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

FALCON MARKETPLACE DEVELOPMENT

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

AGENCIES/CONTACTS:

- COUNTY: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT
KARI PARSONS, PROJECT MANAGER/PLANNER II
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
- FIRE: FALCON FIRE DEPARTMENT
TRENT HARWIG, FIRE CHIEF - 719.495.4050
7030 OLD MERIDIAN ROAD
FALCON, CO 80831
- WATER: WOODMEN HILLS METROPOLITAN DISTRICT
JERRY JACOBSON, DIRECTOR OF WATER - 719.495.2500
8046 EASTONVILLE ROAD
FALCON, CO 80831
- WASTEWATER: WOODMEN HILLS METROPOLITAN DISTRICT
GENE COZZOLINO, DIRECTOR OF WASTEWATER - 719.495.2500
8046 EASTONVILLE ROAD
FALCON, CO 80831
- ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
LES ULFERS - 719.495.2283
11140 E. WOODMEN ROAD
FALCON, CO 80831
- GAS: COLORADO SPRINGS UTILITIES
TODD STURTEVANT - 719.668.3556
1521 HANCOCK EXPRESSWAY
COLORADO SPRINGS, CO 80947
- TELEPHONE: CENTURY LINK
SALLY KLEIN - 719.636.4329
CENTURY LINK LOCATORS - 719.597.8418
AT&T LOCATORS - 719.835.3674
- CABLE: COMCAST
DALE STEWART - 719.442.4733
213 N. UNION BLVD.
COLORADO SPRINGS, CO 80909
- PETROLEUM: NUSTAR
CHAD RENSLow - 719.391.0942
7810 DRENNAN ROAD
COLORADO SPRINGS, CO 80925
- OTHER: WOODMEN ROAD METROPOLITAN DISTRICT
TERRY SCHOOLER - 719.447.1777
20 BOULDER CRESCENT, SUITE 200
COLORADO SPRINGS, CO 80903



VICINITY MAP
NOT TO SCALE

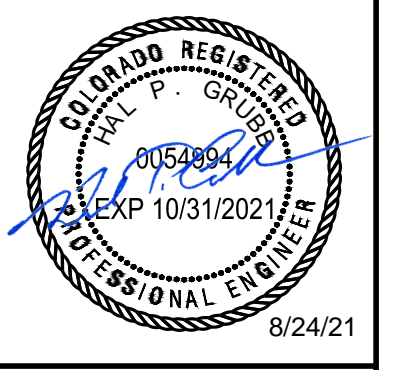
PROJECT DATA:

LOCATION:	DEVELOPMENT LOCATED AT THE INTERSECTION OF E. WOODMEN ROAD AND MERIDIAN ROAD. ACCESS PROVIDED VIA PRIVATE ROAD (FALCON MARKET PLACE) OFF OF E. WOODSMEN ROAD.
JURISDICTION:	EL PASO COUNTY, 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.

COVER SHEET
7520 FALCON MARKET PLACE
PEYTON, CO 80831

Title:

For:



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

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 CDMR 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:

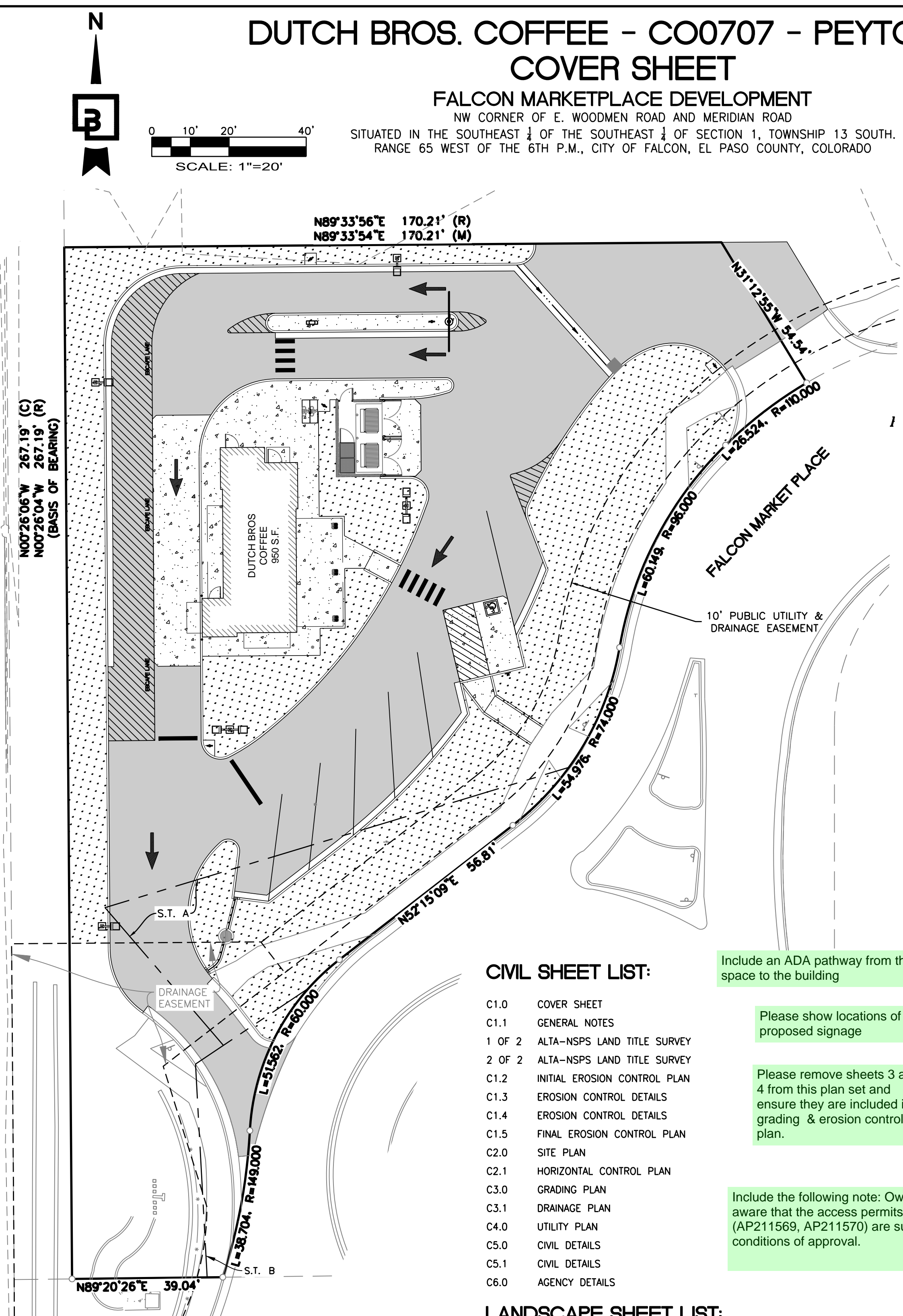
- THE FOLLOWING GEOTECHNICAL REPORTS FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

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.



CIVIL SHEET LIST:

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

LANDSCAPE SHEET LIST:

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

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.

Include an ADA pathway from the ADA space to the building

Please show locations of all proposed signage

Please remove sheets 3 and 4 from this plan set and ensure they are included in grading & erosion control plan.

Include the following note: Owner is aware that the access permits (AP211569, AP211570) are subject to conditions of approval.

Please remove signature blocks in site development plan.

OWNER

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

BUILDING ARCHITECT

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

DEVELOPER

DUTCH BROS COFFEE
110 SW 4TH STREET
GRANTS PASS, OR 97266
TEL: (916) 765-7270
CONTACT: RUSS ORSI

ENGINEER

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

GEOTECHNICAL

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

LANDSCAPE ARCHITECT

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

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.

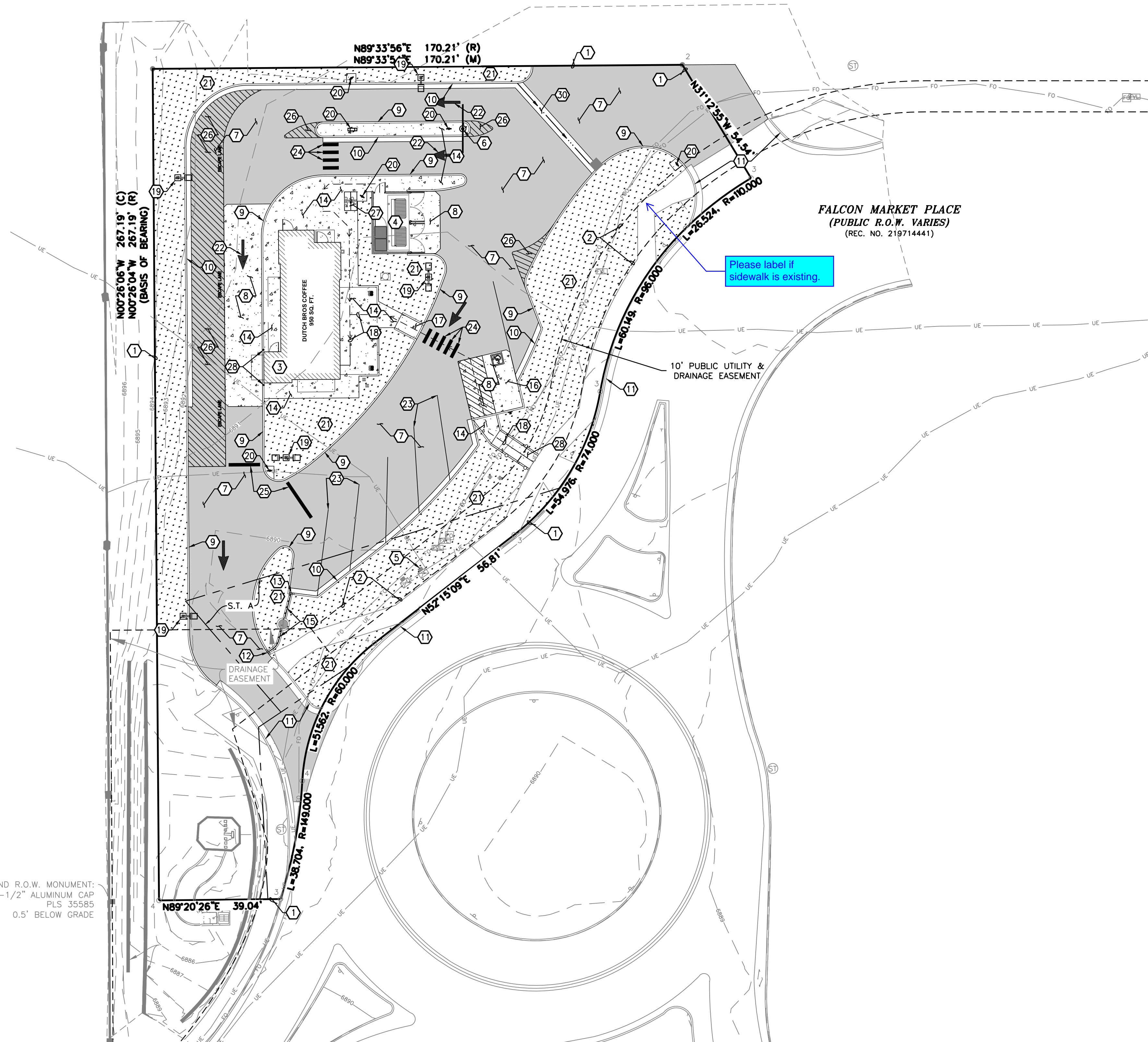
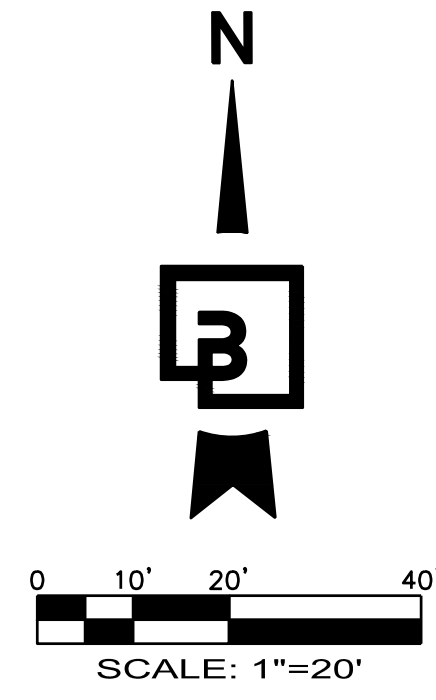
LEGEND:

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	



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



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

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:

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.

