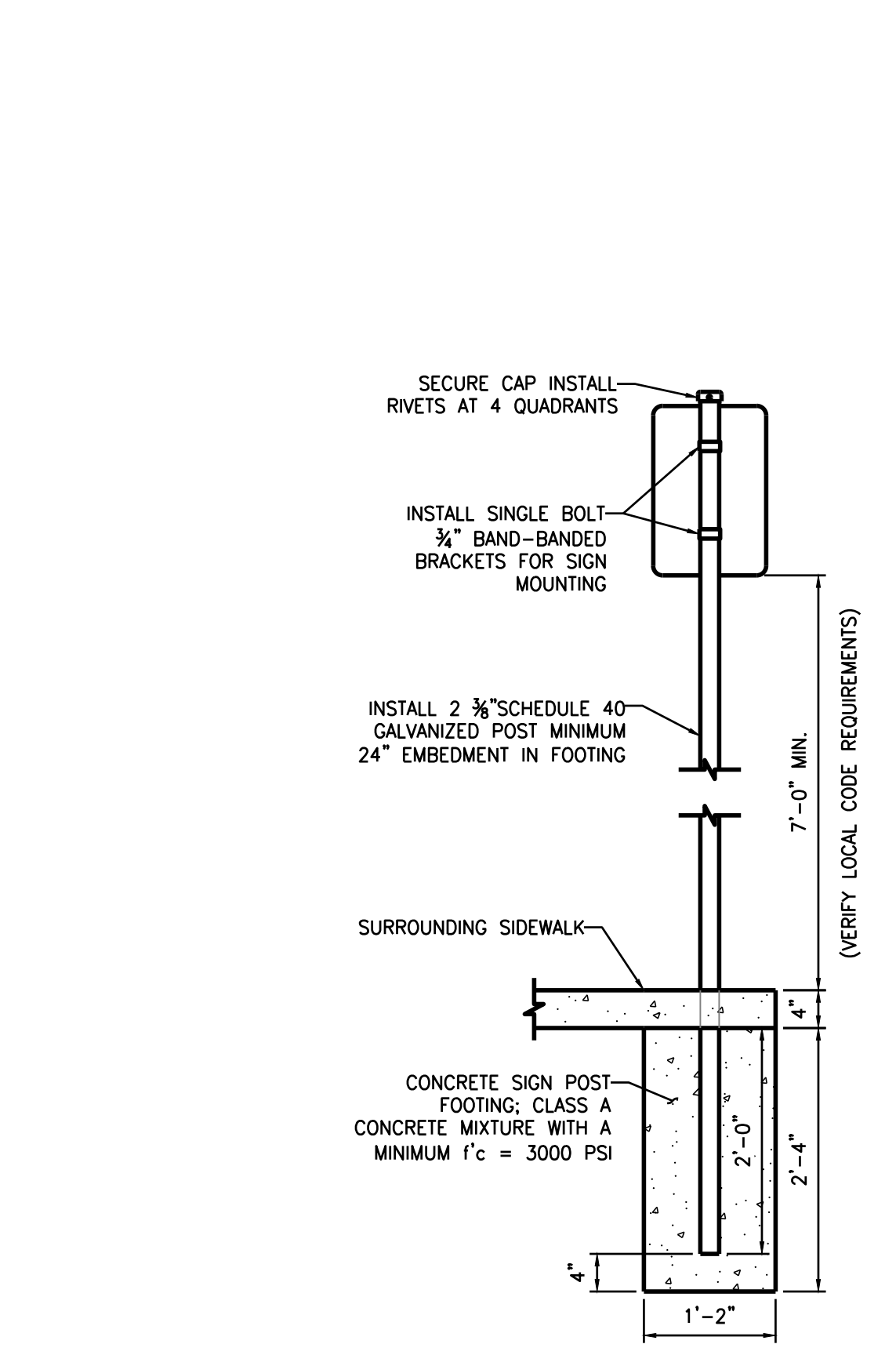


**1 ACCESSIBLE PARKING DETAILS**  
C5.0 NOT TO SCALE

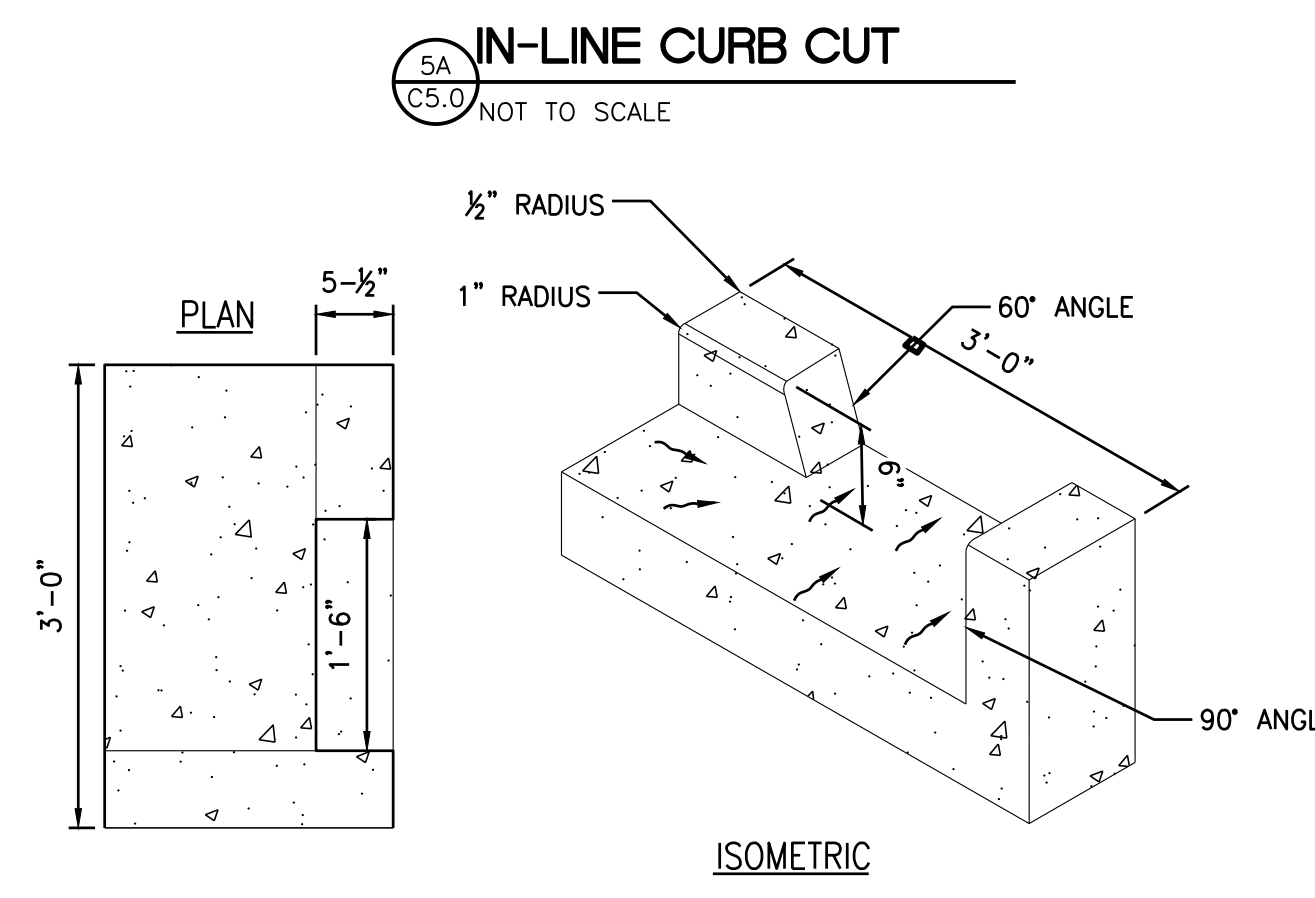
