

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

Approved
By: Kevin Mastin
Date: 06/08/2022
El Paso County Planning & Community Development

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



COVER SHEET
7510 FALCON MARKET PLACE
PEYTON, CO 80831

ACCESSIBLE NOTE:

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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:

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

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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.

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- C1.0 COVER SHEET
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- 1 OF 2 ALTA-NSPS LAND TITLE SURVEY
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- C1.4 EROSION CONTROL DETAILS
- C1.5 EROSION CONTROL DETAILS
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- C2.1 HORIZONTAL CONTROL PLAN
- C3.0 GRADING PLAN
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LANDSCAPE SHEET LIST:

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

TIMING:

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

RECEIVING WATERS:

FALCON WATERSHED - UNNAMED TRIBUTARY TO UPPER BLACK SQUIRREL CREEK

SOILS:

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

EL PASO COUNTY:

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

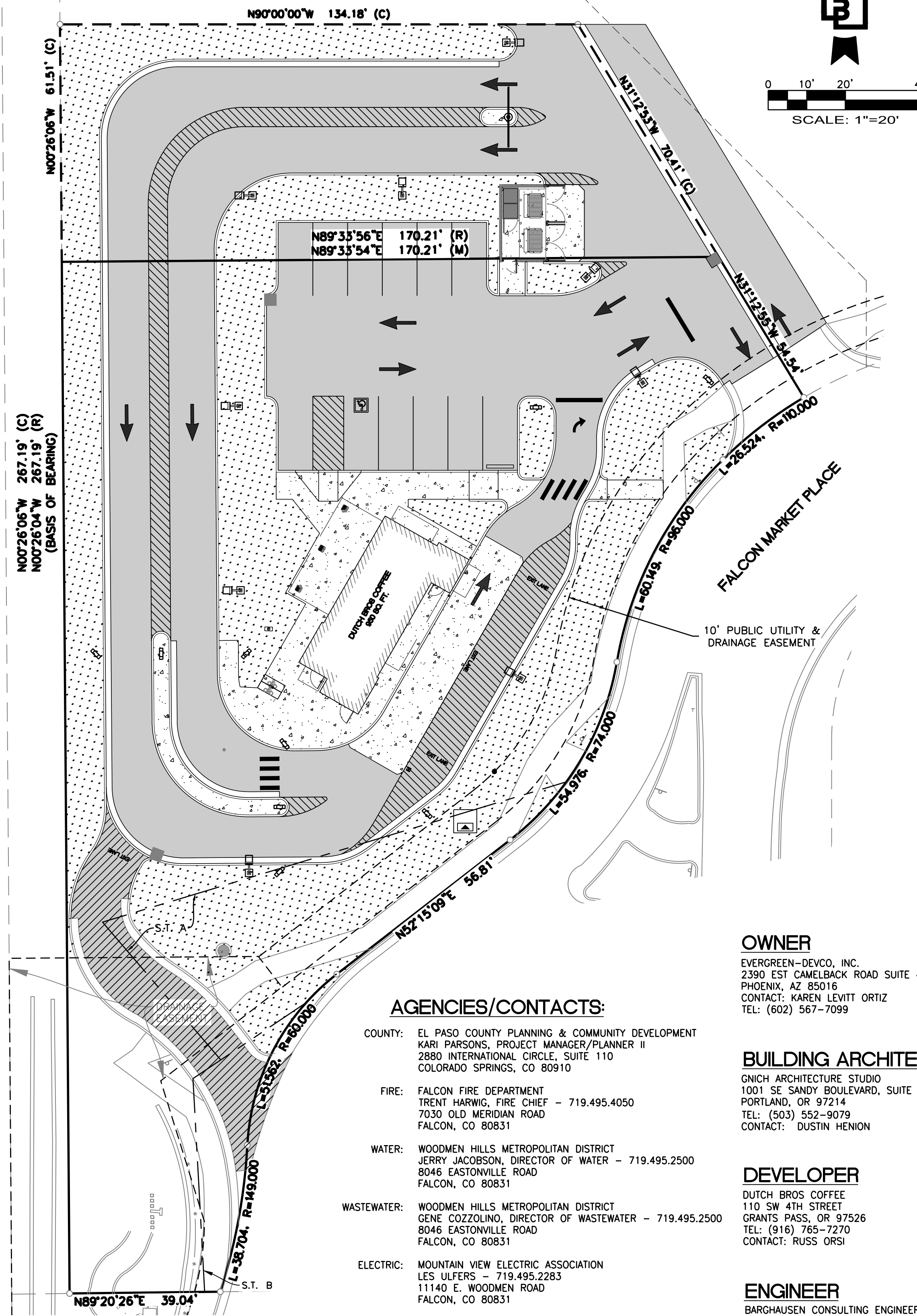
IN ACCORDANCE WITH ECM SECTION 1.1.2, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE TWO YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

CONDITIONS:

ACCESS PERMITS:

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



AGENCIES/CONTACTS:

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

ESTIMATED EARTHWORK QUANTITIES:

CUT: 180 CY
FILL: 600 CY
NET: 40 CY (CUT) - AFTER PAVING SECTIONS
AREA TO BE DISTURBED - 0.59 ACRES

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

PROJECT DATA:

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

ADDRESS: 7510 FALCON MARKET PLACE - PEYTON, CO 80831

JURISDICTION: EL PASO COUNTY, CO

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

ZONING: CR, REGIONAL COMMERCIAL DISTRICT

PARCEL AREA: 30,925 SF (0.71 ACRES)
DISTURBANCE AREA: 25,795 SF (0.59 ACRES)

LANDSCAPING SETBACKS:
FRONT YARD: 25 FEET
REAR YARD: 15 FEET

MAXIMUM BUILDING HEIGHT: 40 FEET
PROPOSED BUILDING HEIGHT: 24 FEET

PARKING CALCULATIONS: (1 PER 100 SQ FT) 950/100 = 9.5 SPACES
PARKING SPACES REQUIRED: 10 PARKING SPACES
ACCESSIBLE PARKING PROVIDED: 1 SPACE
TOTAL SPACES PROVIDED: 14 PARKING SPACES (INCLUDING 1 ADA)
BIKE PARKING PROVIDED: 1 RACK TWO (2) SPACES

PROPOSED GROUND COVER SUMMARY:
MINIMUM LANDSCAPE AREA - 5%
MAXIMUM IMPERVIOUS AREA - 81%

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

PCD FILE NUMBER: PPR-21-046

MONUMENT PROTECTION NOTE:

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

DEVELOPER'S / OWNER'S STATEMENT:

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

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

ENGINEER'S STATEMENT:

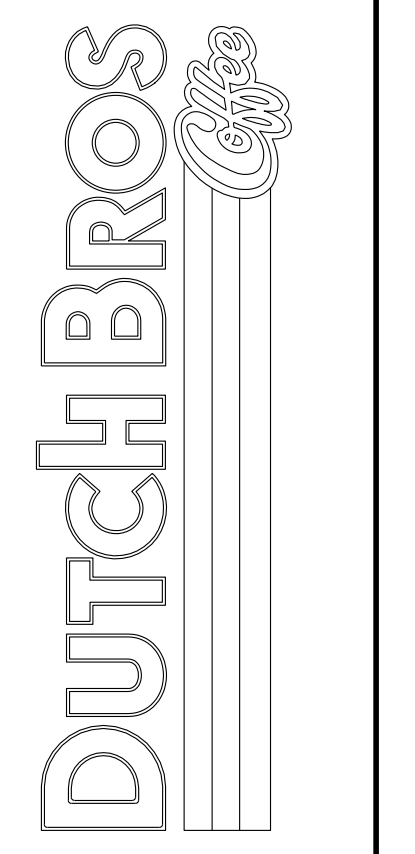
THESE DETAILS PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO CRITERIA ESTABLISHED BY THE COUNTY FOR THE DETAILED DRAINAGE, GRADING, AND EROSION CONTROL PLAN AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS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

PRINTED NAME: HAL P. GRUBB LICENSE NO.: 0054994
SIGNATURE: *Hal P. Grubb* DATE: May 2, 2022

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	

Title: COVER SHEET

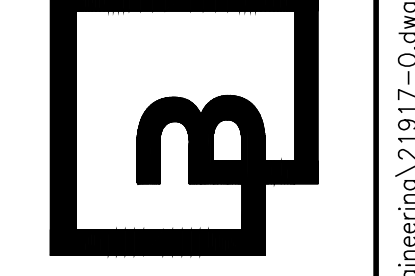


For:



Scale: Horizontal 1" = 20' Vertical N/A
Designed: CKK
Drawn: JAH
Checked: JAH
Approved: HPS
Date: 03/31/22

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



Job Number: 21917
Sheet: C1.0
2019 DB, LLC
Framing: USA, LLC

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

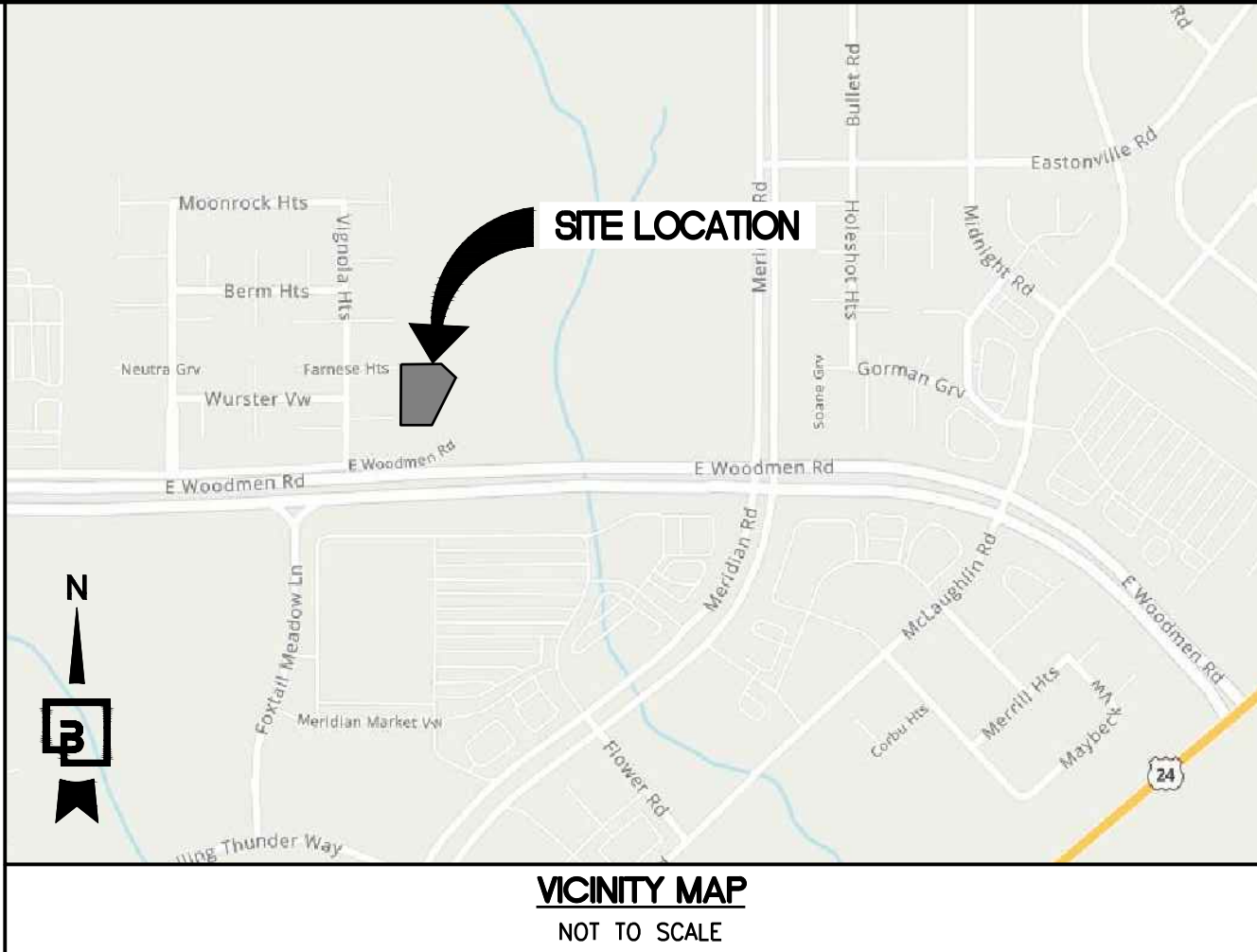
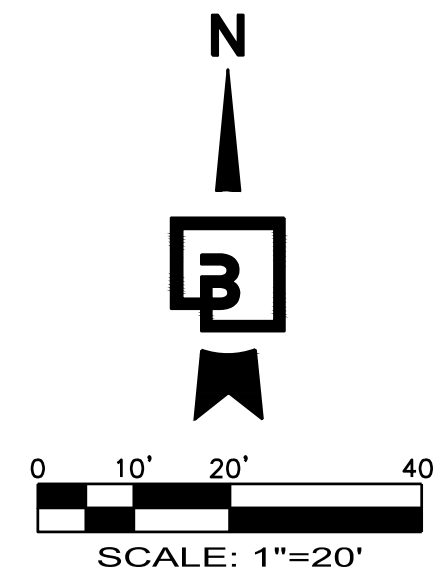