ACCESSIBLE PATH OF TRAVEL NOTE:

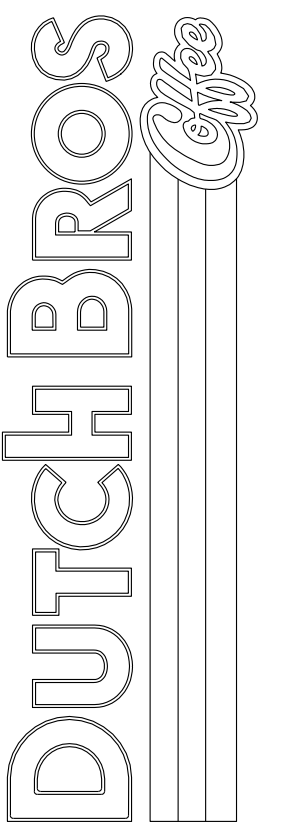
WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE. BE A MINIMUM OF 48" IN WIDTH, HAVE A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.0%, AND SHALL HAVE RAMPS COMPLYING WITH ALL LOCAL AND STATE ACCESSIBILITY STANDARDS WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING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

LEGEND

--- ACCESSIBLE PATH

SITE PLAN
7520 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



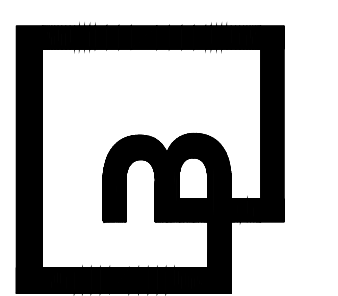
For:



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

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

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



Job Number
21917

Sheet
C20

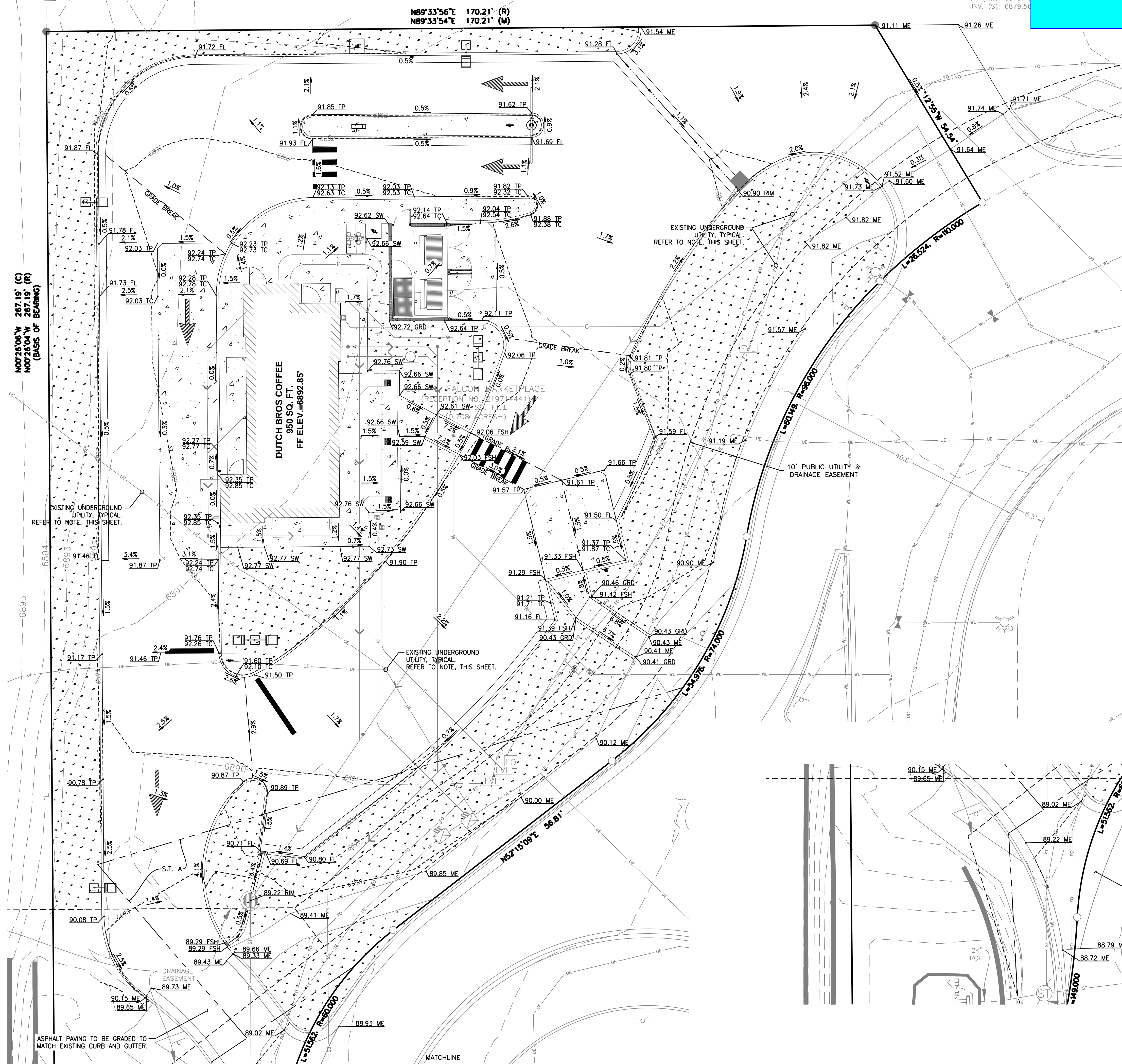
2019 DB
Franchising USA, LLC



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

Please move all engineering sheets to the construction drawings and remove from site development plan. They will not be approved under the site development plan.



GRADING GENERAL NOTES:

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

STANDARD ELEVATION: 6880.25
TRUNCATED ELEVATION: 80.25

- FF - FINISHED FLOOR
- FL - FLOWLINE
- FSH - 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:

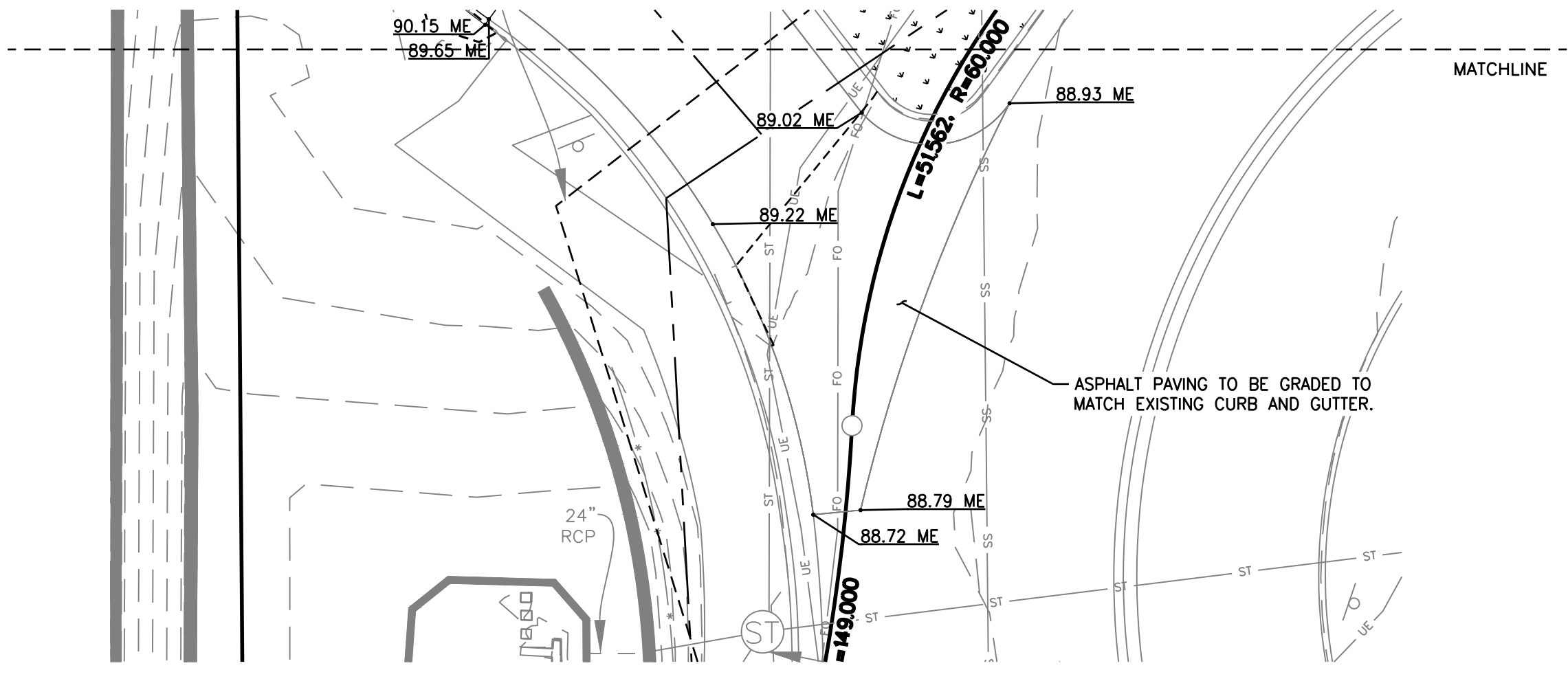
PER THE GEOTECHNICAL INVESTIGATION, PERFORMED BY KUMAR AND ASSOCIATES ON AUGUST 5, 2021, A SIGNIFICANT AMOUNT OF OVER-EXCAVATION WILL BE REQUIRED FOR THE SITE.

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.

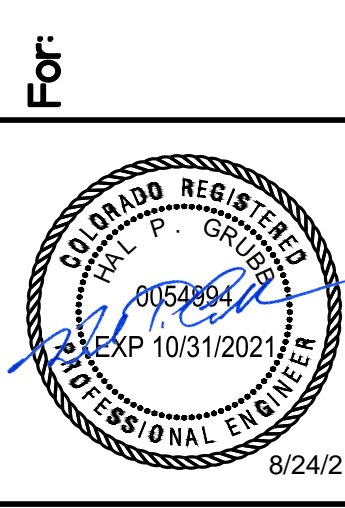
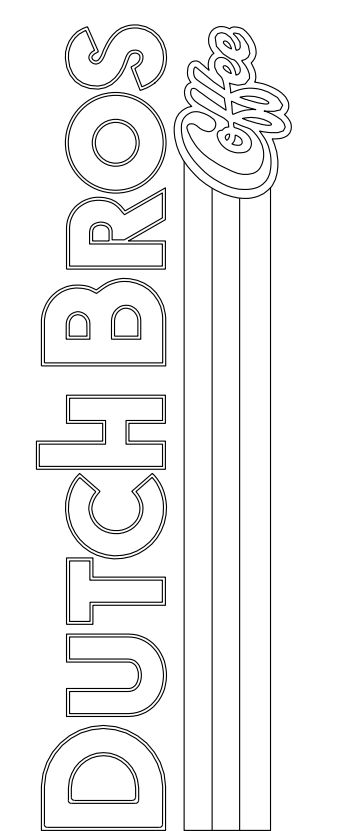
IN ADDITION, FOR ALL OTHER LOCATIONS OF HARDSCAPE INSTALLATION, THE TOP TWELVE (12) INCHES OF THE EXISTING SOIL IS TO BE IMPROVED USING EITHER IN-PLACE SCARIFICATION OR MOISTURE CONDITIONING.