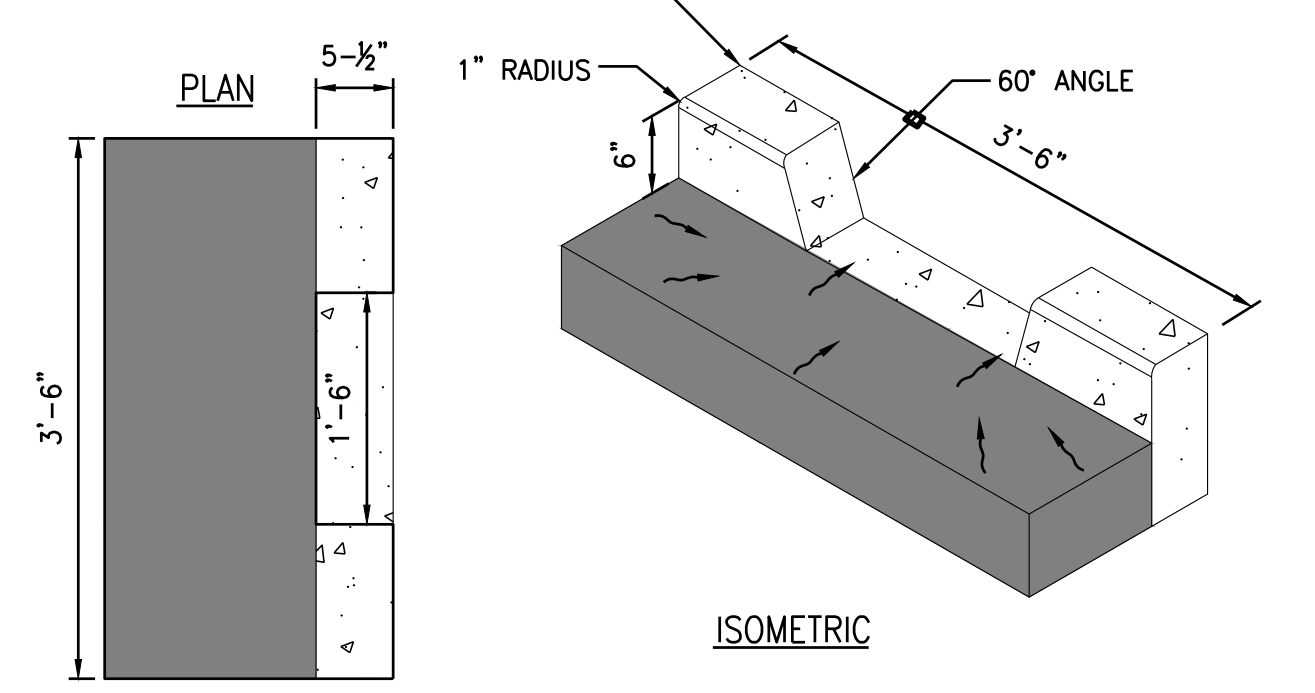
**2 ACCESSIBLE CURB RAMP DETAILS**  
C5.0 NOT TO SCALE