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COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATION WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH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

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

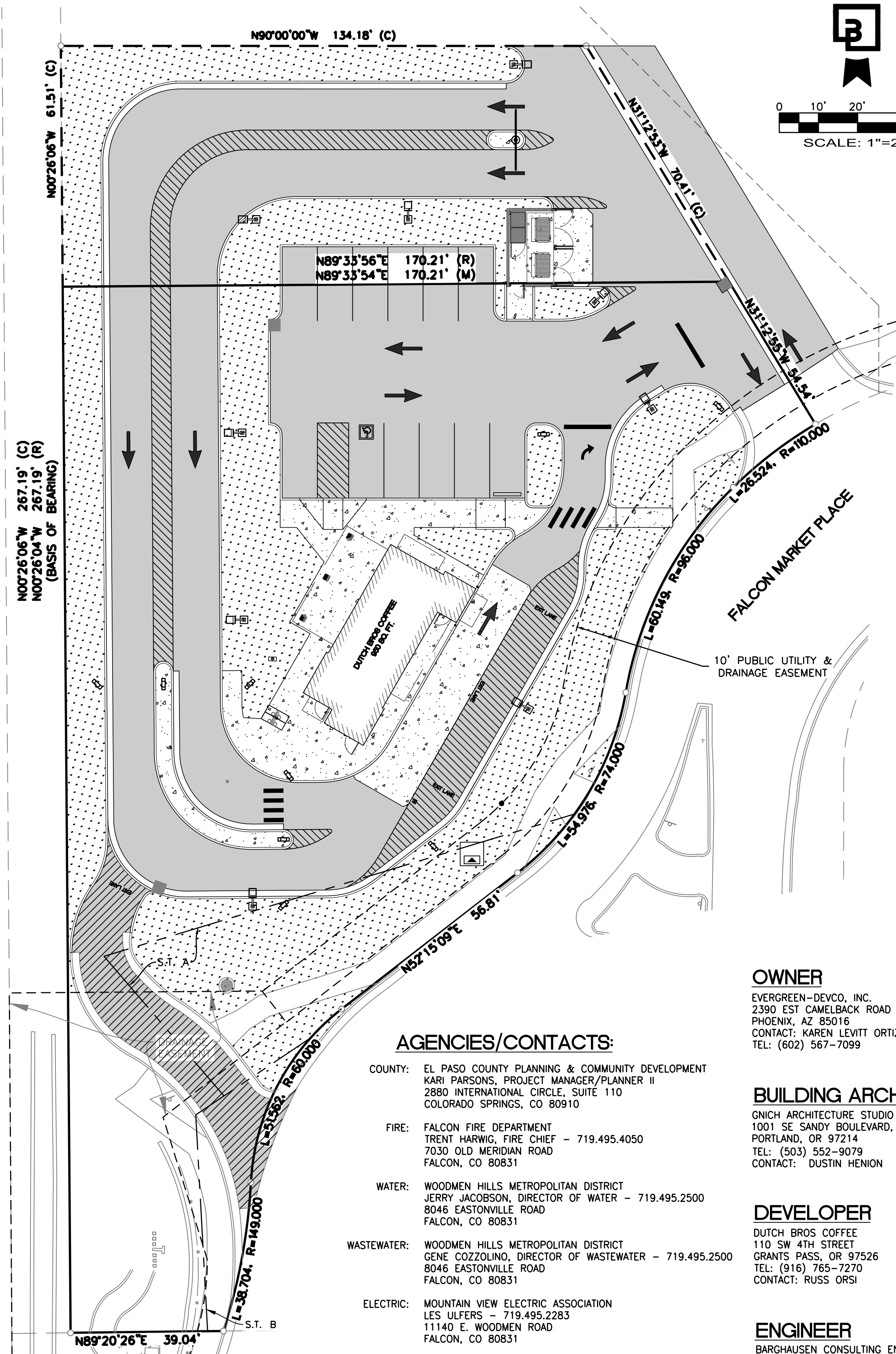
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE TWO YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

CONDITIONS:

ACCESS PERMITS:

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



AGENCIES/CONTACTS:

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

ESTIMATED EARTHWORK QUANTITIES:

CUT: 180 CY
FILL: 600 CY
NET: 40 CY (CUT) - AFTER PAVING SECTIONS
AREA TO BE DISTURBED = 0.59 ACRES

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

OWNER

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

BUILDING ARCHITECT

GNICH 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 97526
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

PROJECT DATA:

- LOCATION: DEVELOPMENT LOCATED AT THE INTERSECTION OF E. WOODMEN ROAD AND MERIDIAN ROAD. ACCESS PROVIDED VIA PRIVATE ROAD (FALCON MARKET PLACE) OFF OF E. WOODSMEN ROAD.
- ADDRESS: 7510 FALCON MARKET PLACE - PEYTON, CO 80831
- JURISDICTION: EL PASO COUNTY, CO
- A.P.N.: LEGAL DESCRIPTION: FALCON MARKETPLACE DEVELOPMENT, LOT 11
APN: 5301401326
- ZONING: CR, REGIONAL COMMERCIAL DISTRICT
- PARCEL AREA: 30,925 SF (0.71 ACRES)
- DISTURBANCE AREA: 25,795 SF (0.59 ACRES)
- LANDSCAPING SETBACKS:
FRONT YARD: 25 FEET
REAR YARD: 15 FEET
- MAXIMUM BUILDING HEIGHT: 40 FEET
PROPOSED BUILDING HEIGHT: 24 FEET
- PARKING CALCULATIONS: (1 PER 100 SQ FT) 950/100 = 9.5 SPACES
PARKING SPACES REQUIRED: 10 PARKING SPACES
ACCESSIBLE PARKING PROVIDED: 1 SPACE
TOTAL SPACES PROVIDED: 14 PARKING SPACES (INCLUDING 1 ADA)
BIKE PARKING PROVIDED: 1 RACK TWO (2) SPACES
- PROPOSED GROUND COVER SUMMARY:
MINIMUM LANDSCAPE AREA - 5%
MAXIMUM IMPERVIOUS AREA - 81%
- OFF-SITE IMPROVEMENTS 490 S.F. (1.45%)
BUILDING: 950 S.F. (2.83%)
TRASH ENCLOSURE: 240 S.F. (0.71%)
PARKING AND MANEUVERING: 19,335 S.F. (57.5%)
WALKWAYS: 2,379 S.F. (7.08%)
LANDSCAPE: 10,220 S.F. (30.4%)
33,613 S.F. (100.0%)

PCD FILE NUMBER: PPR-21-046

MONUMENT PROTECTION NOTE:

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

DEVELOPER'S / OWNER'S STATEMENT:

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

PRINTED NAME: _____ DATE: _____
SIGNATURE: _____

ENGINEER'S STATEMENT:

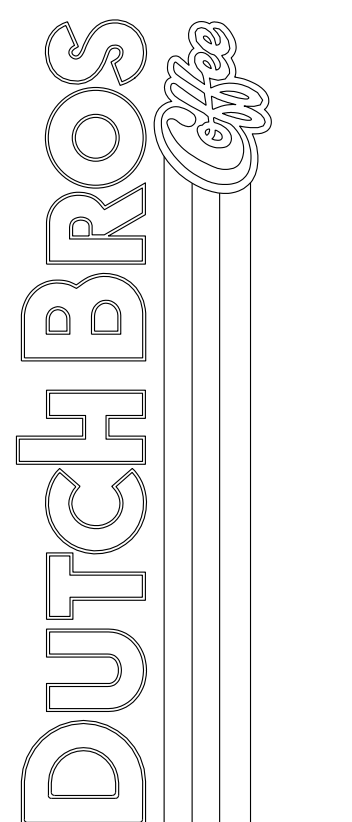
THESE DETAILS PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO CRITERIA ESTABLISHED BY THE COUNTY FOR THE DETAILED DRAINAGE, GRADING, AND EROSION CONTROL PLAN AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS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

PRINTED NAME: HAL P. GRUBB LICENSE NO.: 0054994
SIGNATURE: _____ DATE: May 2, 2022

LEGEND:

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

Title:



For:

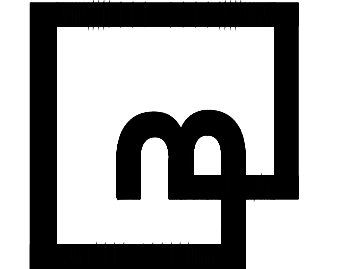


05/02/2022

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

Designed: JAH
Drawn: JAH
Checked: JAH
Approved: HPS
Date: 03/31/22

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



Job Number: 21917
Sheet: C1.0
2019 DB, LLC
Franchising USA, LLC



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

BARGHAUSEN STANDARD CONSTRUCTION NOTES:

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

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

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

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

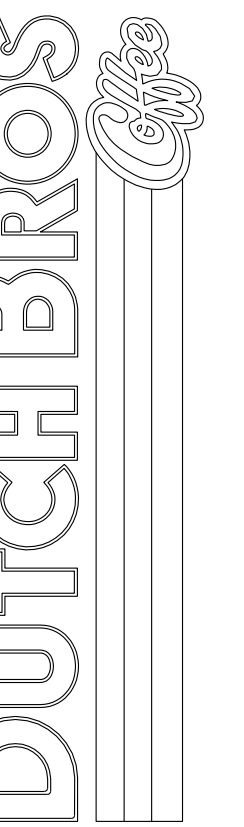
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION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

SIGNAGE AND STRIPING NOTES:

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

GENERAL NOTES
7510 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



For:

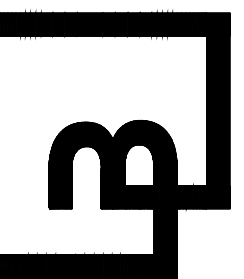


05/02/2022

Scale:
Horizontal N/A
Vertical N/A

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

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



Job Number
21917
Sheet
C11
2019 DB
Franchising USA, LLC

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

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 Assesor)
- There is observable evidence of earth moving work, building construction or building additions within recent months.
- There are no changes in street right of way lines either completed or proposed, per documents provided by title company.
- There is observable evidence of recent street or sidewalk construction or repairs.
- There is no evidence of potential wetlands observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were observed at the time of the survey.
- Encroachment Statement:
No apparent encroachments at the time of survey.

SCHEDULE B2 EXCEPTIONS:

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

SCHEDULE B2 EXCEPTIONS:

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

SURVEYOR'S CERTIFICATION:

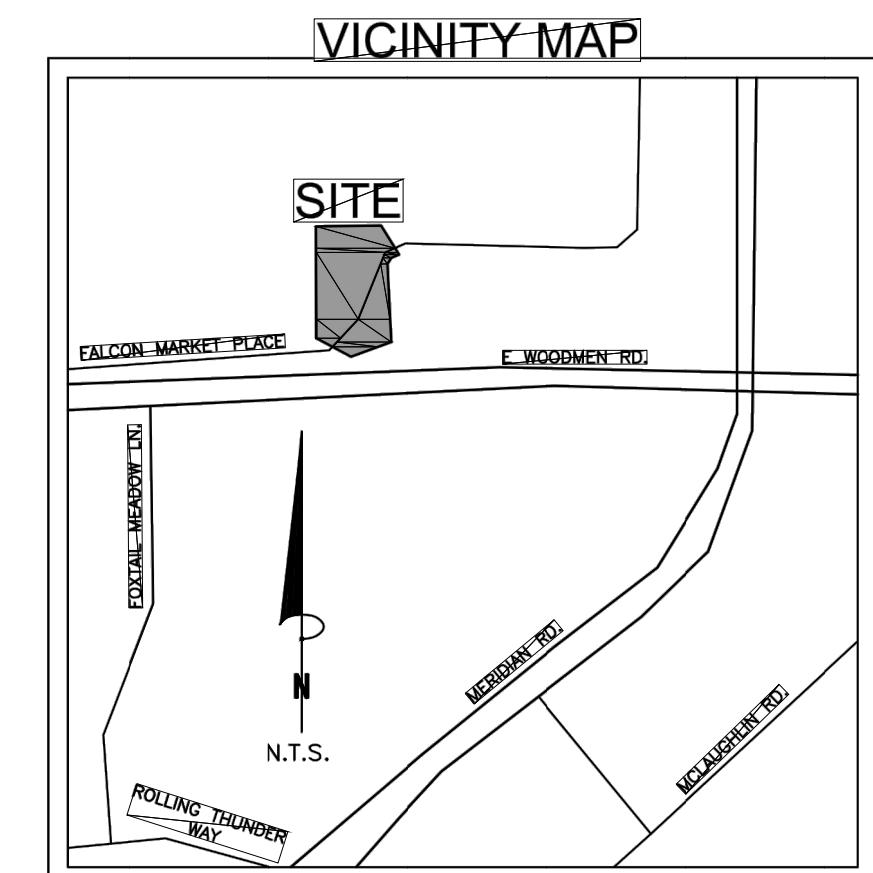
To Dutch Bros. LLC; Evergreen-Meridian & Woodmen, L.L.C.; and Old Republic National Title Insurance Company:

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

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



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



ALTANSPS LAND TITLE SURVEY

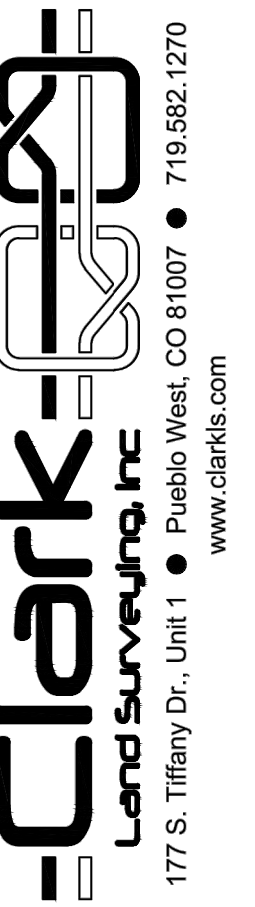
A PORTION OF THE SE1/4 OF SECTION 1
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

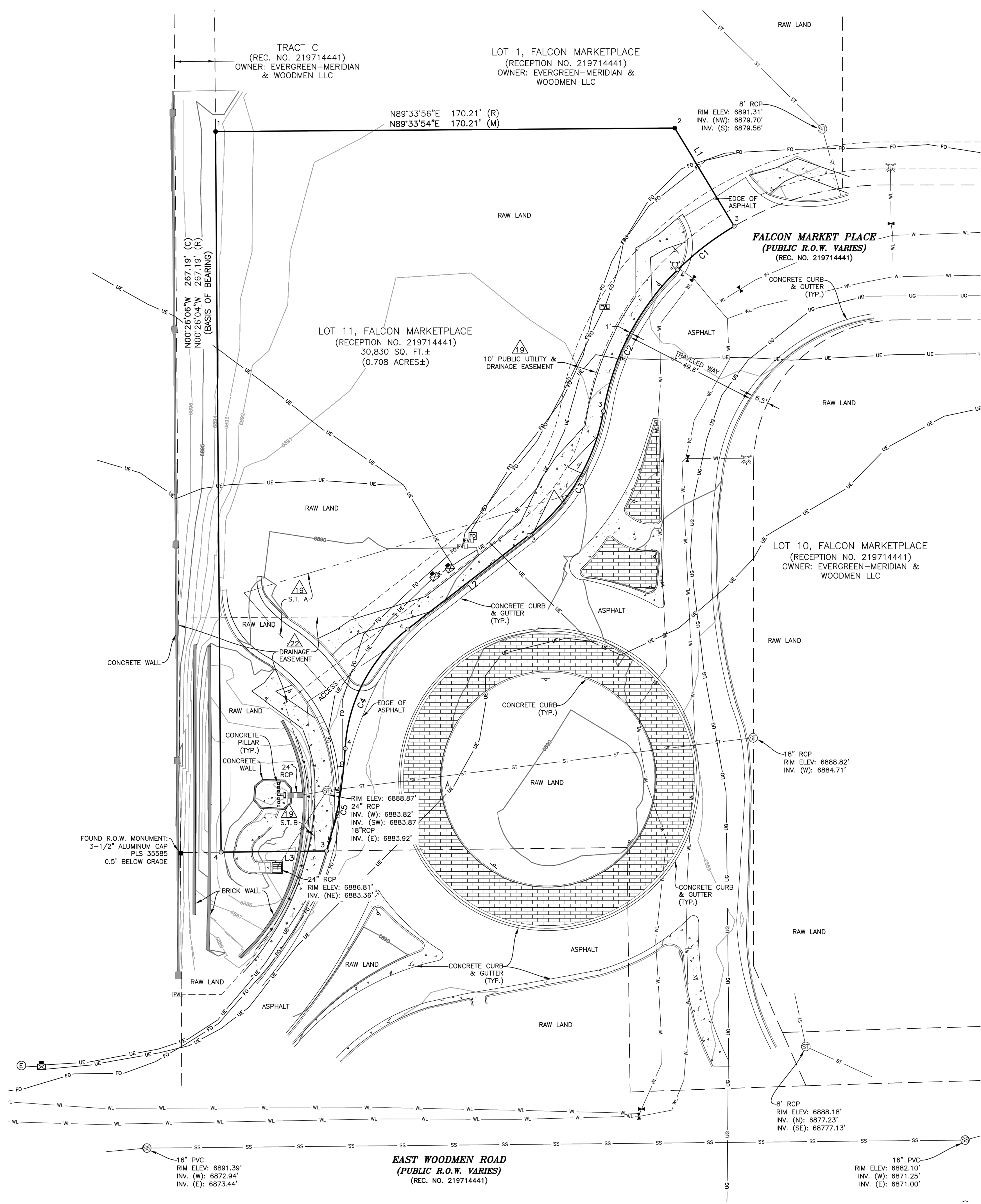
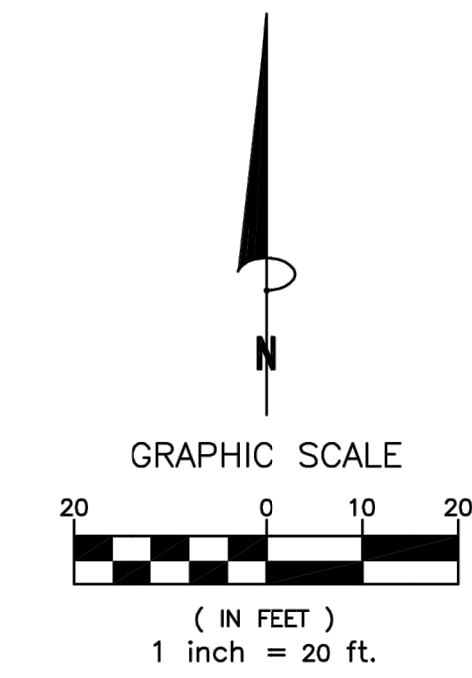
Project No. 211133
Drawn By: NSG
Checked By: SLM
Date: 7/14/2021
Sheet 1 of 2

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

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)
 - CULVERT
 - SS — SANITARY LINE (UNDERGROUND)
 - WL — WATER LINE (UNDERGROUND)
 - WG — GAS LINE (UNDERGROUND)
 - UE — ELECTRIC LINE (UNDERGROUND)
 - FO — FIBEROPTIC LINE (UNDERGROUND)
 - — — HAND RAIL
 - — — CONCRETE AREA
 - — — BRICK AREA
 - ⊕ EXCEPTION NUMBER

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

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

No.	Description	By	Date

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

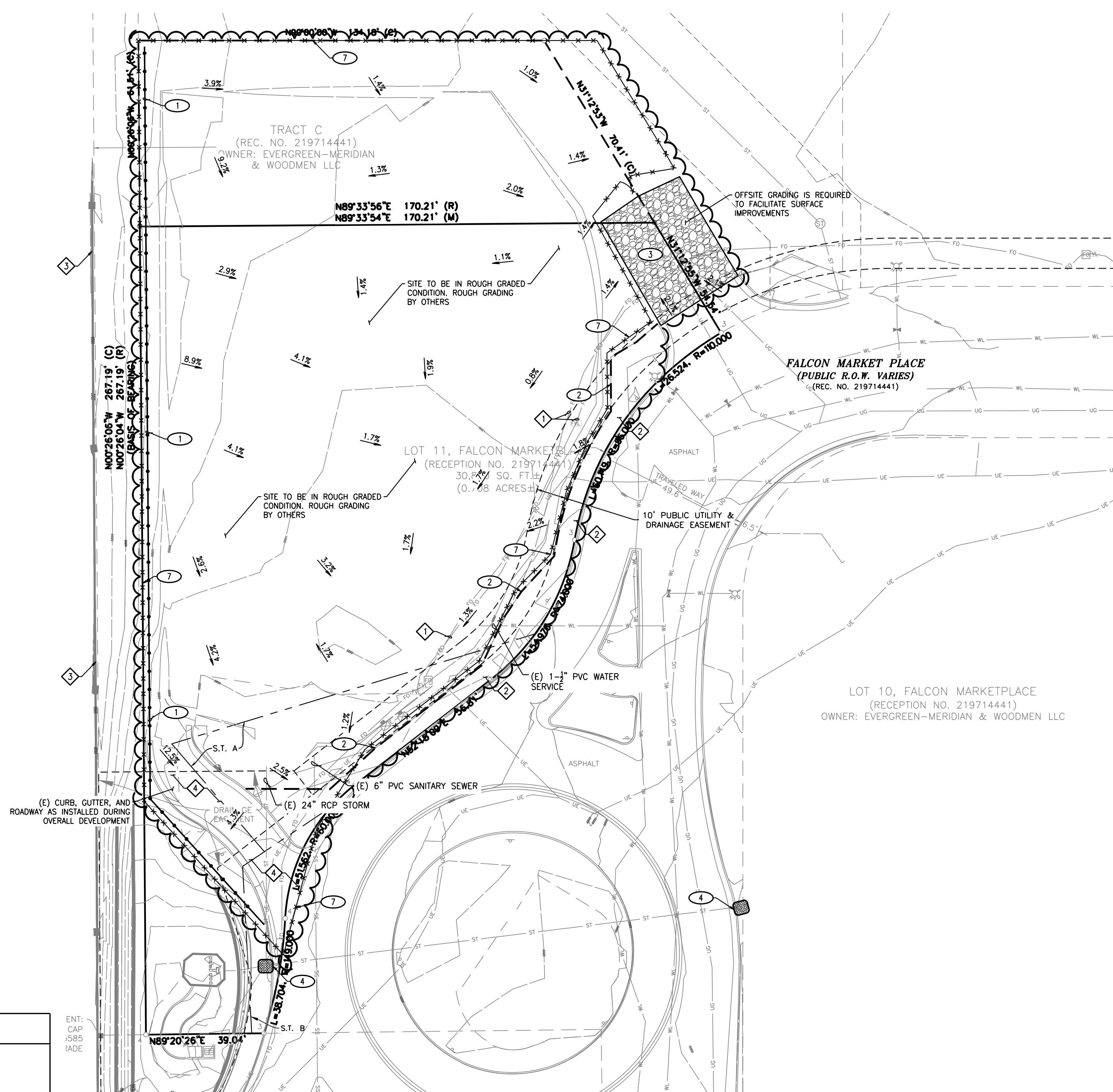
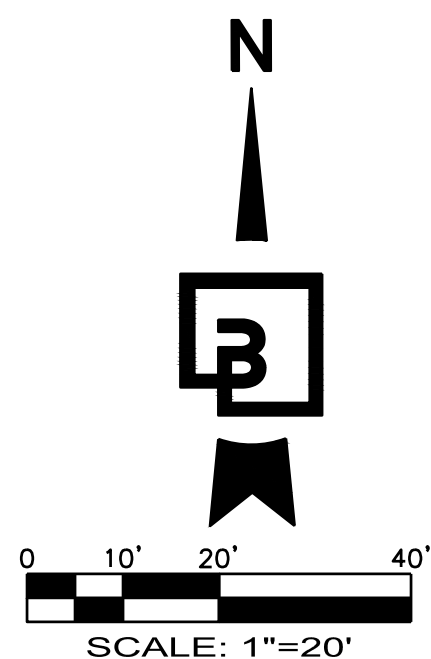
ALTANSPS LAND TITLE SURVEY
A PORTION OF THE SE1/4 OF SECTION 1
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

Project No. **21133**
Drawn By: NSG
Checked By: SLM
Date: 7/14/2021
Sheet 2 of 2



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

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



EROSION AND SEDIMENT CONTROL NOTES:

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

EROSION CONTROL NOTES:

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

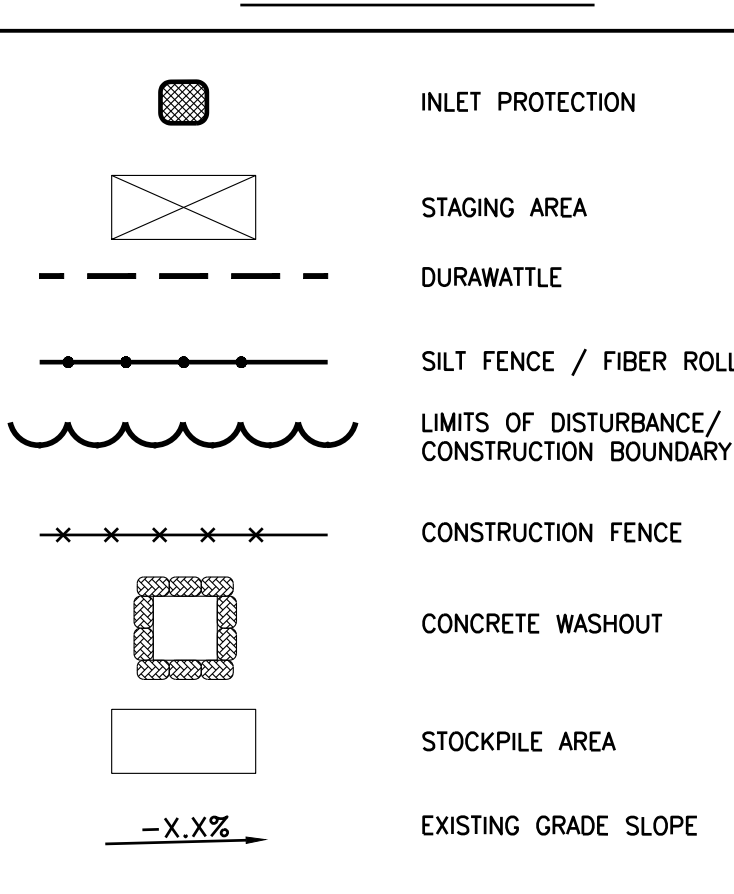
SPECIAL PROTECTION NOTES:

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

STORMWATER MANAGEMENT PLAN NOTES:

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

TESC LEGEND:



UTILITY PROTECTION NOTE:

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

UTILITY CONFLICT NOTE:

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

EXISTING SOIL TYPE:

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

TEMPORARY WORK EASEMENT NOTE:

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

UTILITY COORDINATION NOTE:

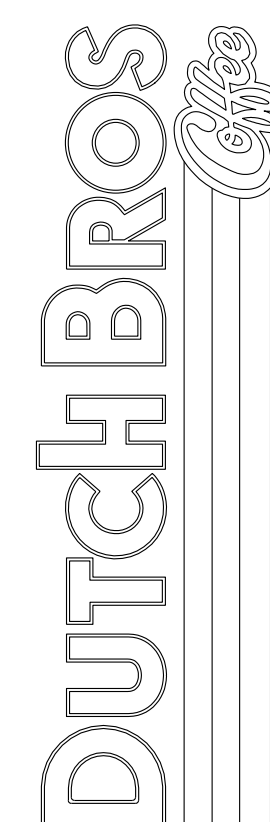
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UNDERGROUND UTILITY NOTE:

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

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

Title:



For:

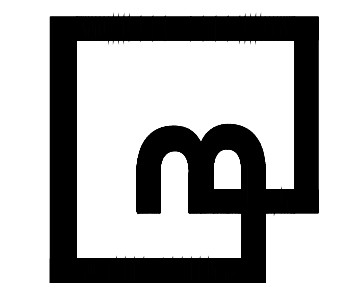


05/02/2022

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

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

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Kent, WA 98032
425.251.6222
barghausen.com



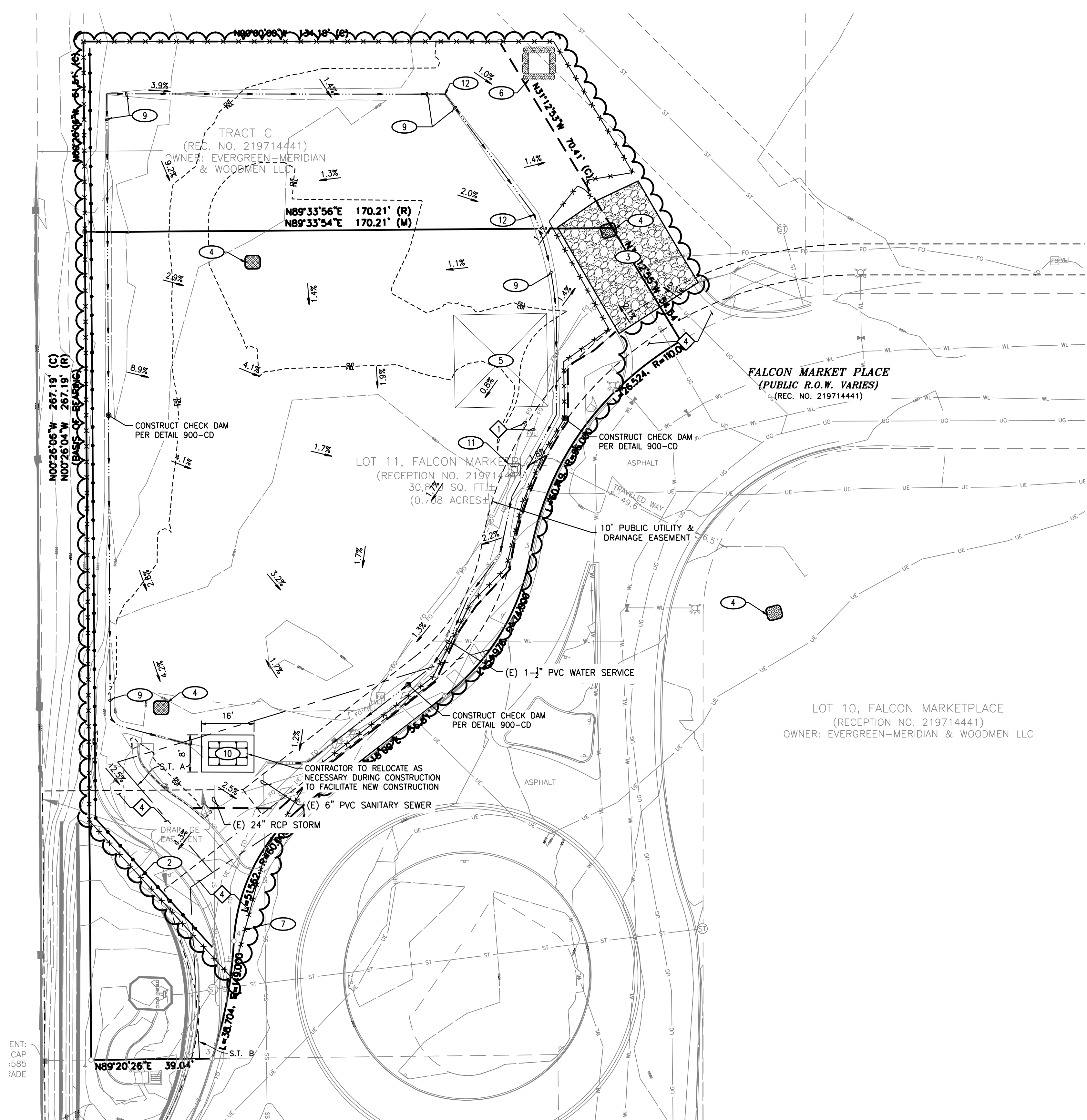
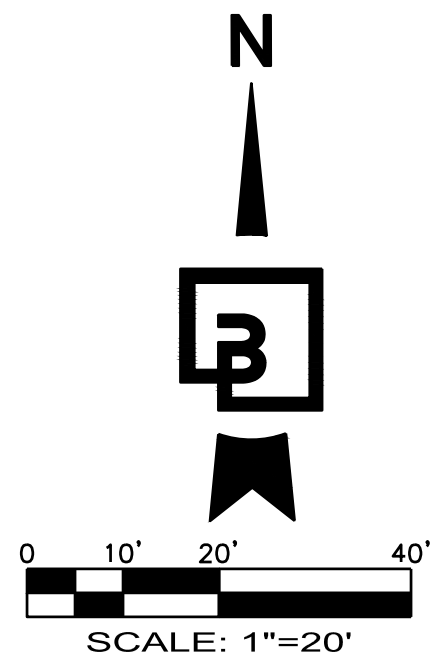
Job Number: 21917
Sheet: C12
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Franchising USA, LLC

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



EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STORMWATER ENTERPRISE DRAWINGS BY THE CITY OF COLORADO SPRINGS AND MHFD DESIGN REQUIREMENTS.
2. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED YEAR-ROUND THROUGHOUT THE DURATION OF THE PROJECT.
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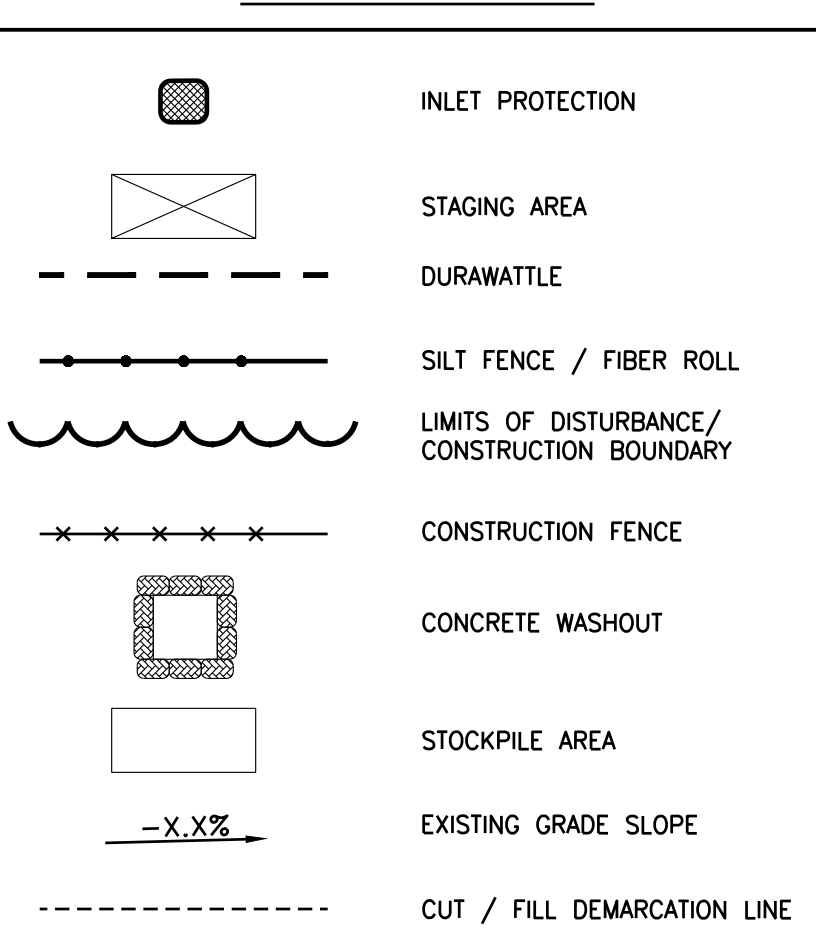
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11. APPROXIMATE LOCATION OF PORTABLE TOILET. CONTRACTOR SHALL LOCATED ON SITE PER COLORADO SPRINGS STANDARD DRAWING 900-PTM.
12. INSTALL 8" DUCTILE IRON PIPE WITH GRAVEL BACKFILL BETWEEN KEYNOTES. CONTRACTOR TO RELOCATE PIPING AND/OR INCREASE GRAVEL COVER BACKFILL AS REQUIRED THROUGHOUT CONSTRUCTION.

SPECIAL PROTECTION NOTES:

1. PROTECT EXISTING UTILITY BOXES, MANHOLES, CLEANOUTS, PEDESTALS, AND ASSOCIATED UNDERGROUND UTILITY LINES FROM DAMAGE DURING CONSTRUCTION, TYPICAL.
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BLAKELAND-FLUVAQUENTIC HAPLAQUOLLS (16.3 AC) - 43.93%
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TEMPORARY WORK EASEMENT NOTE:

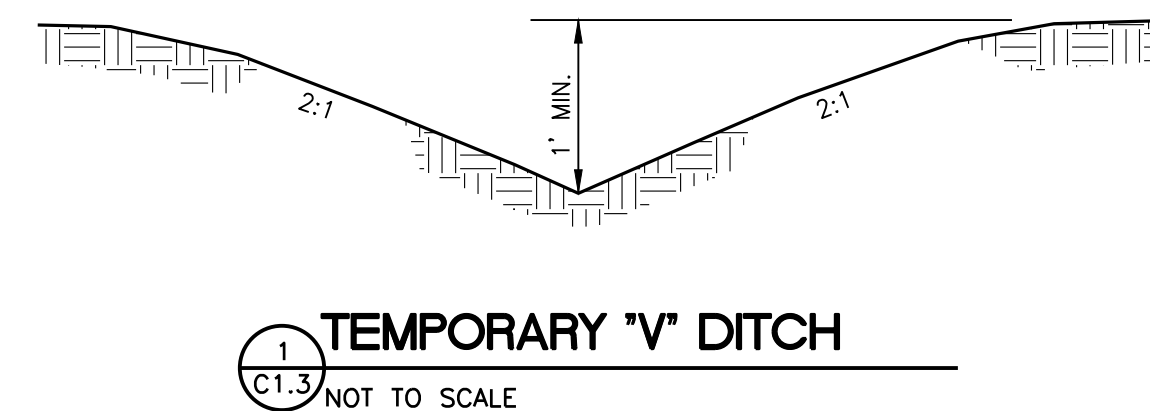
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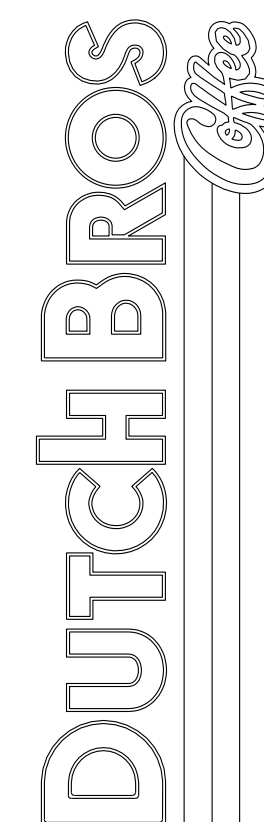
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INTERIM EROSION CONTROL PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