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.

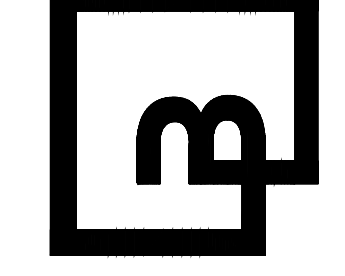


Title:
GRADING PLAN
7520 FALCON MARKET PLACE
PEYTON, CO 80831



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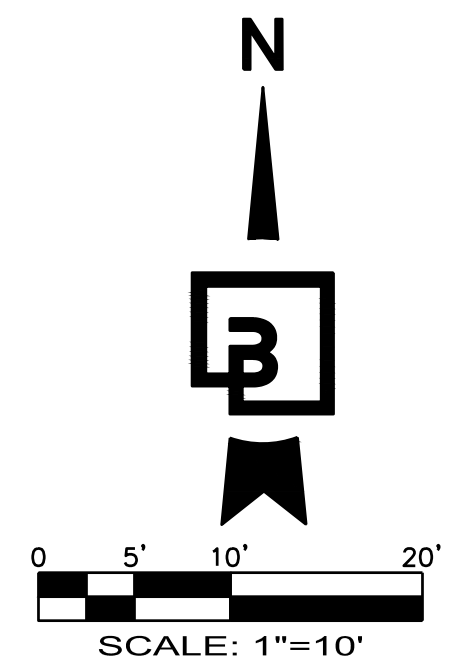
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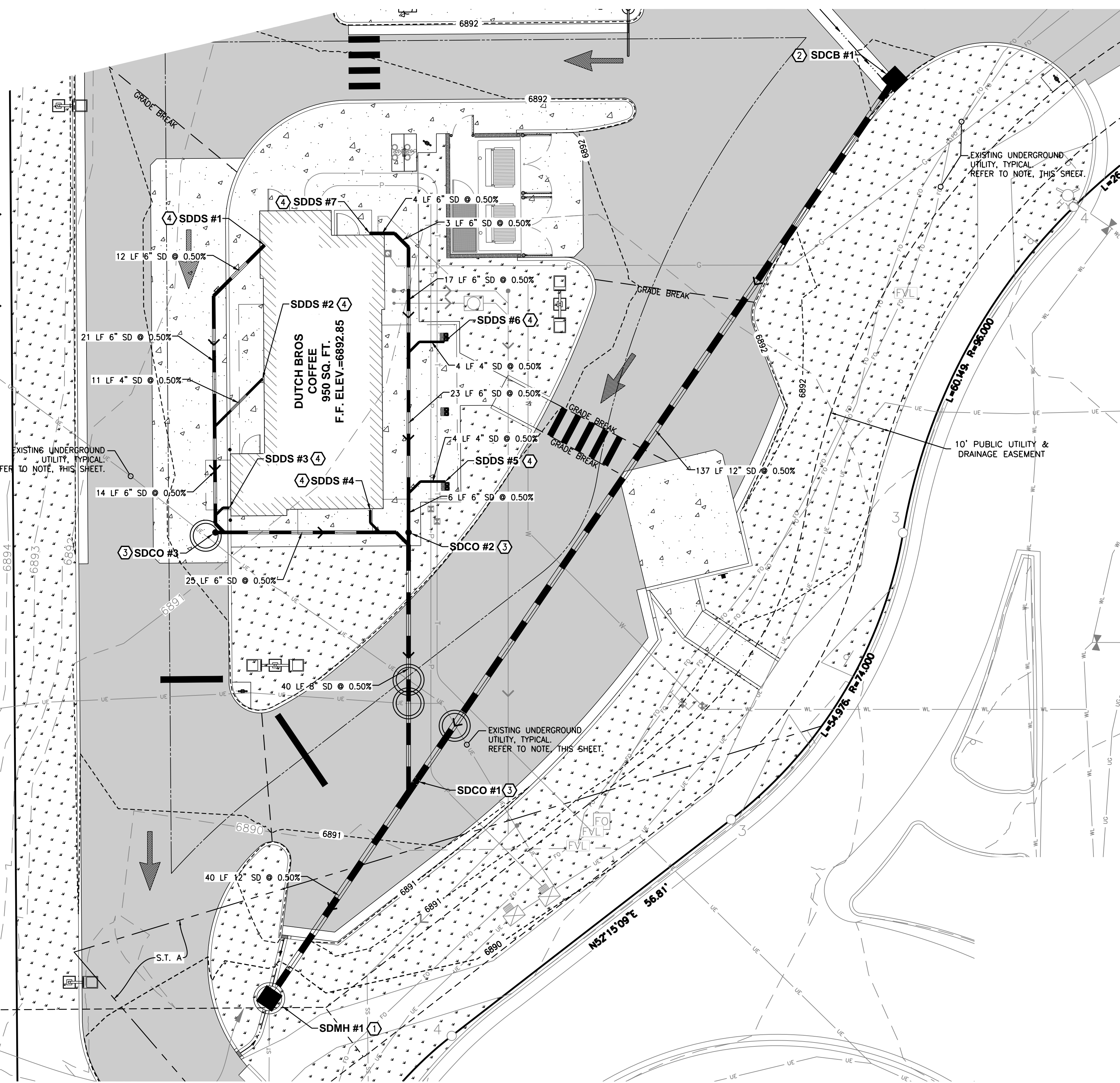


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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO DRAINAGE PLAN



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



STORM DRAIN GENERAL NOTES:

1. ALL STRUCTURE ELEVATIONS SHOWN ARE TO CENTER OF STRUCTURE AT FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
2. ALL STORM DRAINAGE STRUCTURES EXPOSED TO TRAFFIC SHALL BE TRAFFIC RATED INCLUDING STRUCTURE, LID, GRATE, ETC.
3. ALL STORM DRAIN PIPING DENOTED AS 'PVC' SHALL CONFORM TO ASTM D3034, SDR 35.
4. ALL STORM DRAIN PIPING DENOTED AS 'DIP' SHALL BE CLASS 52 MEETING ANSI/AWWA C151/A21.51.
5. ALL STORM PIPING INSTALL WITH LESS THAN 2 FEET OF COVER SHALL BE BACKFILLED WITH A CONTROLLED DENSITY FILL (SLURRY).
6. ALL STORM DRAINAGE STRUCTURES WITH LIDS EXPOSED TO PEDESTRIAN TRAFFIC SHALL BE HEEL PROOF AND SLIP RESISTANT IN ACCORDANCE WITH ACCESSIBILITY REQUIREMENTS.
7. PROVIDE ALL INCIDENTAL FITTINGS, BENDS, WYES, TEES, COUPLINGS, GASKETS, ETC. REQUIRED TO CONSTRUCT THE INFRASTRUCTURE DEPICTED.
8. ALL TRENCHING SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE 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.

Please update FAE to include storm sewer sections.

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

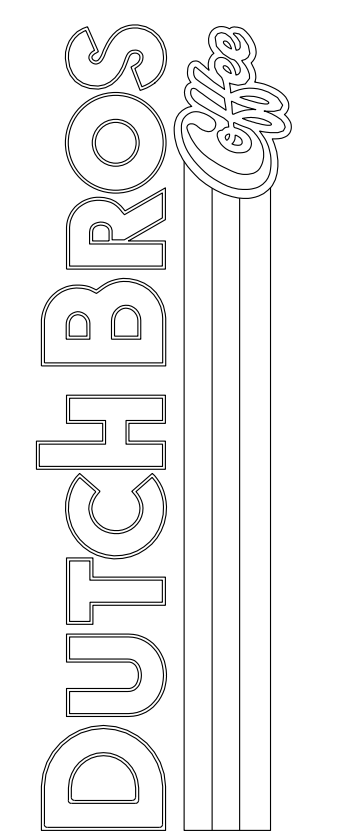
UTILITY POTHOLES NOTE:

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:

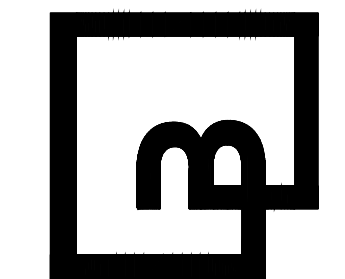
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DRAINAGE PLAN
7520 FALCON MARKET PLACE
PEYTON, CO 80831



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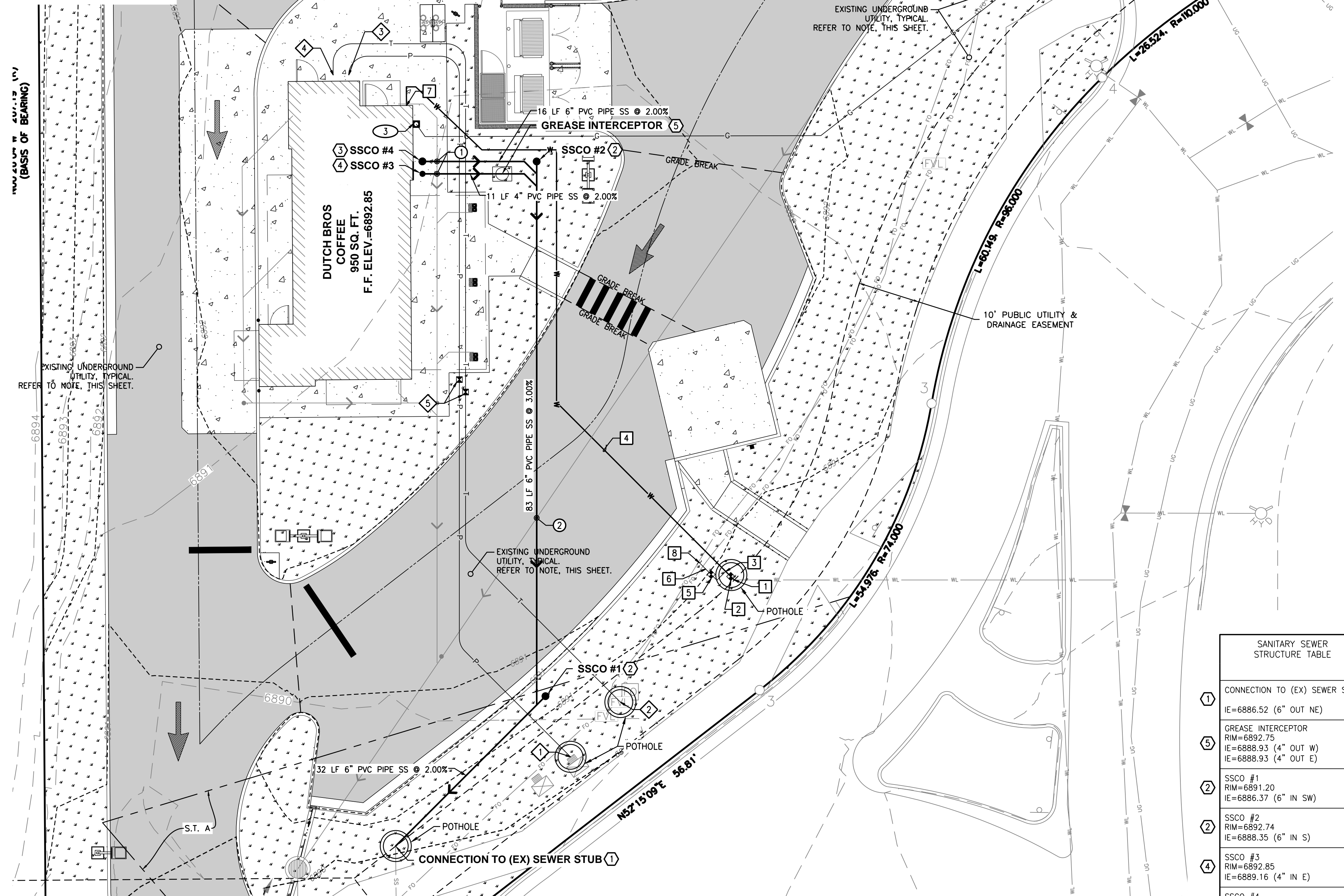
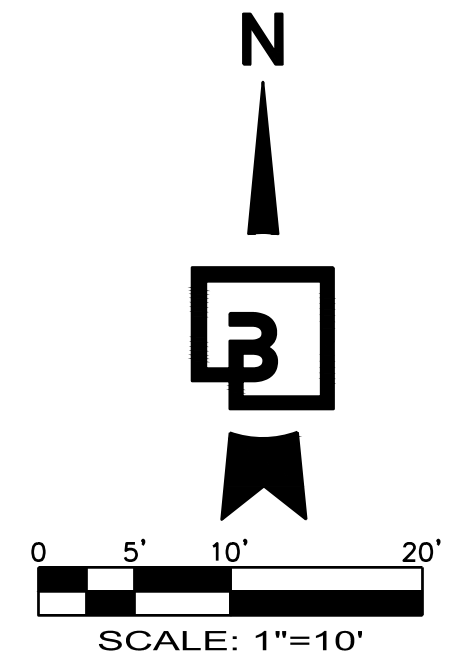