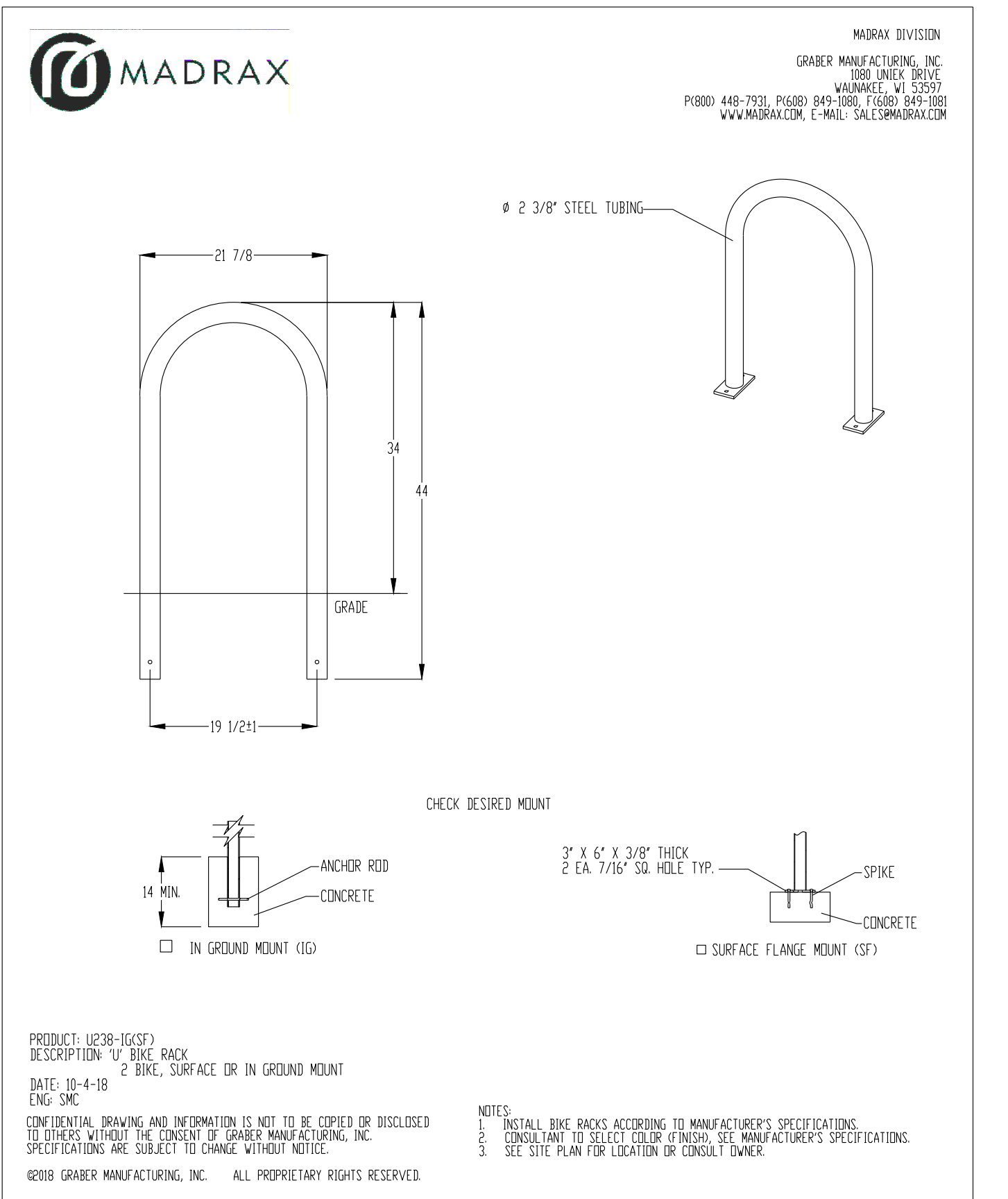
**3 INTERNATIONAL SYMBOL OF ACCESSIBILITY**  
C5.0 NOT TO SCALE



**4 SIGN POST**  
C5.0 NOT TO SCALE

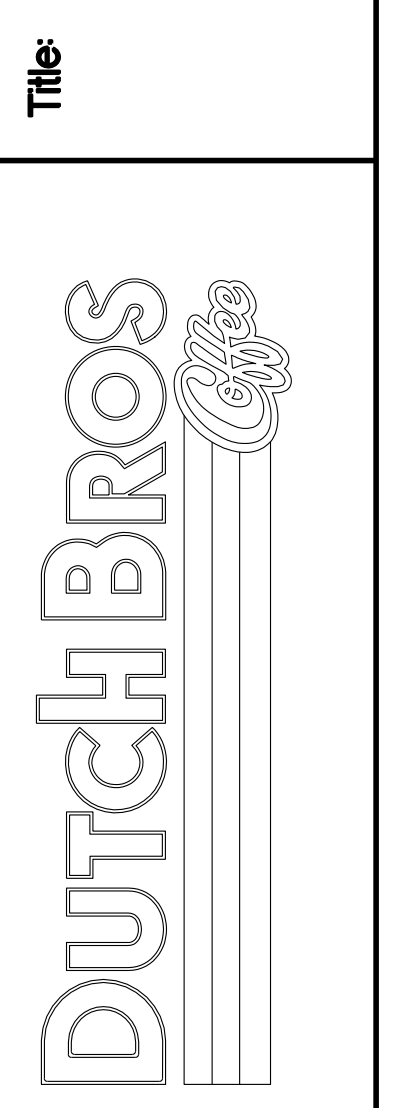


**5B CORNER CURB CUT**  
C5.0 NOT TO SCALE



**6 MADRAX BIKE RACK**  
C5.0 NOT TO SCALE

**CIVIL DETAILS**  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831

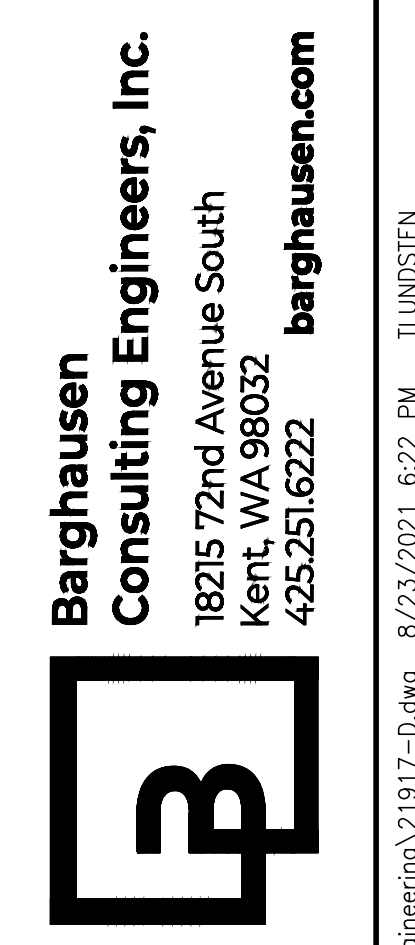