For:

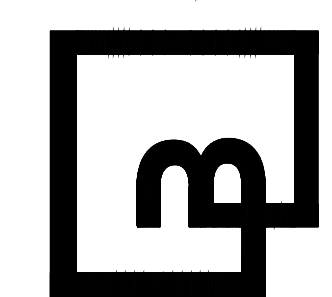


05/02/2022

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

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

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



Job Number
21917

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Franchising USA, LLC



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

SEQUENCE OF CONSTRUCTION

PRE-CONSTRUCTION PHASE:

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

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

CONSTRUCTION PHASE:

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

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

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

POST-CONSTRUCTION PHASE:

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

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

SEEDING & MULCHING

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

SOIL PREPARATION

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

SEEDING

- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
- SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
 - SEED DEPTH MUST BE 1/2 TO 3/4 INCHES WHEN DRILL-SEEDED IS USED.
 - BROADCAST SEEDING OR HYDRO-SEEDED WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
 - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLIANT DRILL OR HYDRO-SEEDED.
 - BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING

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

SM

STORMWATER ENTERPRISE

SEEDING & MULCHING

APPROVED: *[Signature]*

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

AGGREGATE VEHICLE TRACKING CONTROL

INSTALLATION NOTES

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

MAINTENANCE NOTES

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

VTC

STORMWATER ENTERPRISE

VEHICLE TRACKING CONTROL

APPROVED: *[Signature]*

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

SILT FENCE

INSTALLATION NOTES

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

MAINTENANCE NOTES

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

SF

STORMWATER ENTERPRISE

SILT FENCE

APPROVED: *[Signature]*

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

PORTABLE TOILET

INSTALLATION NOTES

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

MAINTENANCE NOTES

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

PT

STORMWATER ENTERPRISE

PORTABLE TOILET

APPROVED: *[Signature]*

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

CHECK DAM

INSTALLATION NOTES

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

MAINTENANCE NOTES

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

CD

STORMWATER ENTERPRISE

CHECK DAM

APPROVED: *[Signature]*

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

SC-8 Sediment Trap (ST)

INSTALLATION NOTES

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

MAINTENANCE NOTES

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

ST-2

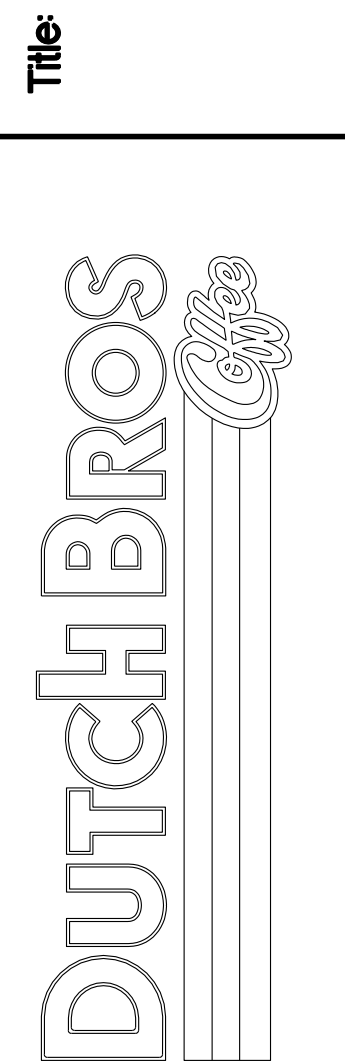
STORMWATER ENTERPRISE

SEDIMENT TRAP

APPROVED: *[Signature]*

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

EROSION CONTROL DETAILS
7510 FALCON MARKET PLACE
PEYTON, CO 80831



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

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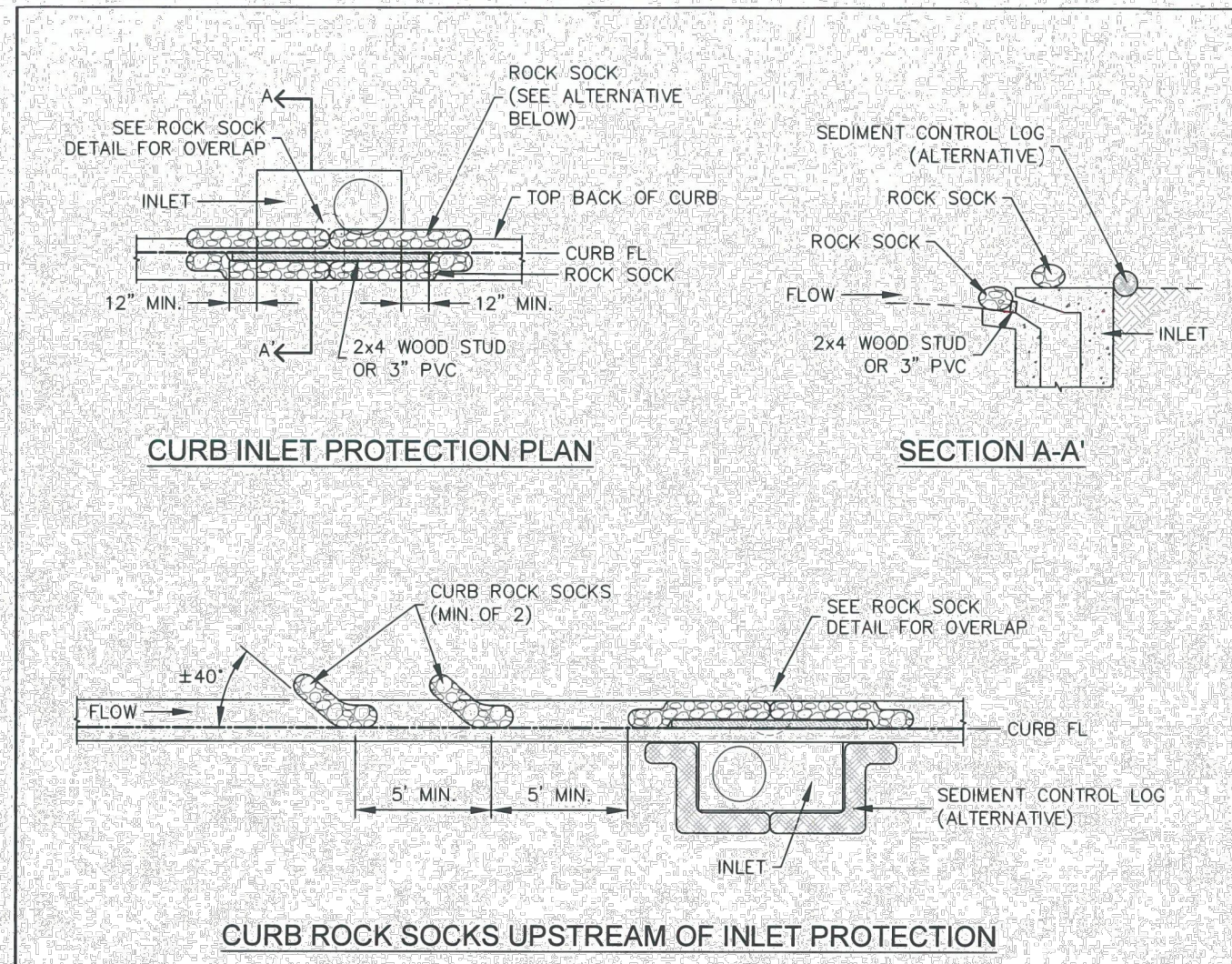
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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO EROSION CONTROL DETAILS