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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO UTILITY PLAN



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

SANITARY SEWER STRUCTURE TABLE	
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)

UTILITY CROSSING TABLE				
①	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:
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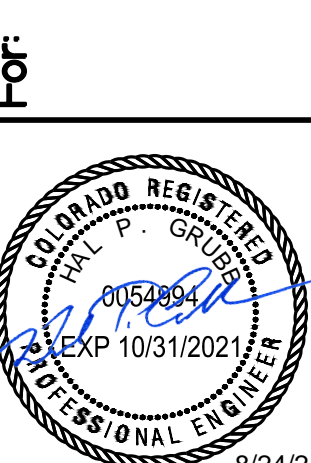
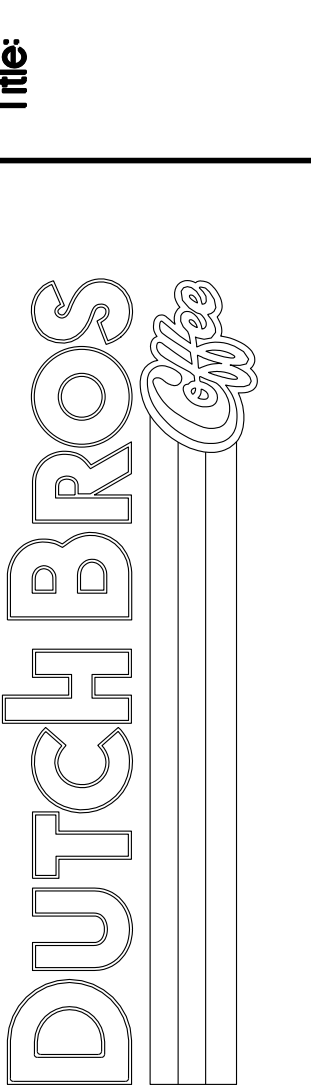
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UTILITY POTHOLES NOTE:
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UTILITY PLAN
7520 FALCON MARKET PLACE
PEYTON, CO 80831



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

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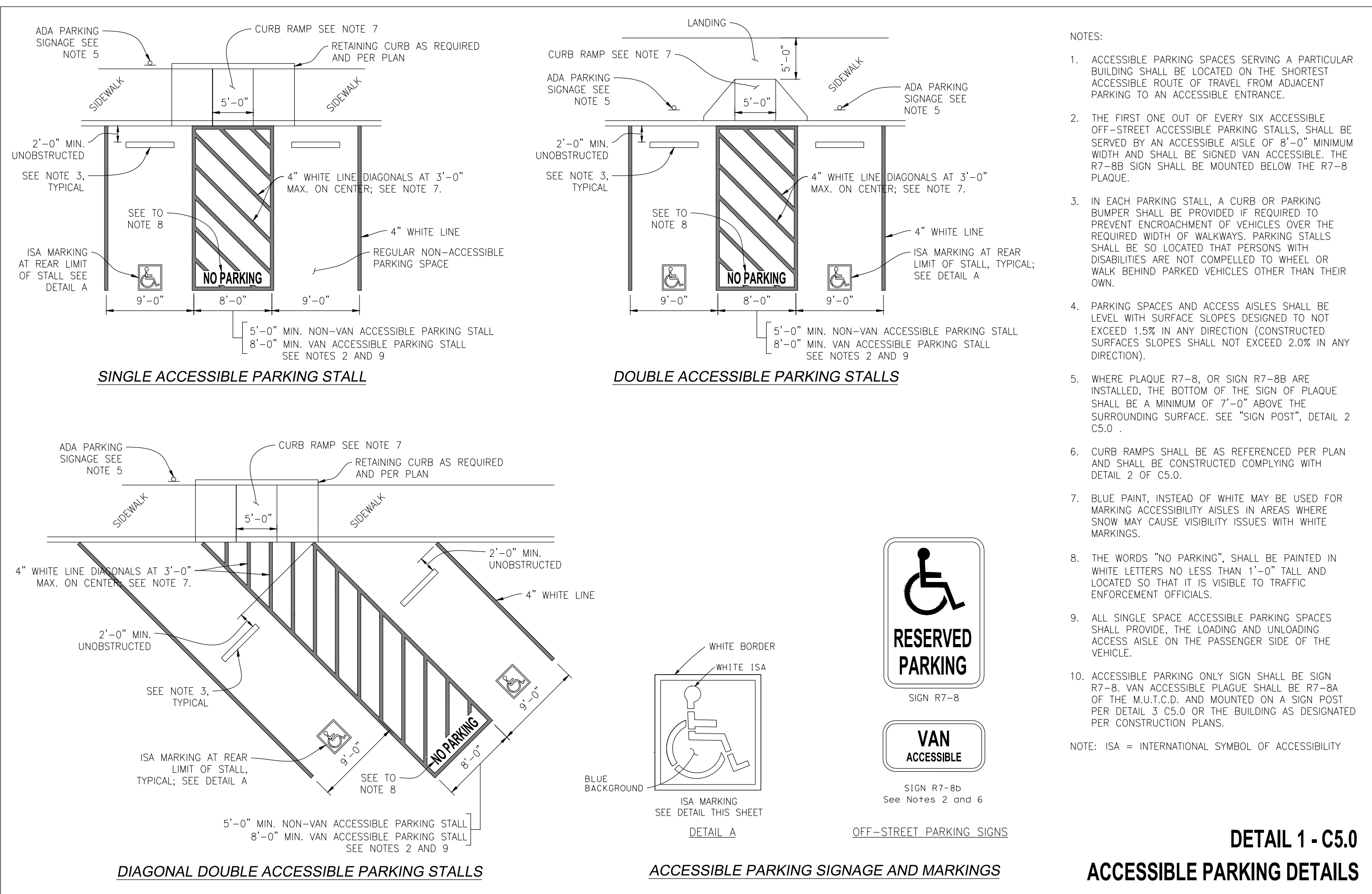
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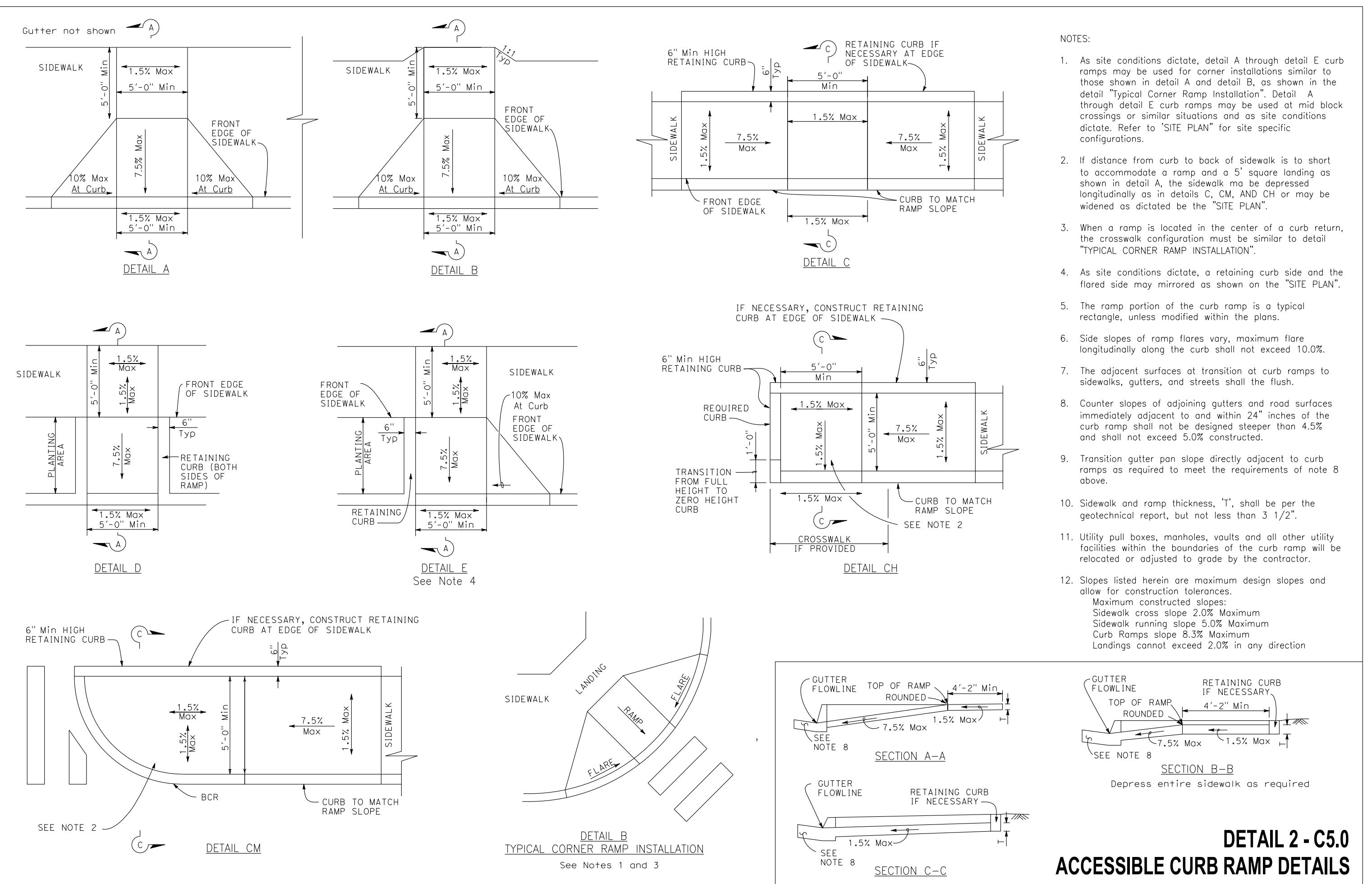
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- NOTES:
- ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.
 - THE FIRST ONE OUT OF EVERY SIX ACCESSIBLE OFF-STREET ACCESSIBLE PARKING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