**For:**

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

Scale: Horizontal N/A, Vertical N/A

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

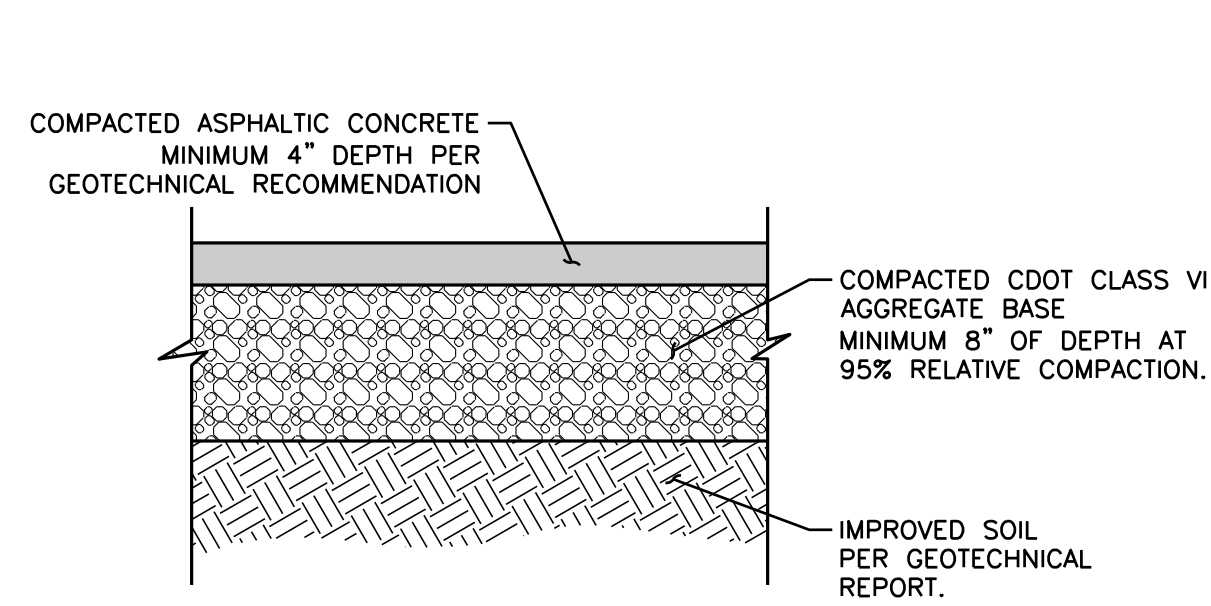


Job Number: 21917  
Sheet: C5.0  
2019 DB, LLC  
Fabricating USA, LLC



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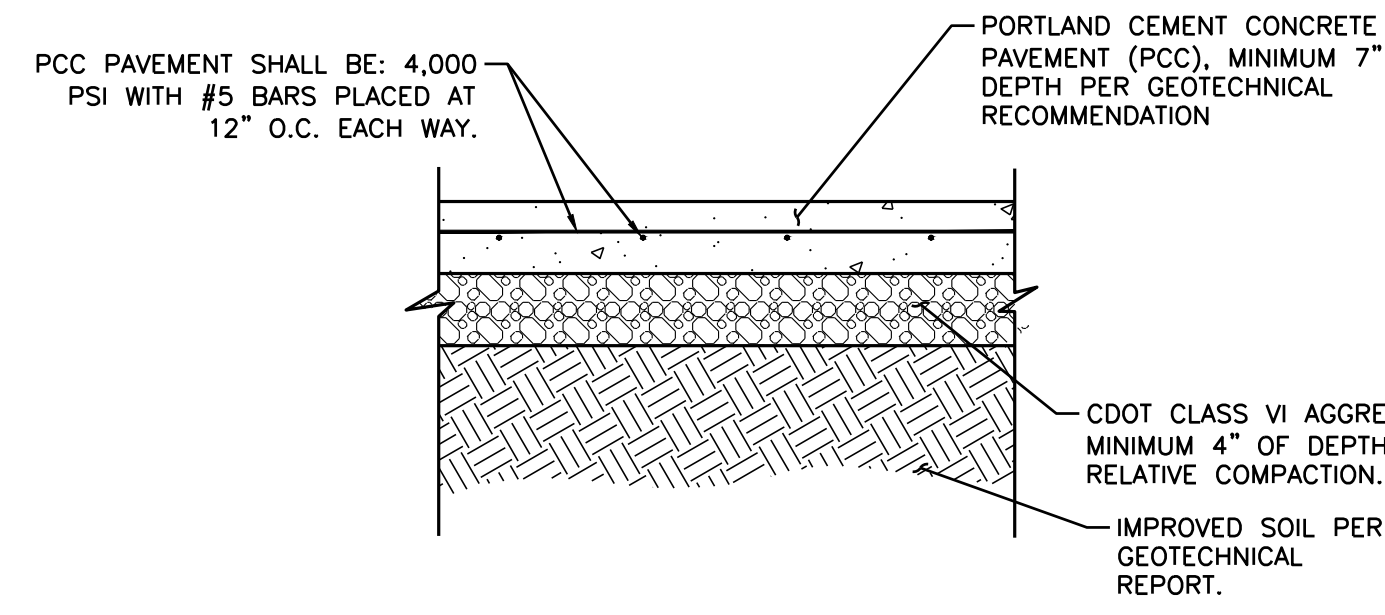
# DUTCH BROS. COFFEE - CO0707 - PEYTON, CO CIVIL DETAILS