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

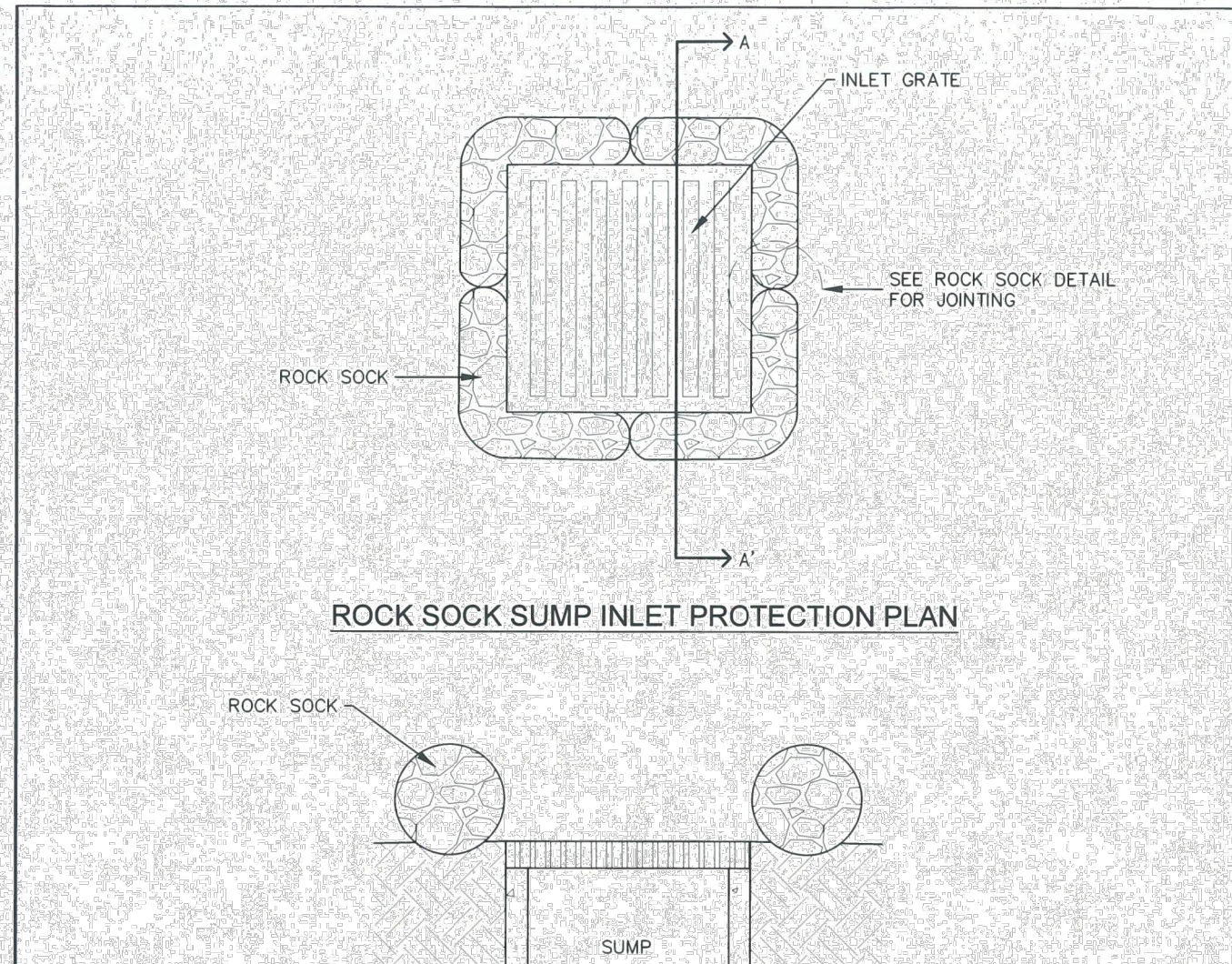
IP-1

STORMWATER ENTERPRISE

ON-GRADE INLET PROTECTION

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



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

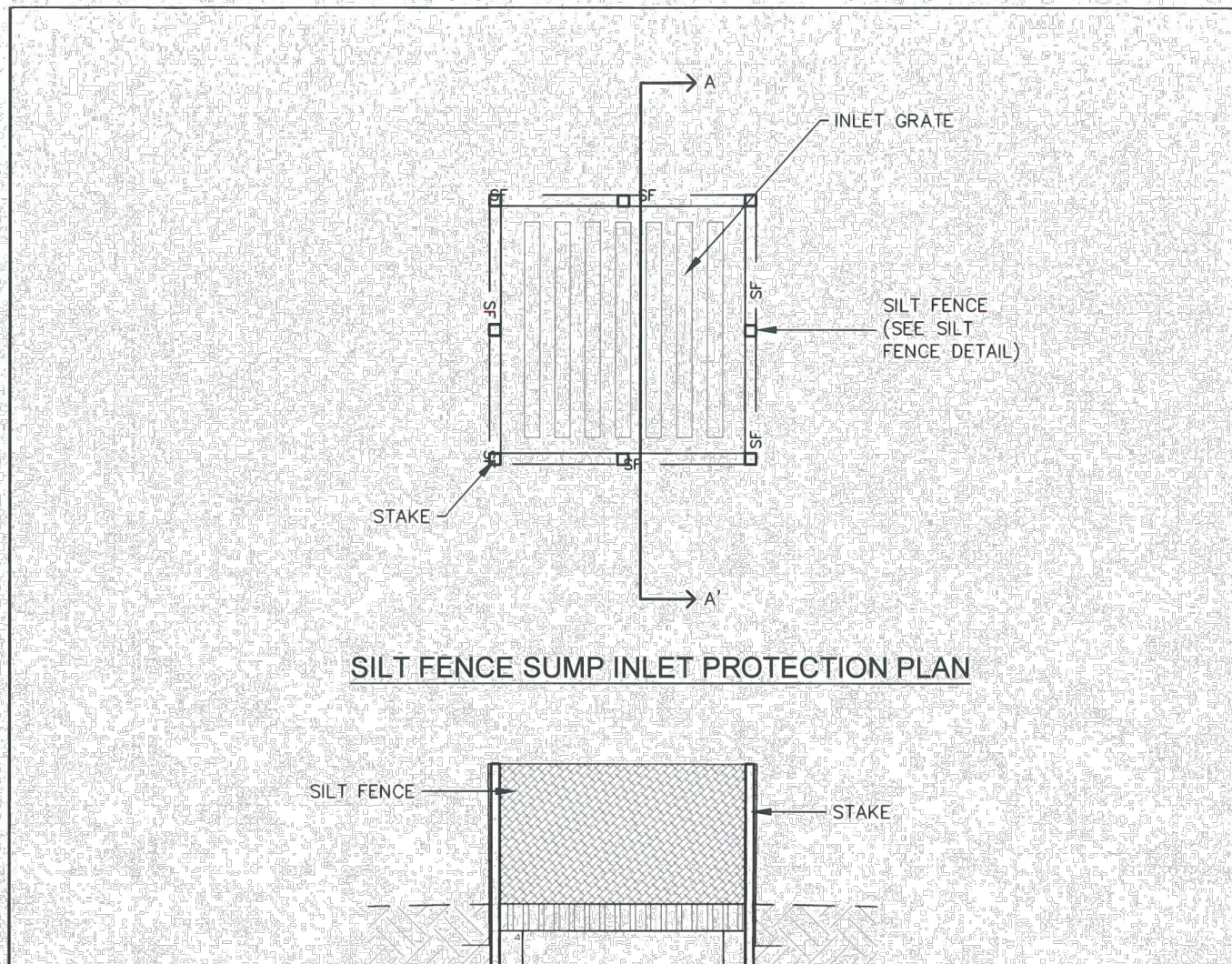
IP-2

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED: [Signature]

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



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

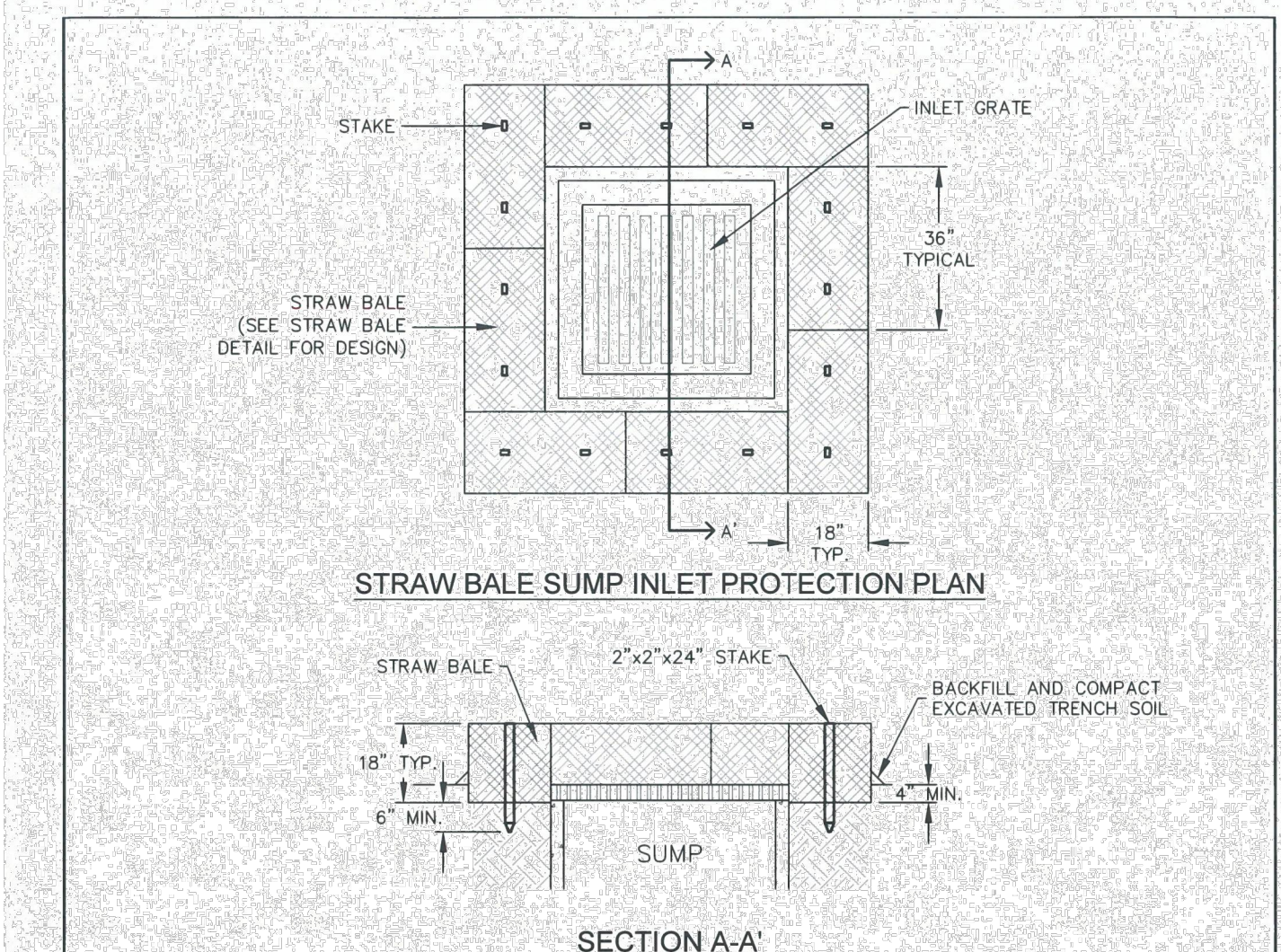
IP-3

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED: [Signature]

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



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

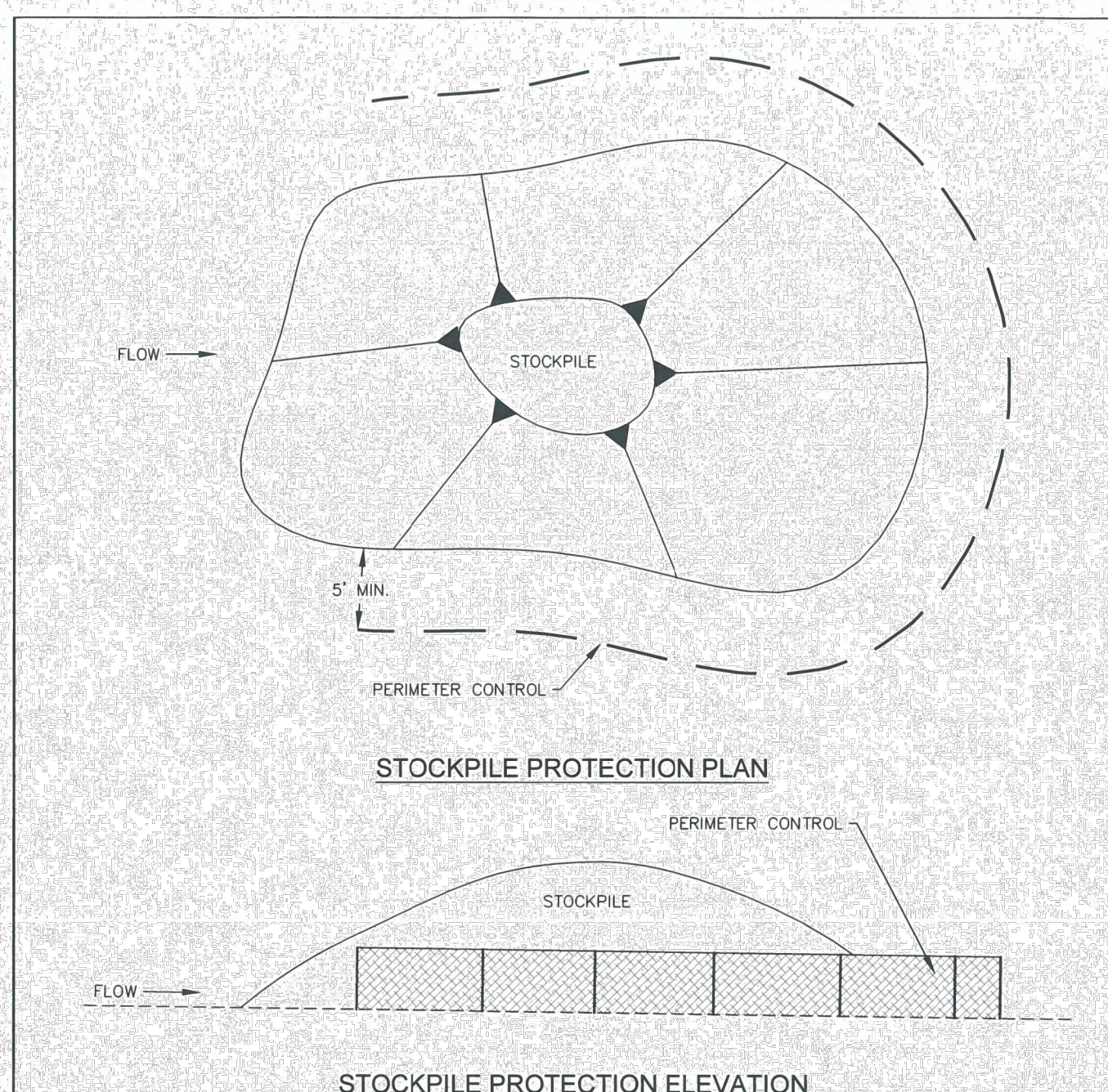
IP-4

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED: [Signature]

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



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

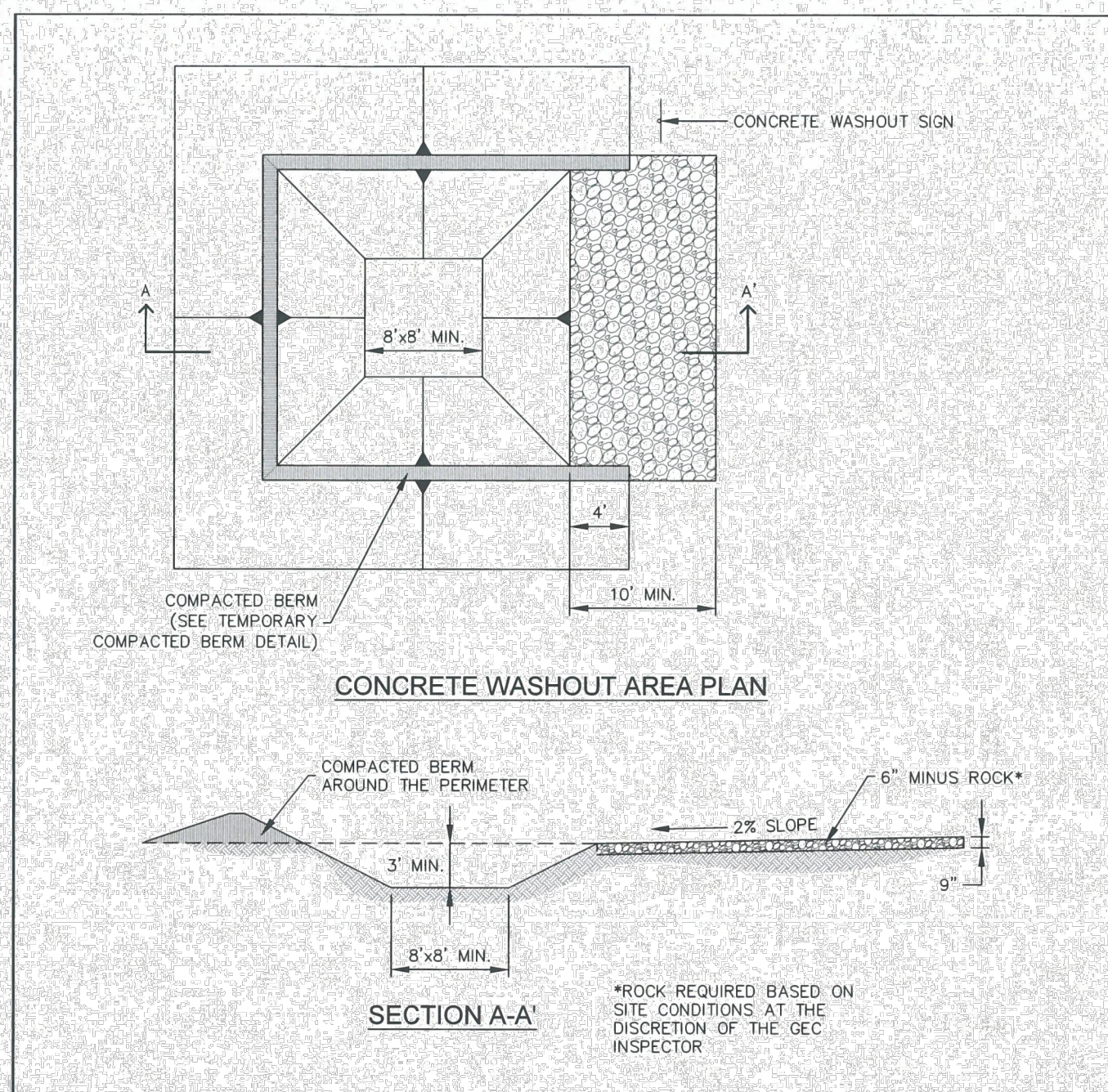
SP

STORMWATER ENTERPRISE

STOCKPILE PROTECTION

APPROVED: [Signature]