**DETAIL 1 - C5.0
ACCESSIBLE PARKING DETAILS**

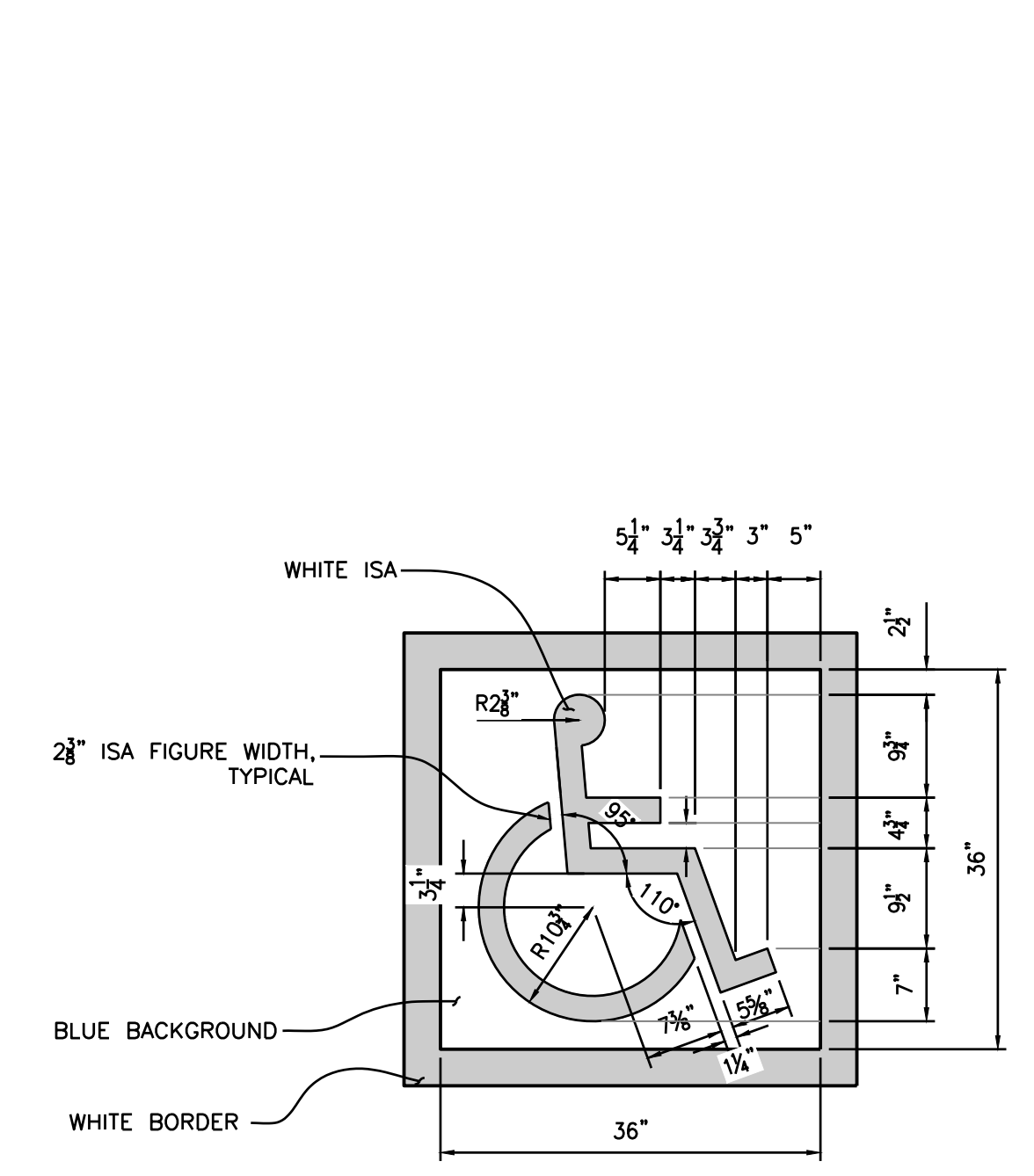


- NOTES:
- As site conditions dictate, detail A through detail E curb ramps may be used for corner installations similar to those shown in detail A and detail B, as shown in the detail "Typical Corner Ramp Installation". Detail A through detail E curb ramps may be used at mid block crossings or similar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

**DETAIL 2 - C5.0
ACCESSIBLE CURB RAMP DETAILS**

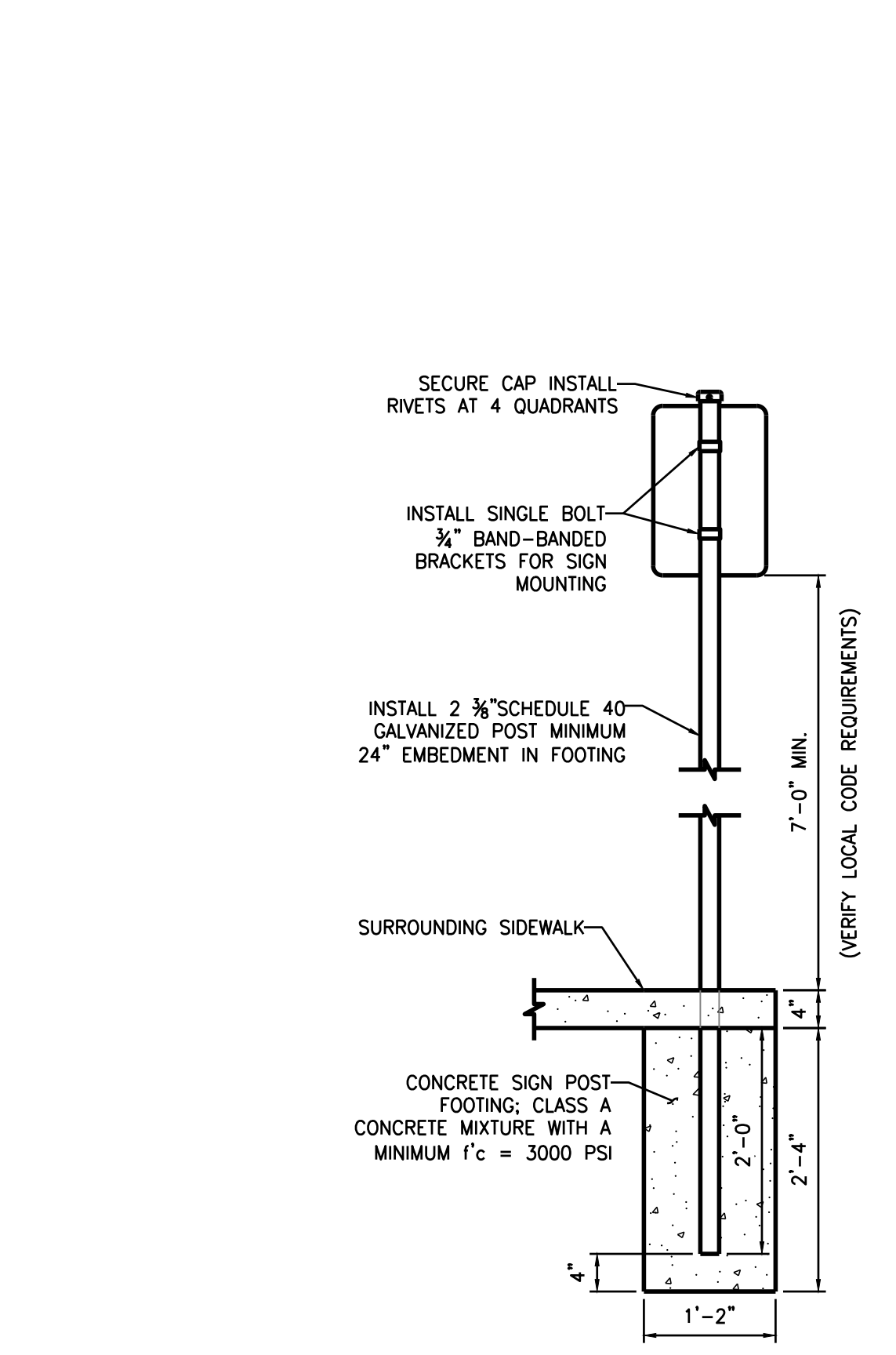
**1
C5.0
ACCESSIBLE PARKING DETAILS
NOT TO SCALE**

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

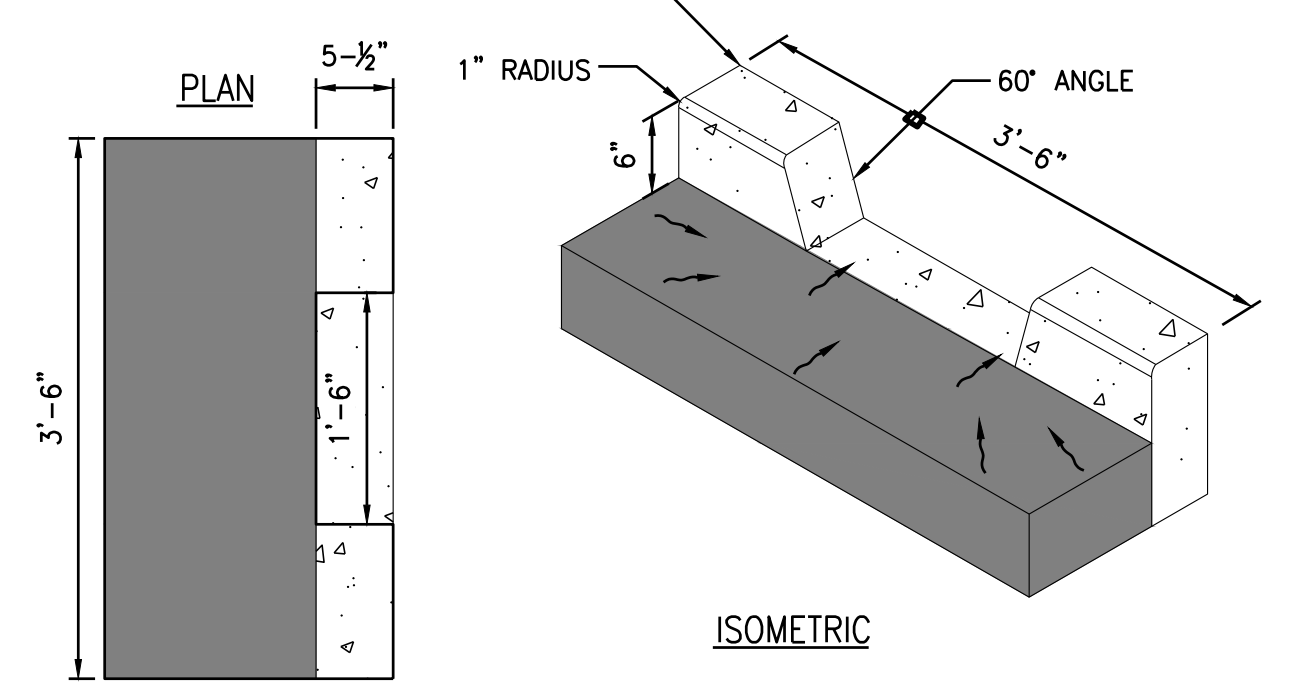


- PAVEMENT INTERNATIONAL SYMBOL OF ACCESSIBILITY NOTES:**
- SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL.
 - BOTTOM OF SYMBOL TO BE LOCATED FLUSH WITH ACCESS DRIVE, CENTERED ON PARKING SPACE.
 - SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND.