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

1 ASPHALT PAVING SECTION

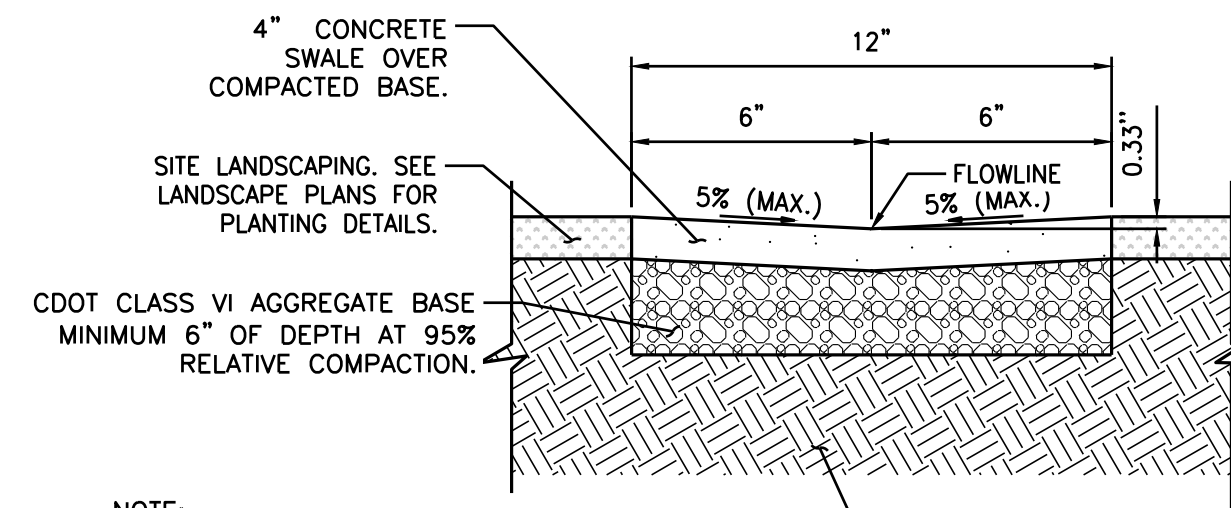
CS.1 NOT TO SCALE



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

2 PCC PAVING SECTION

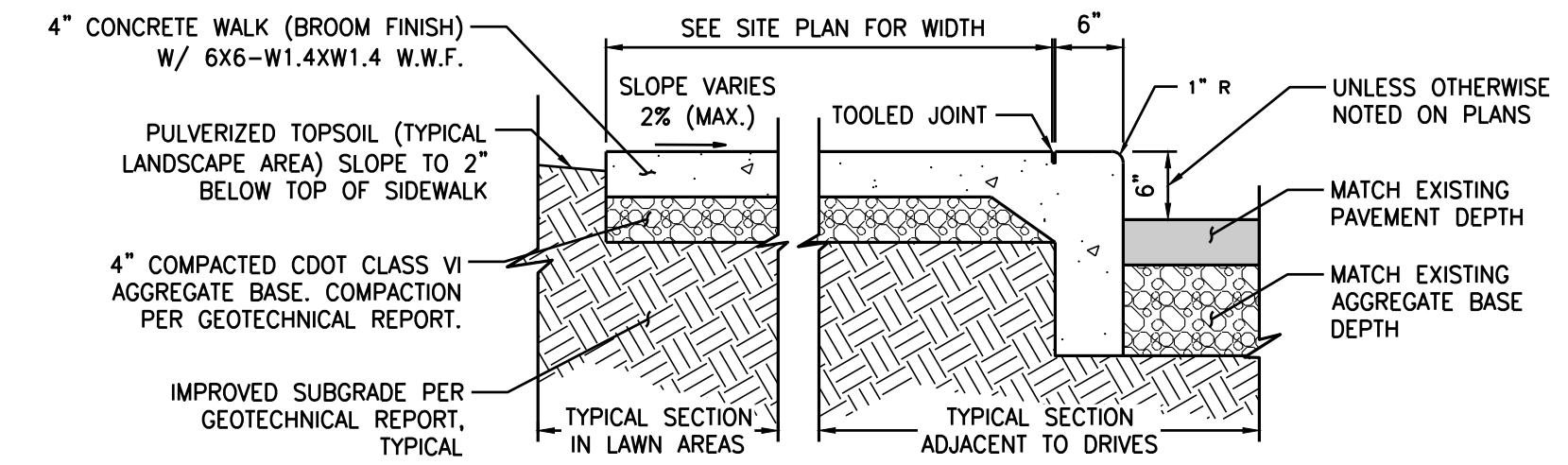
CS.1 NOT TO SCALE



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

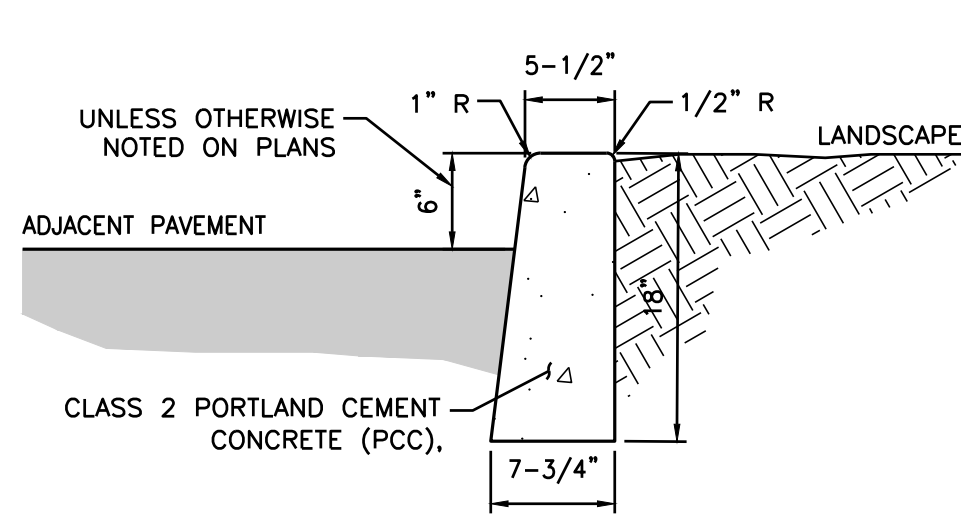
CS.1 NOT TO SCALE



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.