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



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

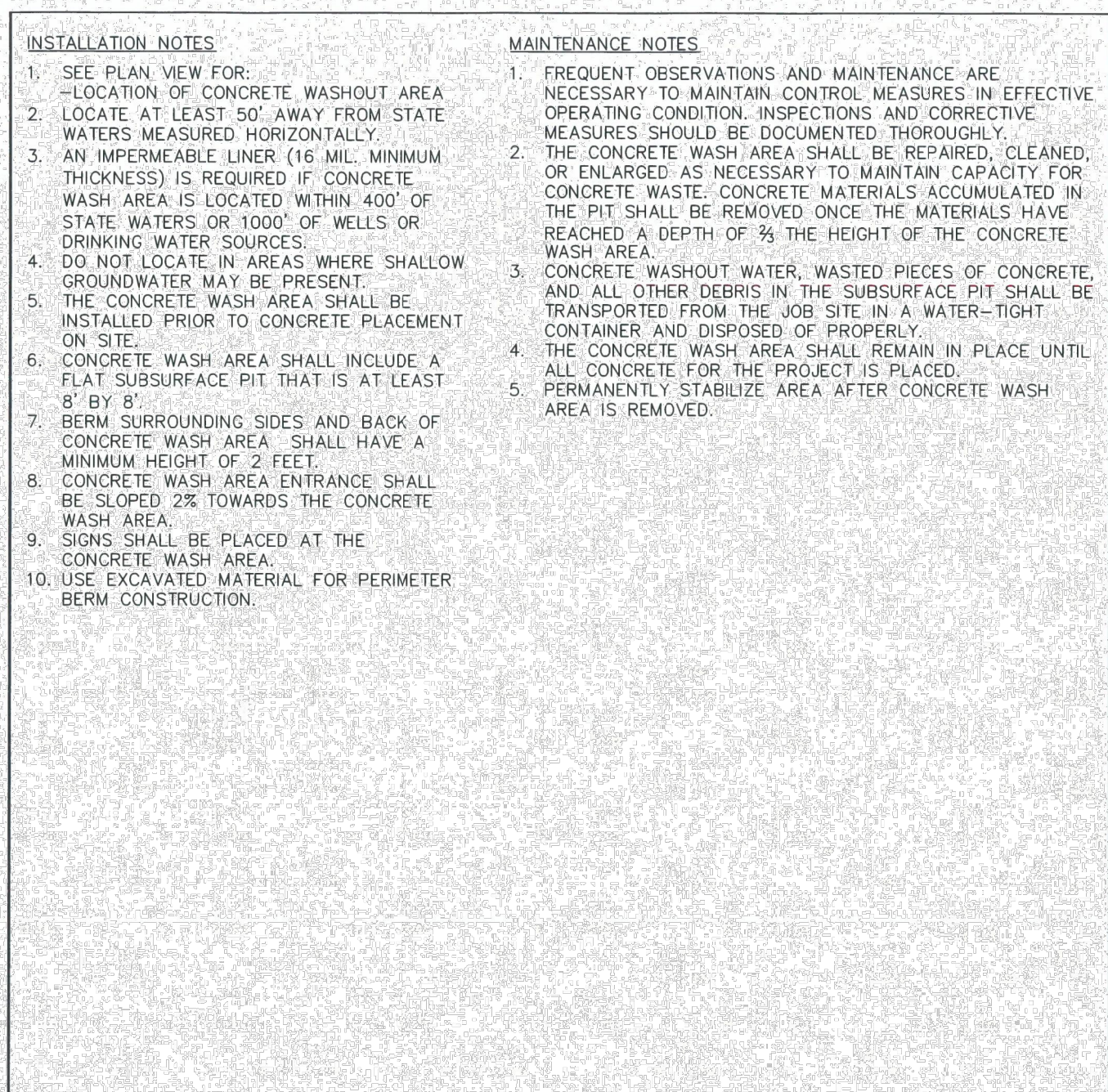
CWA

STORMWATER ENTERPRISE

CONCRETE WASHOUT AREA

APPROVED: [Signature]

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



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

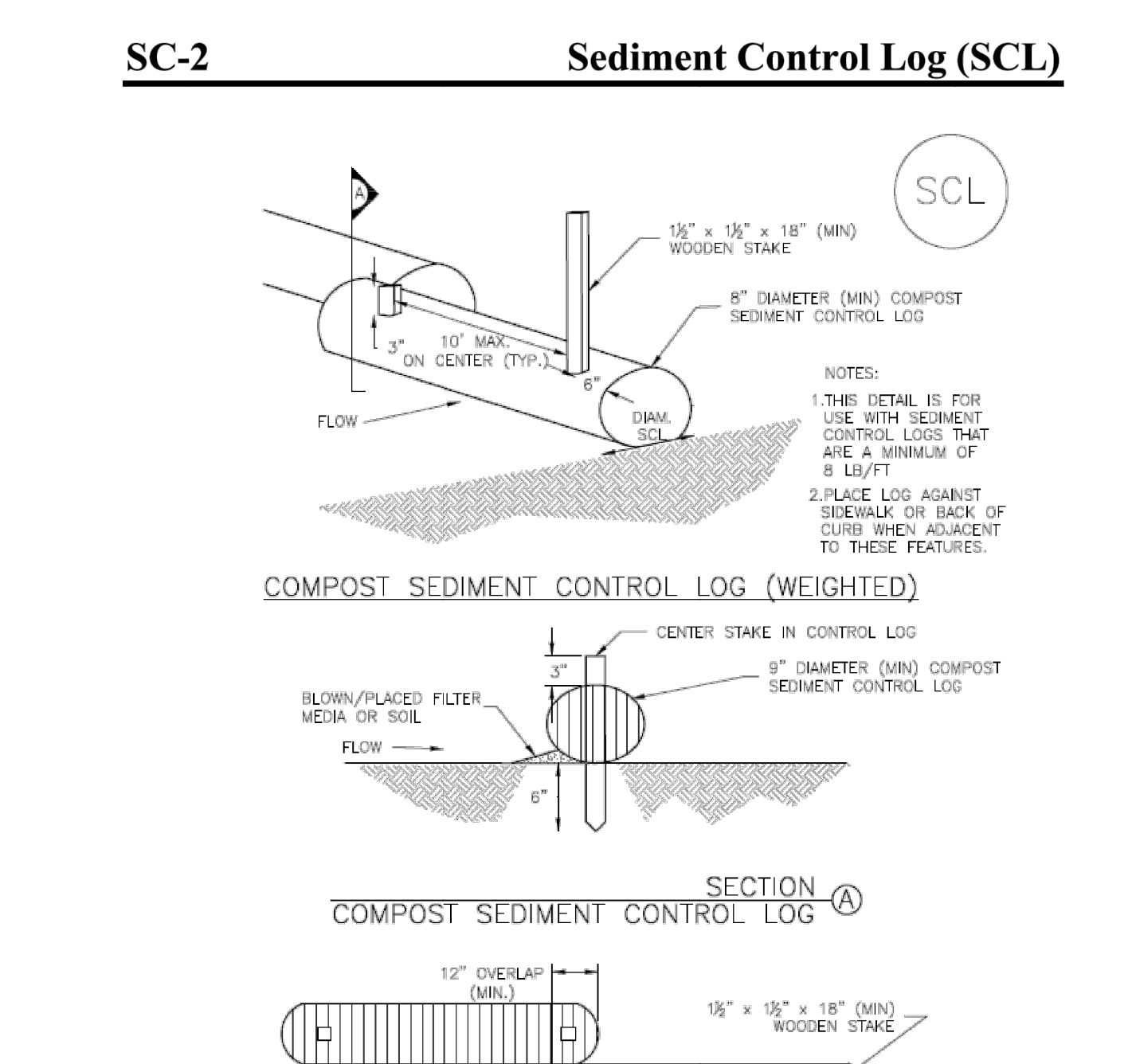
CWA

STORMWATER ENTERPRISE

CONCRETE WASHOUT AREA

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



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

CWA

STORMWATER ENTERPRISE

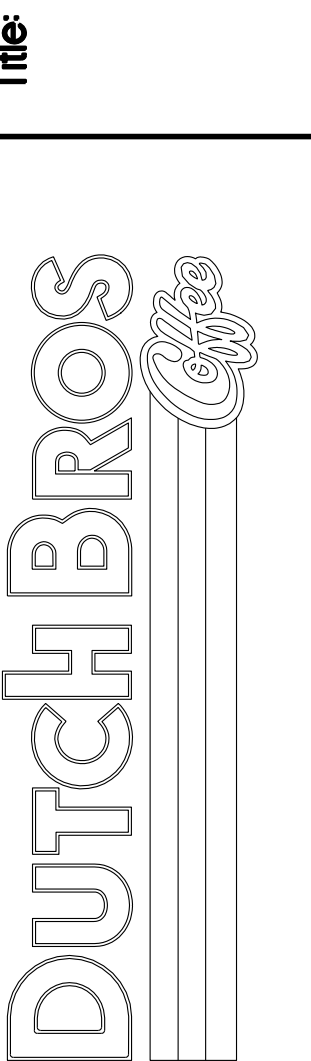
CONCRETE WASHOUT AREA

APPROVED: [Signature]