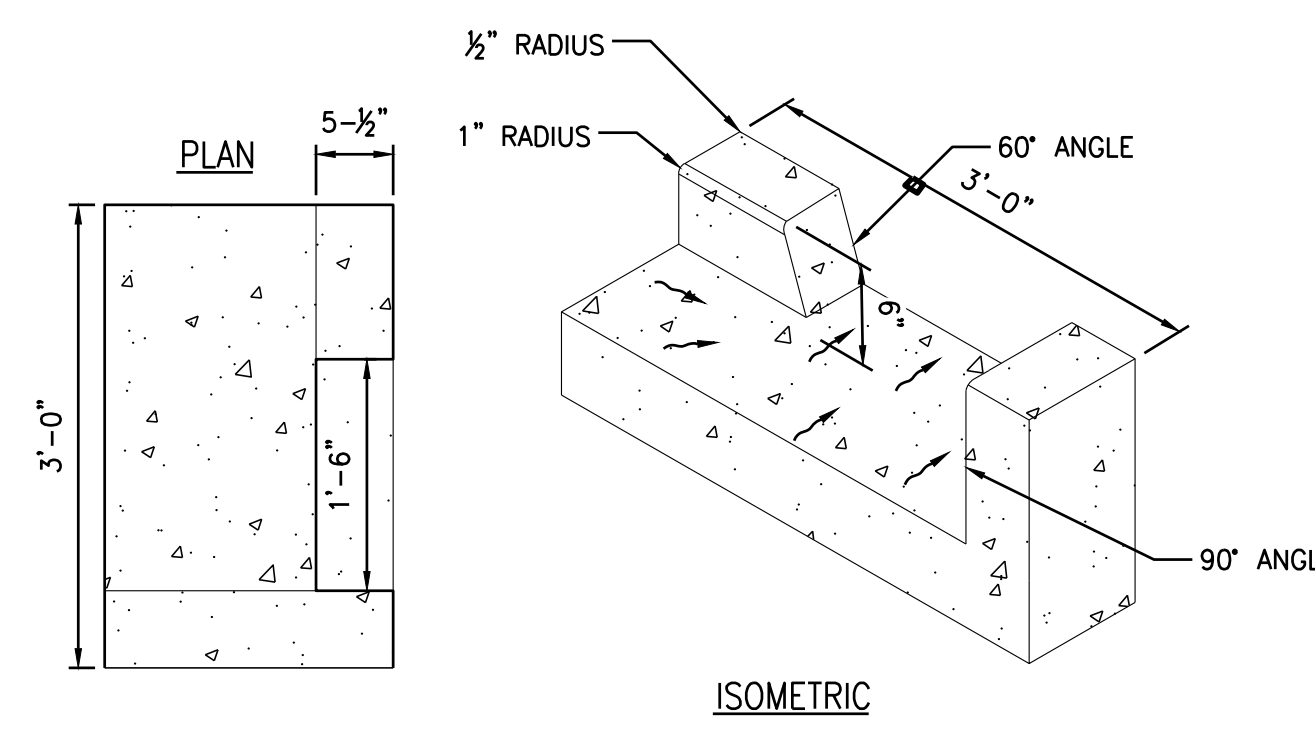
**3
C5.0
INTERNATIONAL SYMBOL OF ACCESSIBILITY
NOT TO SCALE**



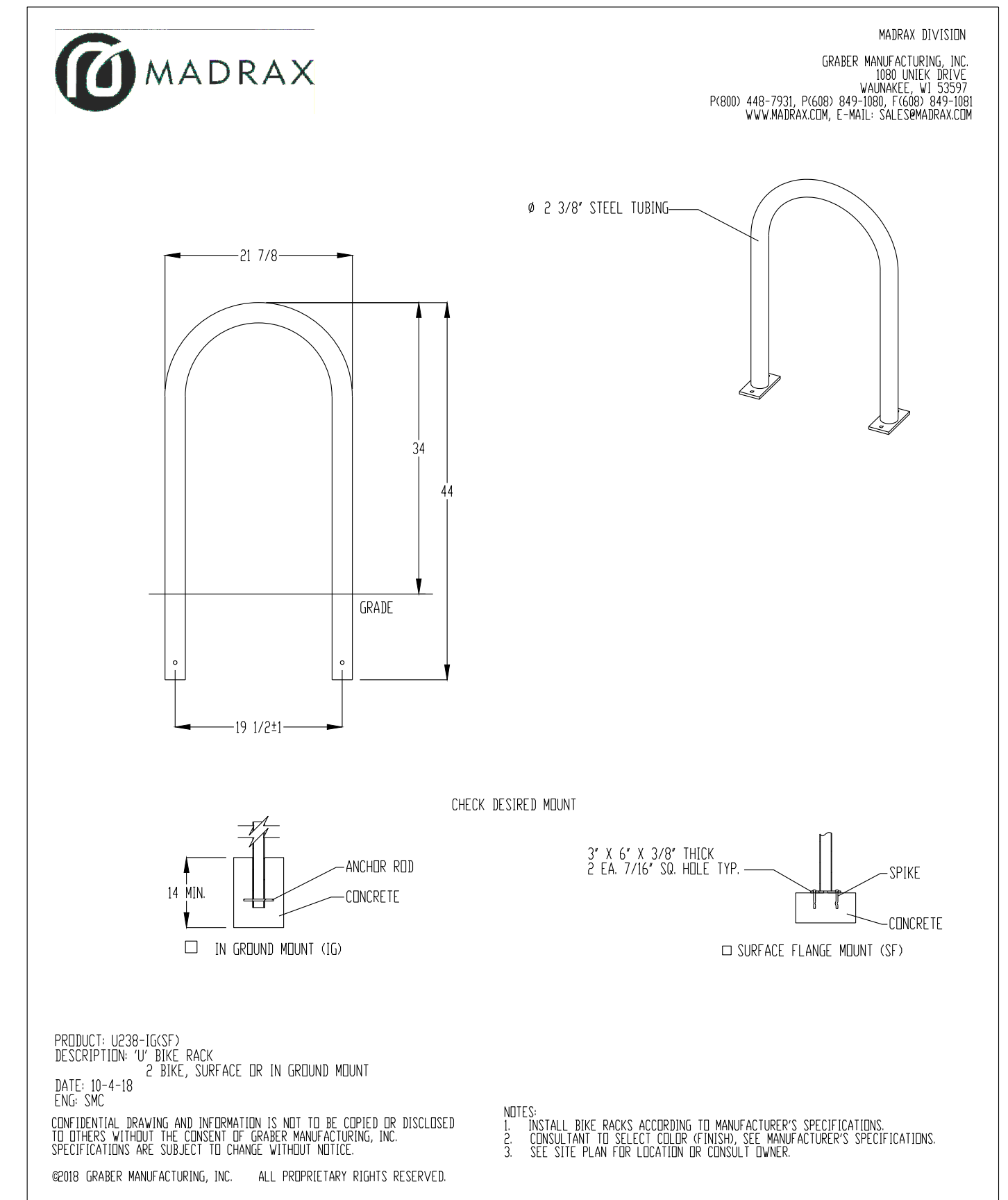
**4
C5.0
SIGN POST
NOT TO SCALE**



**5A
C5.0
IN-LINE CURB CUT
NOT TO SCALE**

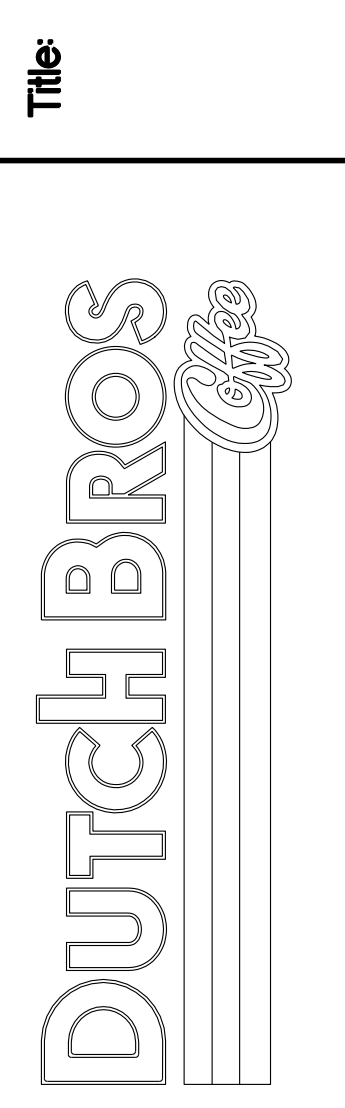


**5B
C5.0
CORNER CURB CUT
NOT TO SCALE**



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

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



For:

Scale:
Horizontal N/A
Vertical N/A

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

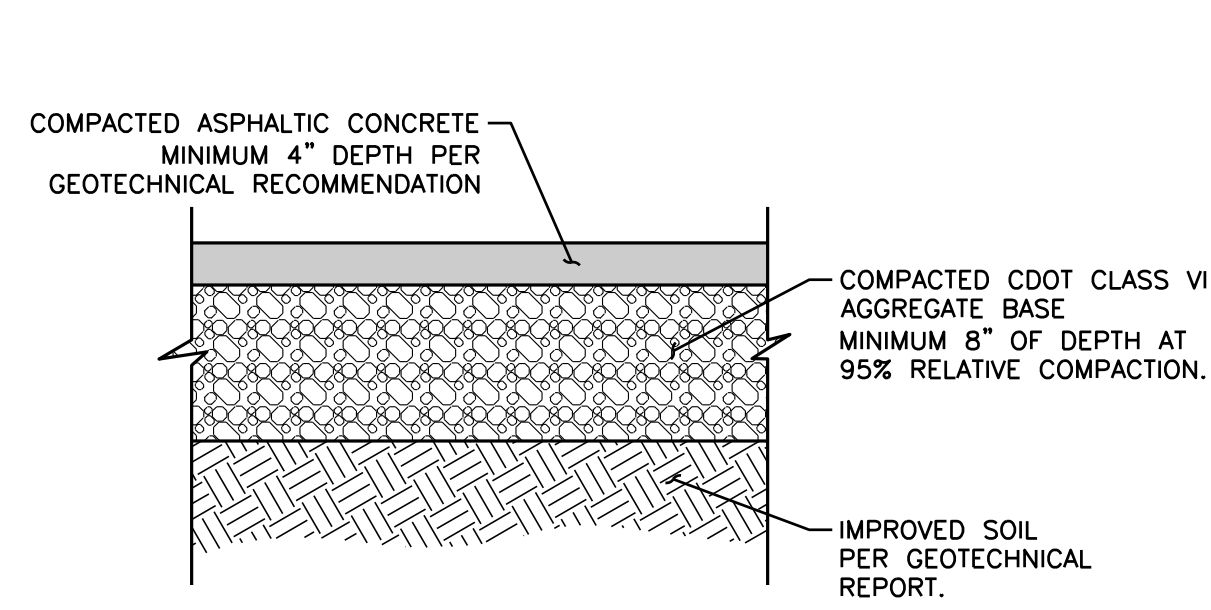
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number: **21917**
Sheet: **C5.0**
2019 DB, LLC
ref: 08/24/21