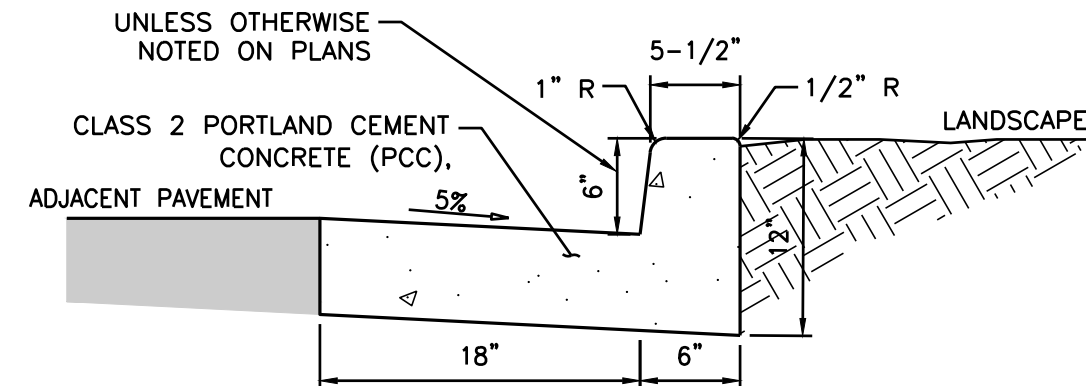
4 ON-SITE CONCRETE SIDEWALK

CS.1 NOT TO SCALE



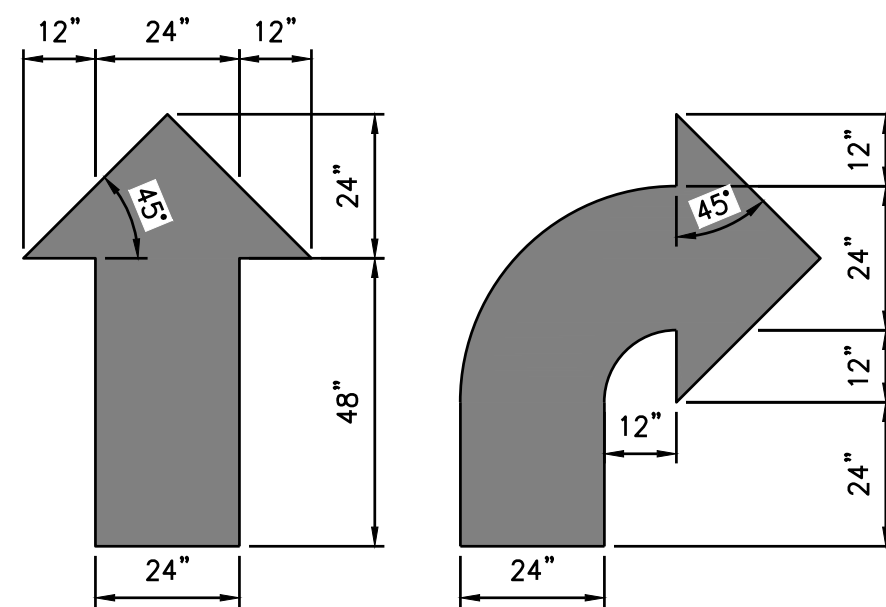
5 ON-SITE BARRIER CURB

CS.1 NOT TO SCALE



6 ON-SITE CURB AND GUTTER

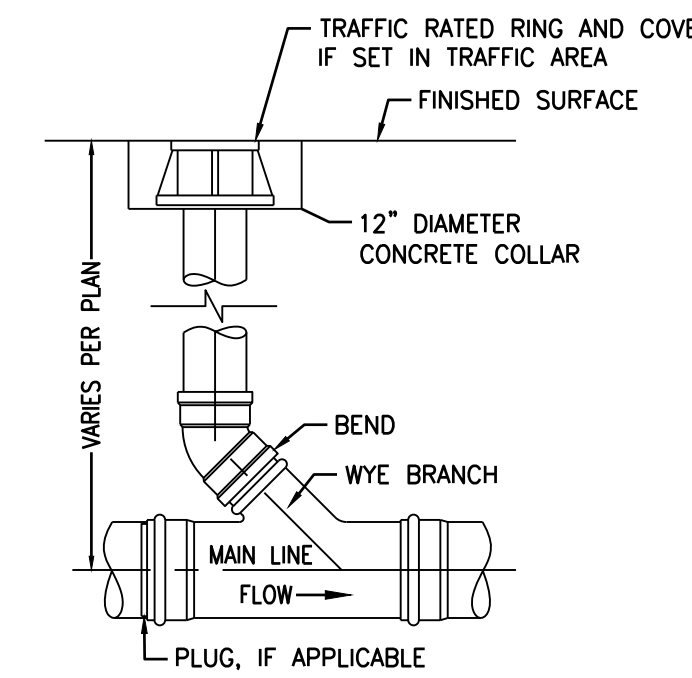
CS.1 NOT TO SCALE



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