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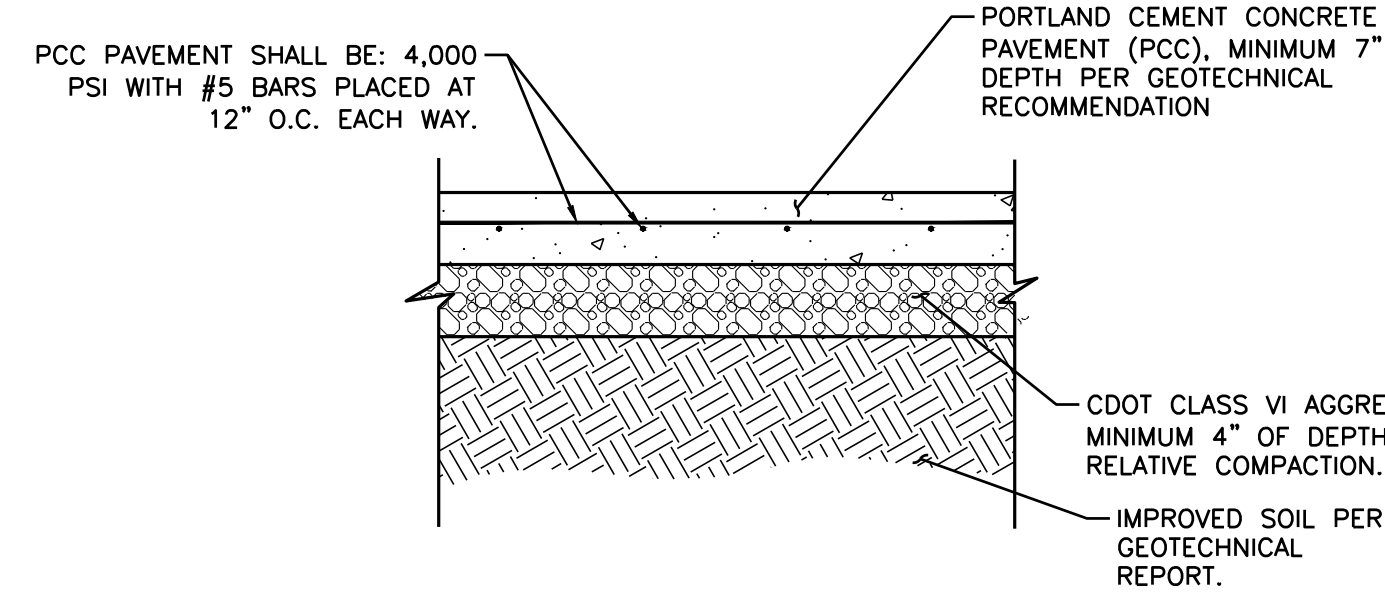
DUTCH BROS. COFFEE - CO0707 - PEYTON, CO CIVIL DETAILS