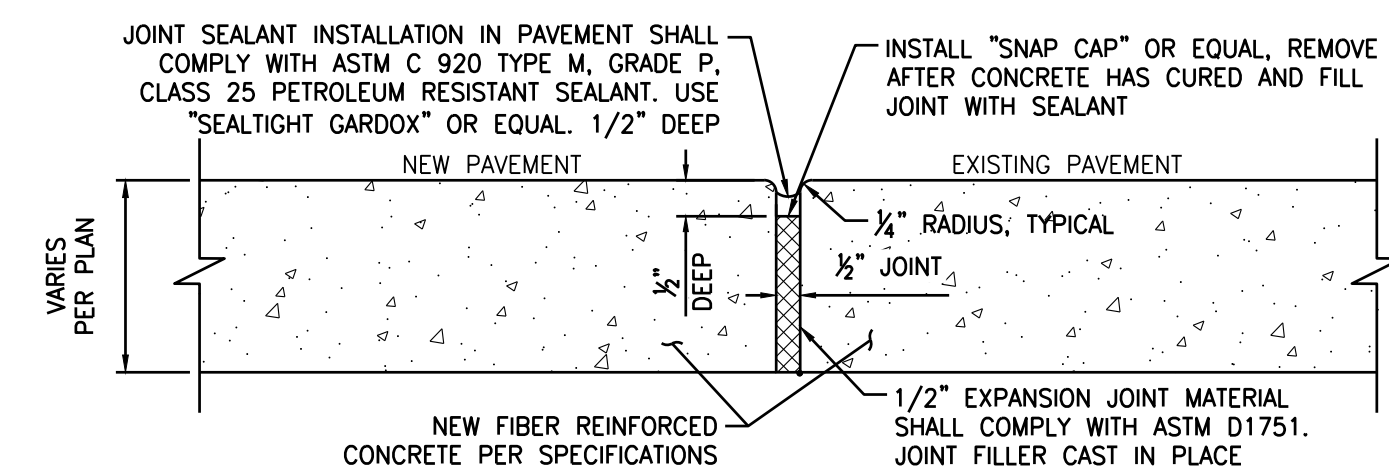


**CONSTRUCTION NOTES:**

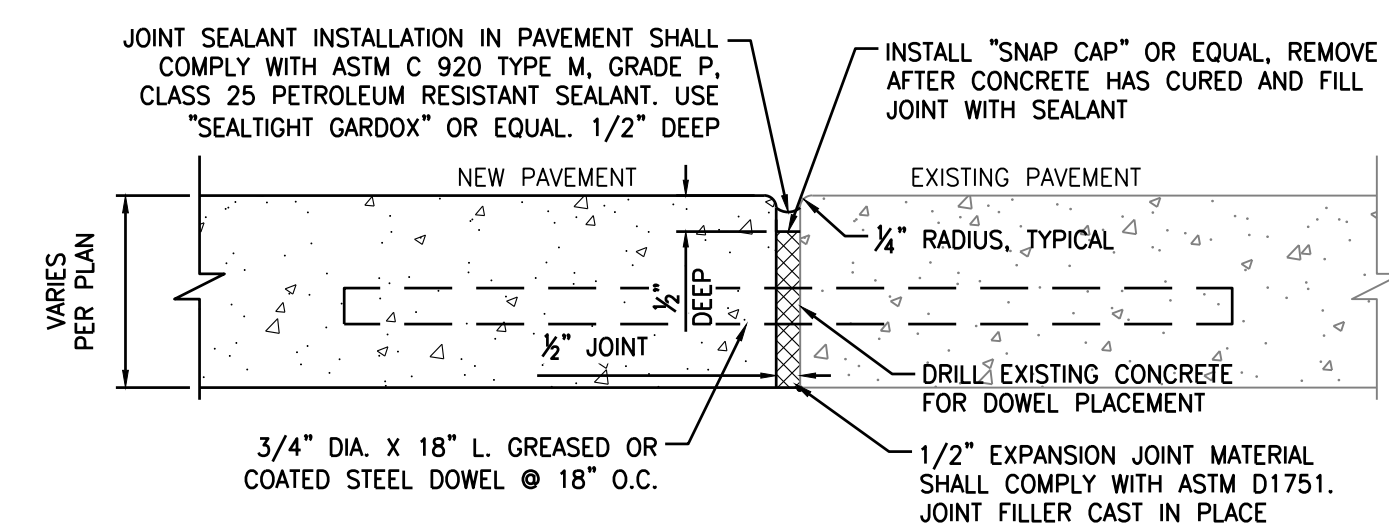
1. RING AND ACCESS COVER SHALL BE H20 TRAFFIC RATED AND DUCTILE OR CAST IRON CASTING.
2. RING AND COVER SHALL BE SET FLUSH WITH FINISHED SURFACE.
3. ALL PIPE/FITTING SHALL CONFORM TO SPECIFICATIONS ON UTILITY SHEET(S).

8 CLEANOUT

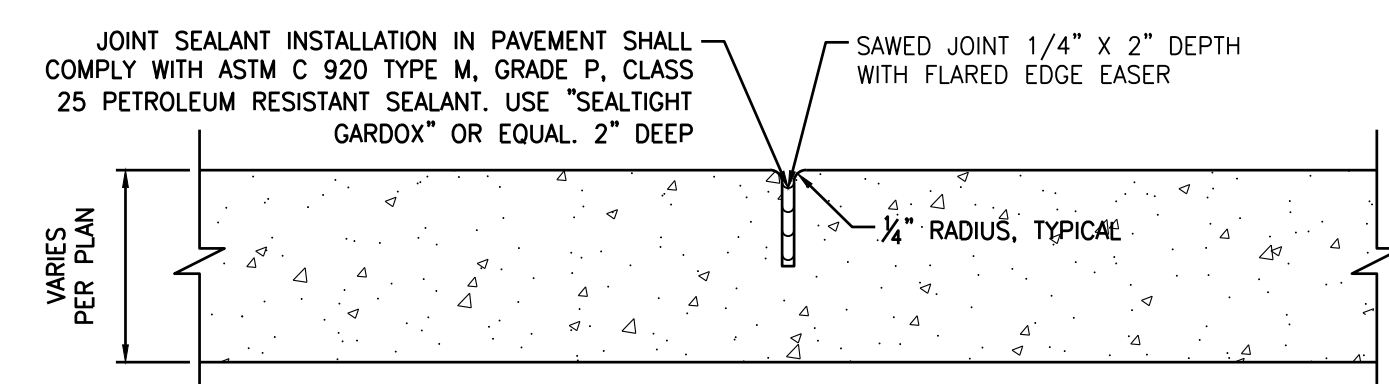
CS.1 NOT TO SCALE



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-DIT	TRAFFIC	3"	120 LBS.

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

■ 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  
 DI2424  
 11-28-20

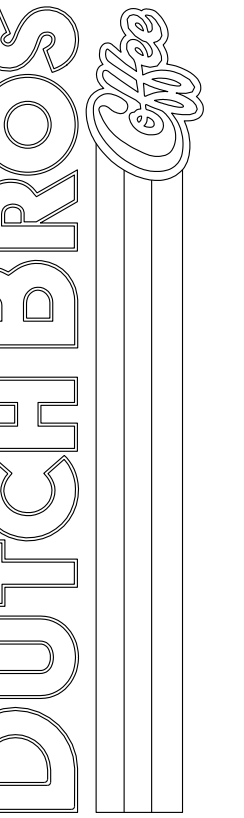
**JENSEN PRECAST**  
 8.01

10 PRECAST CATCH BASIN

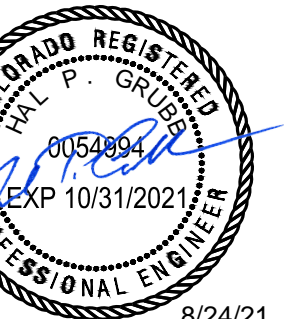
CS.1 NOT TO SCALE

CIVIL DETAILS  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831

Title:



For:

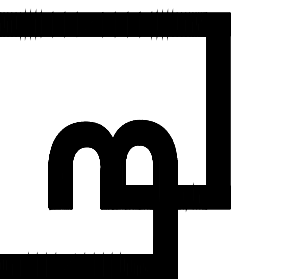


8/24/21

Scale:  
Horizontal N/A  
Vertical N/A

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

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
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425.251.6222 [barghausen.com](http://barghausen.com)



Job Number: 21917  
Sheet: C5.1  
2019 DB  
ref:chng.usa, llc



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# 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 MAN-HOLE 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 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 (8:1 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	
André Brackin	REVISION DATE: 7/9/09	FILE NAME: SD_3-1

2" STD LETTERING—FLUSH WITH TOP

3/4" DIA LIFTHOLE  
4" FROM EDGE

NO DUMPING

TYPE "C" LID—DESIGN 1" X 1" SCORED 1/32"± DEEP

SECTION A-A (APPROX 175 LBS)

SECTION B-B (APPROX 144 LBS)

2" MIN. STD. LETTERING STAMPED INTO CONCRETE

CONC. CURB PAN

STORM SEWER NO DUMPING

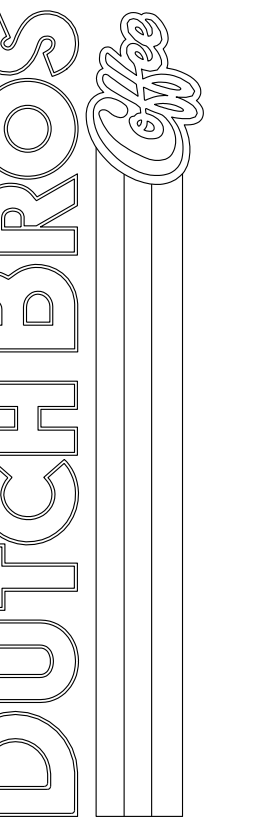
TYPE 'R' INLET  
ALTERNATIVE LABELING

SCALE: NOT TO SCALE

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

AGENCY DETAILS  
7520 FALCON MARKET PLACE  
PEYTON, CO 80831

Title:



For:

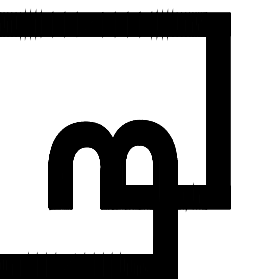


8/24/21

Scale:  
Horizontal N/A  
Vertical N/A

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

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Job Number  
**21917**  
Sheet  
**C6.0**  
2019 DB  
Ref: Miching USA, LLC

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