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

1 ASPHALT PAVING SECTION

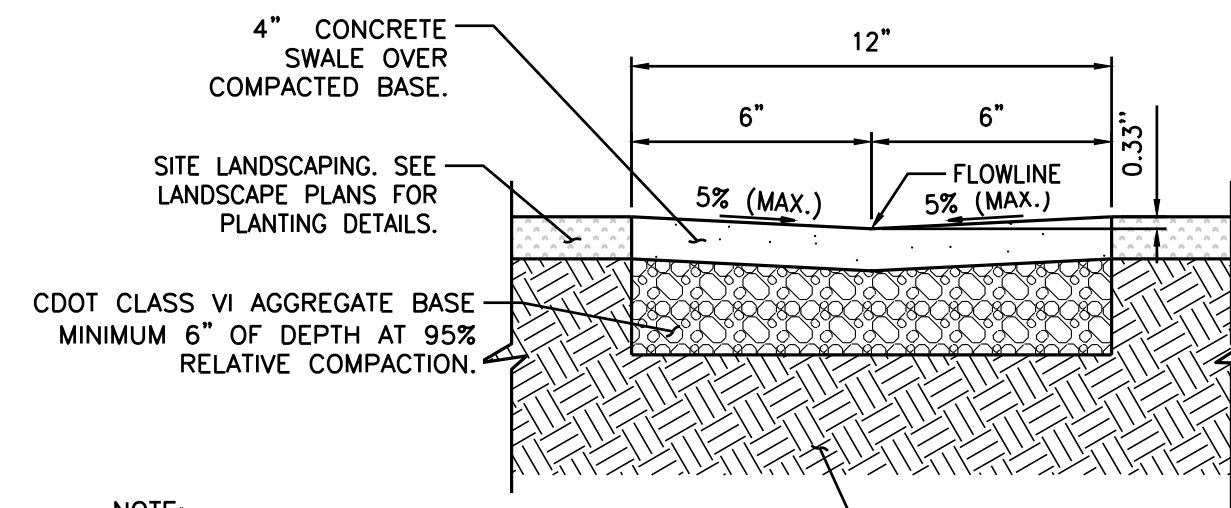
CS.1 NOT TO SCALE



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

2 PCC PAVING SECTION

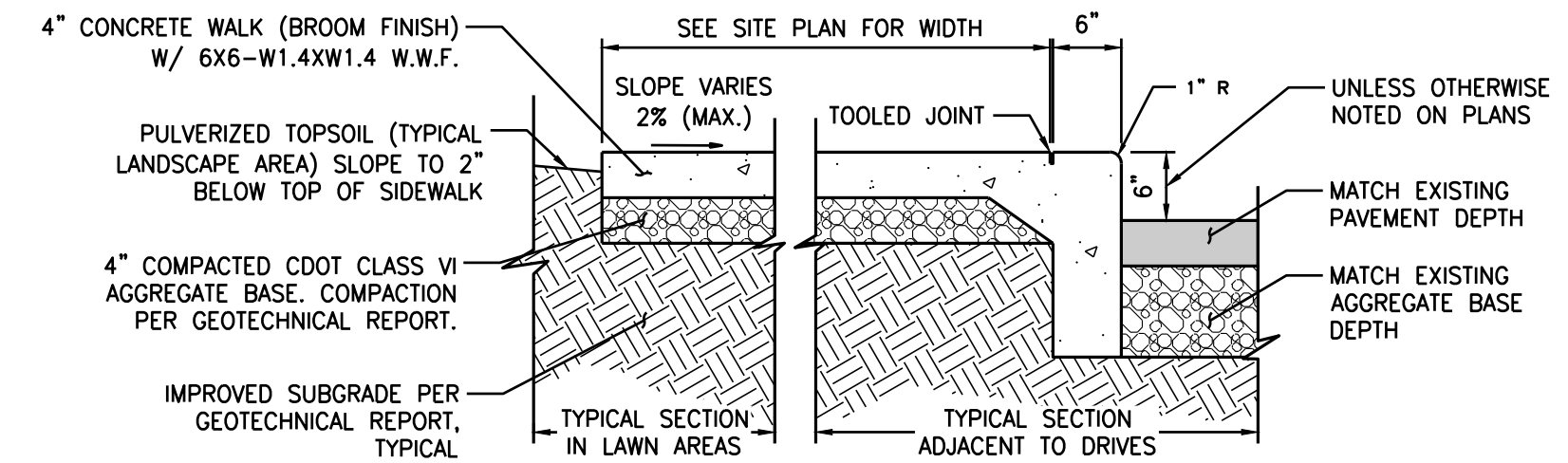
CS.1 NOT TO SCALE



NOTE:
INSTALL EXPANSION JOINTS @ A MAXIMUM 20' O.C. (SEE DETAILS THIS SHEET) AND FINISH CONCRETE SWALE WITH A 6\"/>

3 CONCRETE SWALE

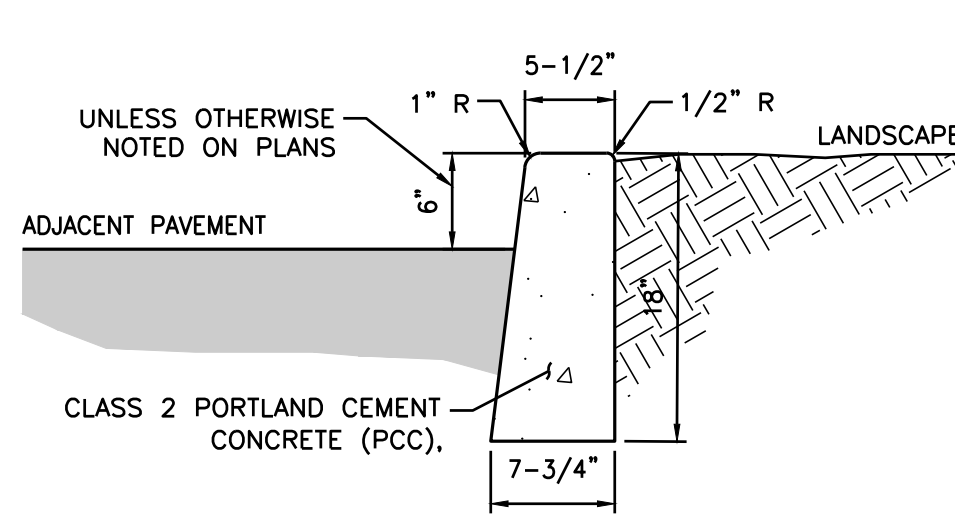
CS.1 NOT TO SCALE



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\"/>

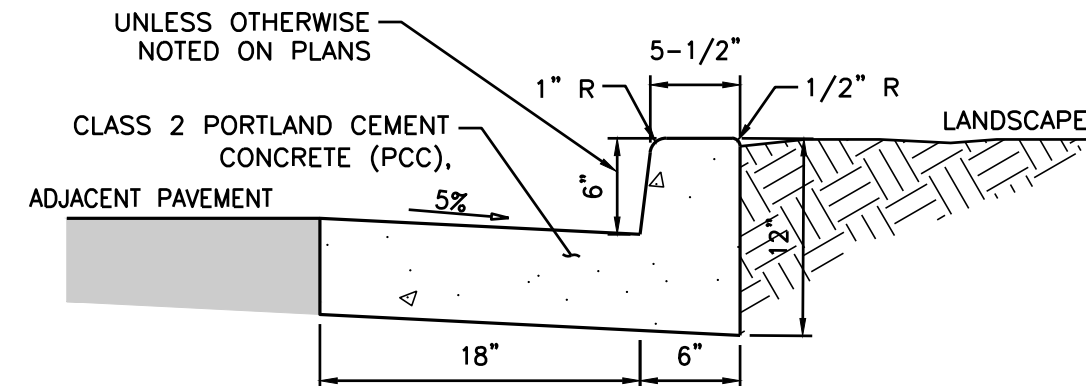
4 ON-SITE CONCRETE SIDEWALK

CS.1 NOT TO SCALE



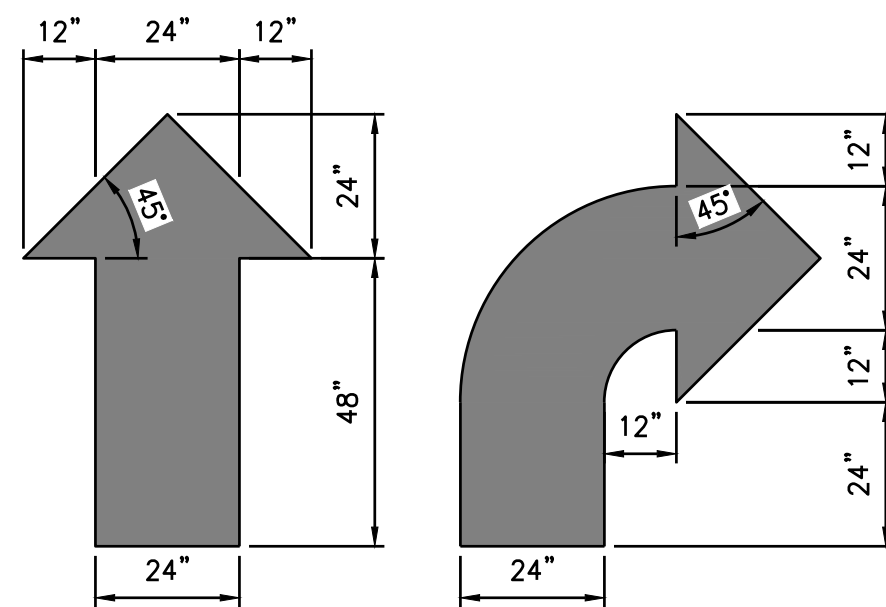
5 ON-SITE BARRIER CURB

CS.1 NOT TO SCALE



6 ON-SITE CURB AND GUTTER

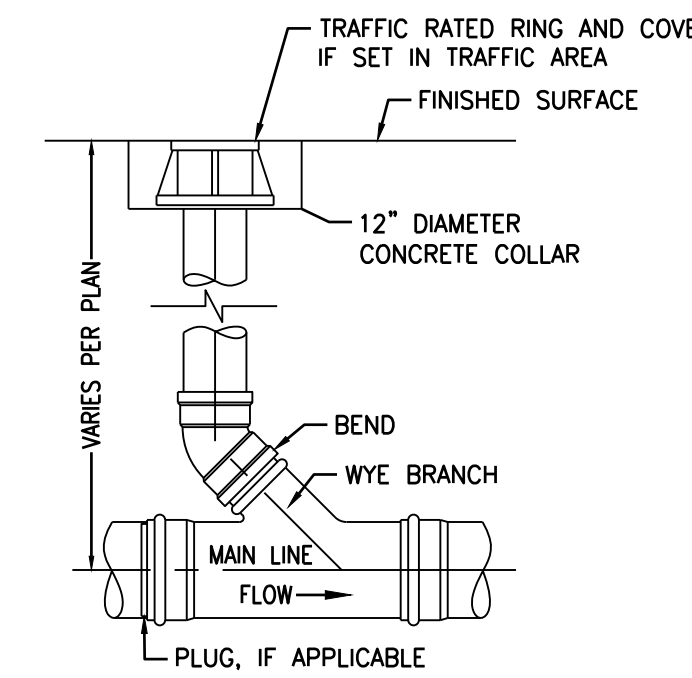
CS.1 NOT TO SCALE



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

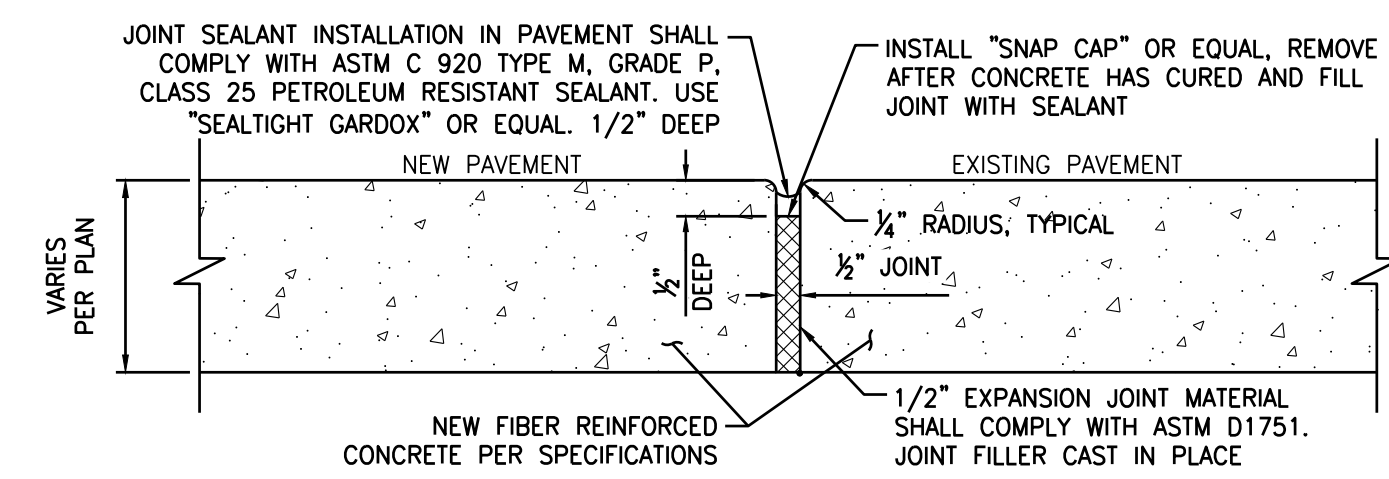


CONSTRUCTION NOTES:

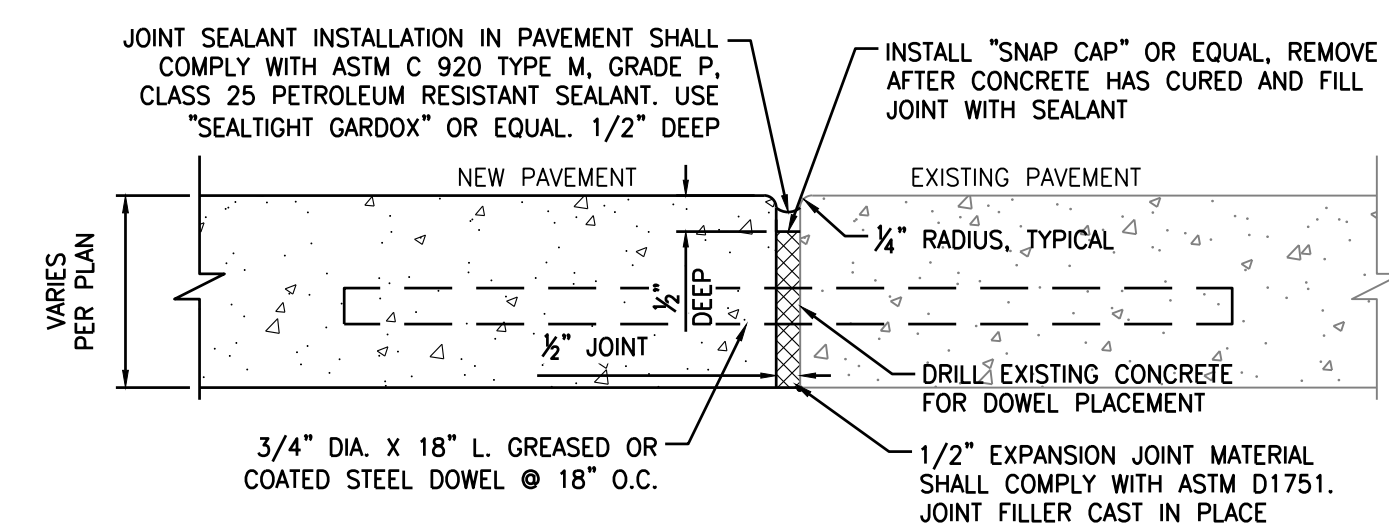
1. RING AND ACCESS COVER SHALL BE H20 TRAFFIC RATED AND DUCTILE OR CAST IRON CASTING.
2. RING AND COVER SHALL BE SET FLUSH WITH FINISHED SURFACE.
3. ALL PIPE/FITTING SHALL CONFORM TO SPECIFICATIONS ON UTILITY SHEET(S).

8 CLEANOUT

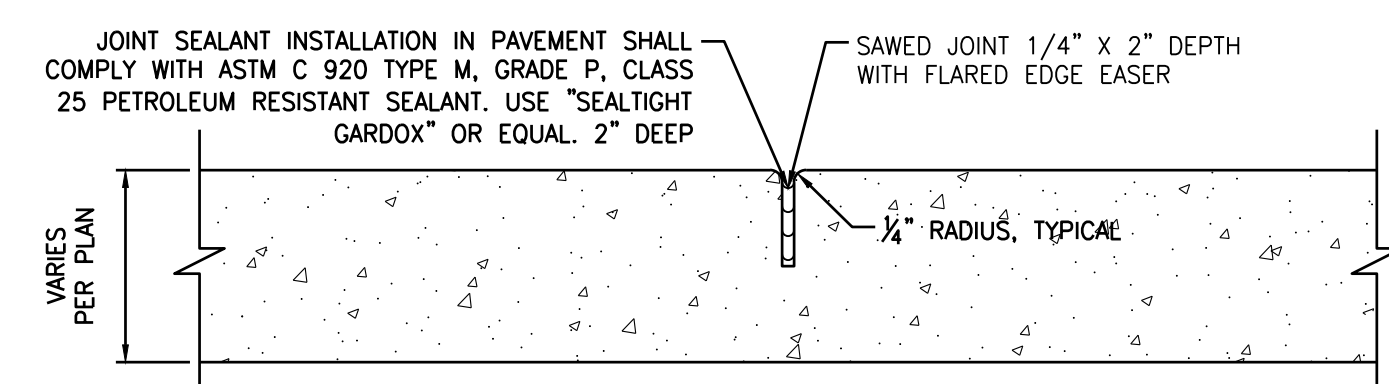
CS.1 NOT TO SCALE



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.

24" X 24" DRAIN INLET

11-38-06

DI2424

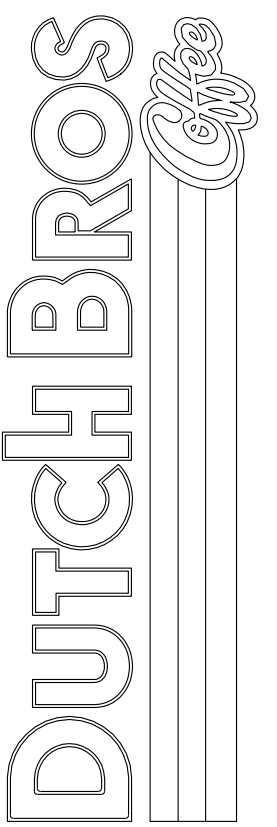
8.01

10 PRECAST CATCH BASIN

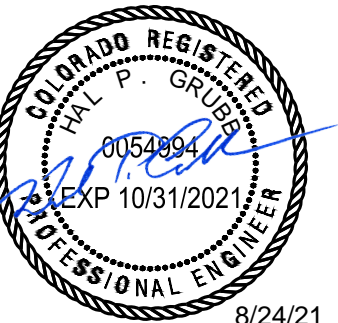
CS.1 NOT TO SCALE

CIVIL DETAILS
 7520 FALCON MARKET PLACE
 PEYTON, CO 80831

Title:



For:

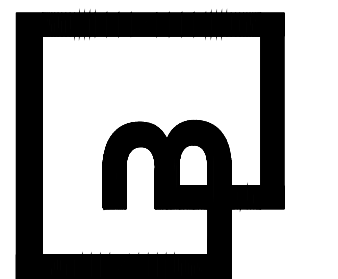


8/24/21

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
 Kent, WA 98032
 425.251.6222 barghausen.com



Job Number: 21917
 Sheet: C5.1
 2019 DB
 rdh@barghausen.com



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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

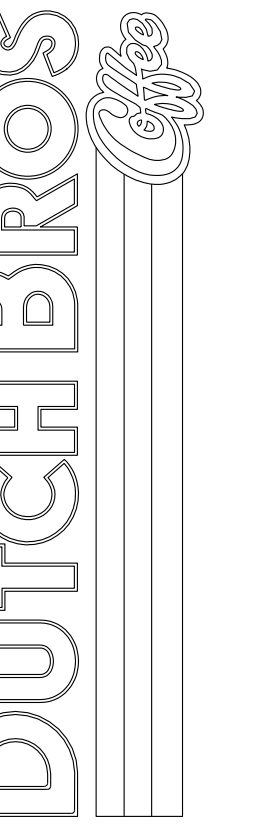
TYPE 'R' INLET
ALTERNATIVE LABELING

SCALE: NOT TO SCALE

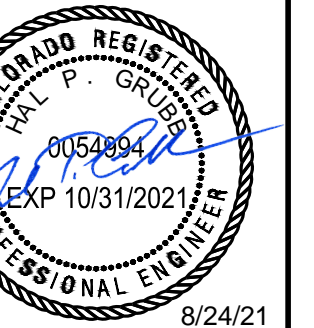
DATE APPROVED: 9/16/10	Storm Sewer Manhole Details Standard Drawing	
André P. Brackin	REVISION DATE: 9/16/10	FILE NAME: SD_3-5

AGENCY DETAILS
7520 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



For:

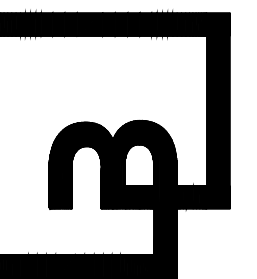


8/24/21

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:McIntosh USA, LLC

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