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

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

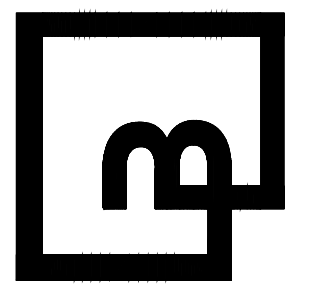
EROSION CONTROL DETAILS
7510 FALCON MARKET PLACE
PEYTON, CO 80831



Scale: Horizontal N/A Vertical N/A

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

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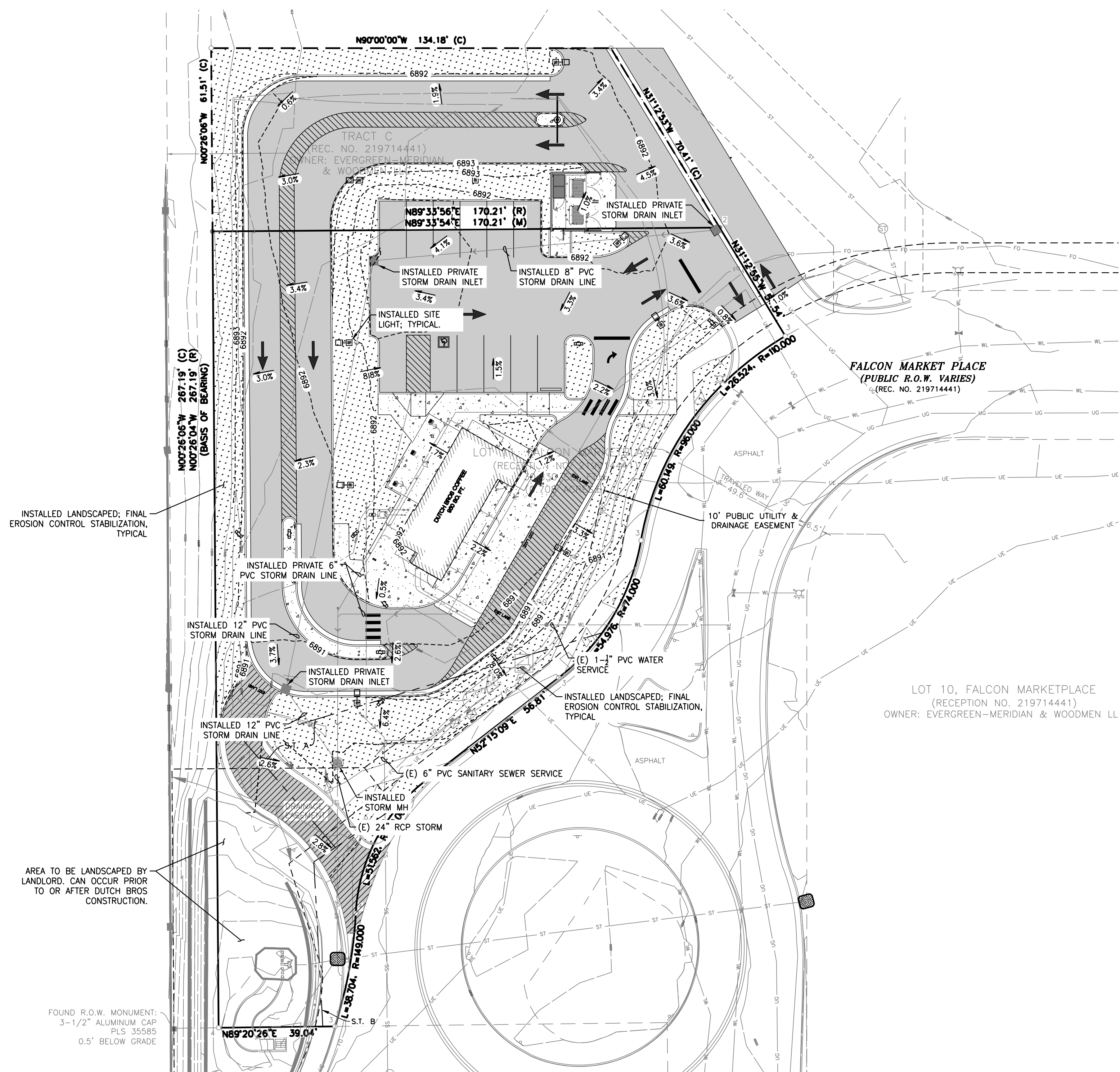
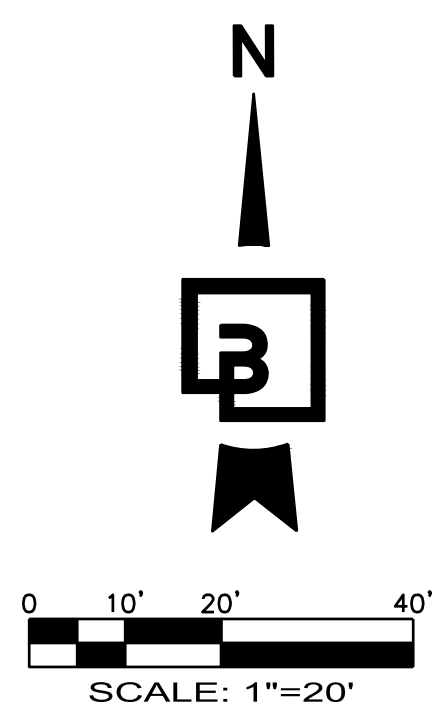
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Sheet: C15
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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO FINAL EROSION CONTROL PLAN



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

EROSION AND SEDIMENT CONTROL NOTES:

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

TEMPORARY DUST CONTROL MEASURES:

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

INSTALLED LANDSCAPED; FINAL EROSION CONTROL STABILIZATION, TYPICAL

AREA TO BE LANDSCAPED BY LANDLORD. CAN OCCUR PRIOR TO OR AFTER DUTCH BROS CONSTRUCTION.

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

TEMPORARY WORK EASEMENT NOTE:

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

UNDERGROUND UTILITY NOTE:

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

EXISTING SOIL TYPE:

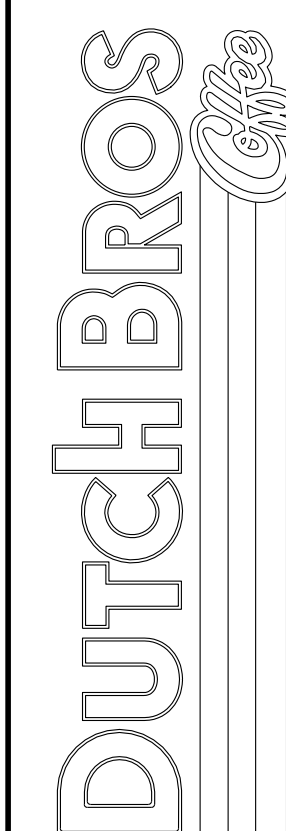
BLAKELAND LOAMY SAND (1.2 AC) - 3.23%
BLAKELAND-FLUVAQUENTIC HAPLAQUOLLS (16.3 AC) - 43.93%
COLUMBINE GRAVELLY SANDY LOAM (19.6) - 52.83%

PERMANENT STABILIZATION LEGEND

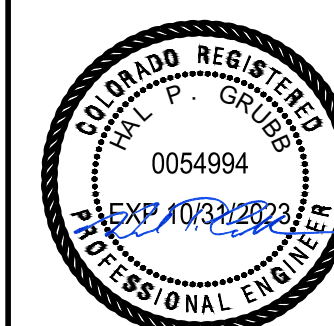
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

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

Title:



For:

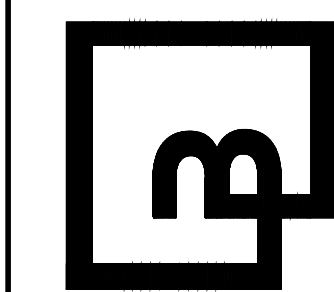


05/02/2022

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

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

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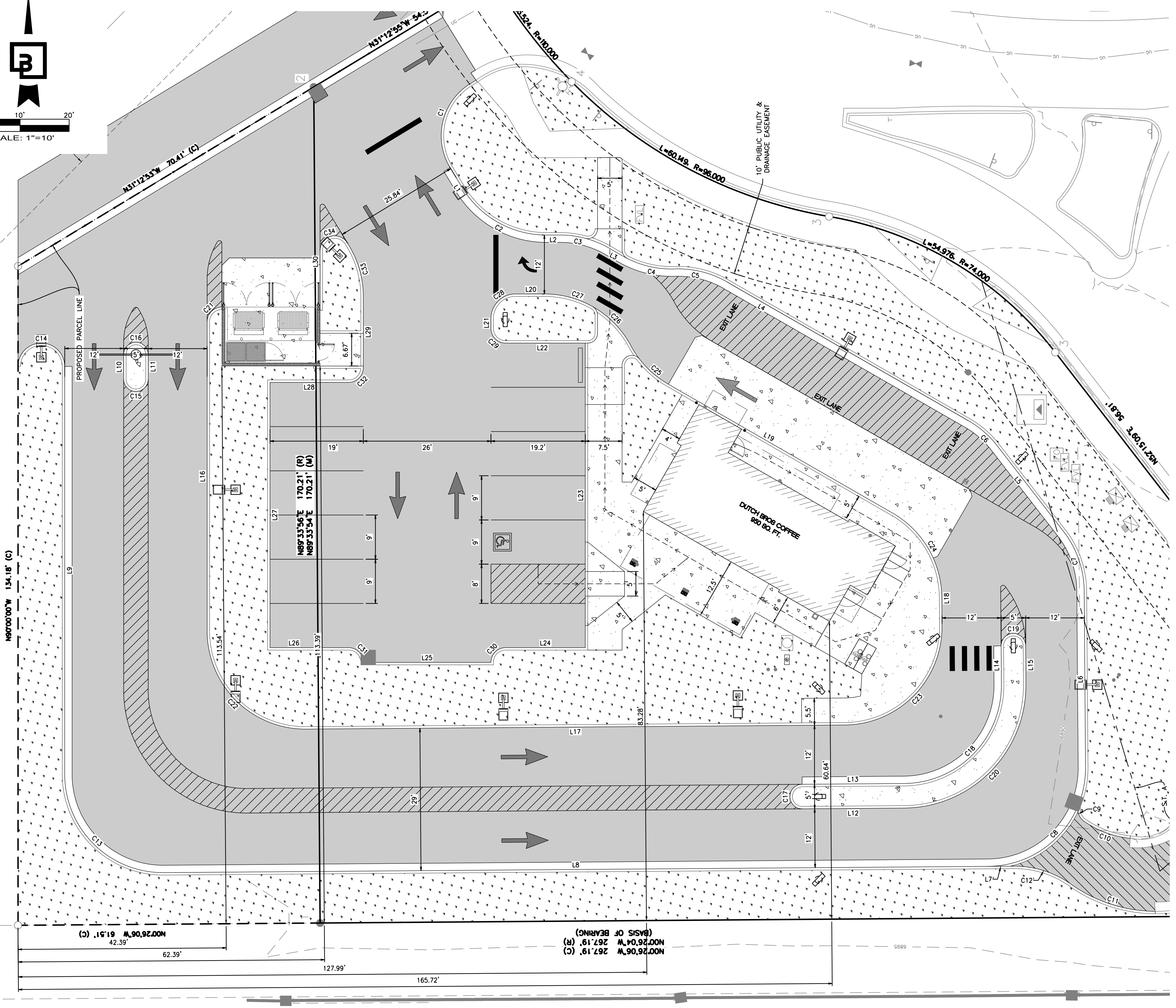
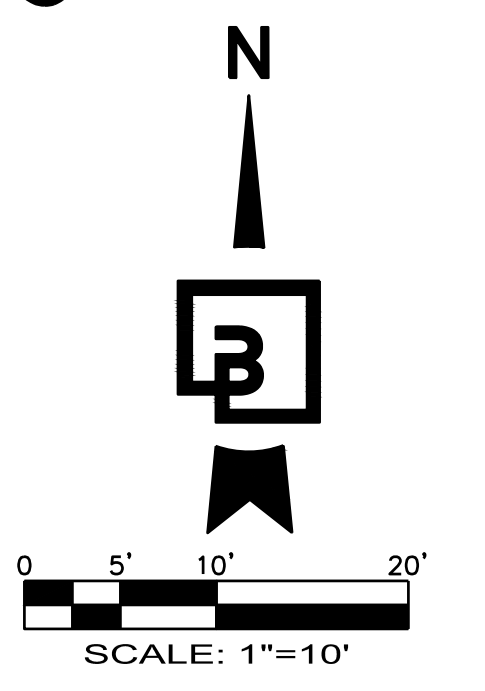
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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO HORIZONTAL CONTROL PLAN

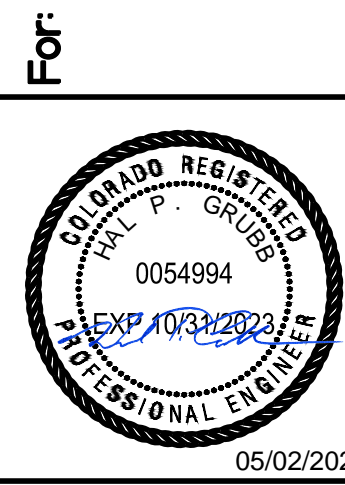
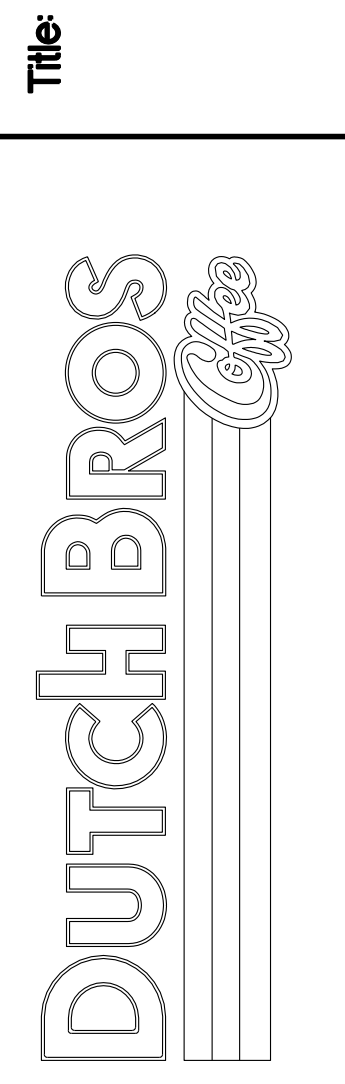


- HORIZONTAL CONTROL NOTE:**
- HORIZONTAL CONTROL DIMENSIONS FOR THE BUILDING ARE SHOWN FROM THE NORTHWEST PROPERTY CORNER OF THE PARCEL TO THE FACE OF STUD AT THE BUILDING CORNER. THE PROPOSED BUILDING IS NOT PARALLEL TO ANY PROPERTY LINES.
 - HORIZONTAL CONTROL DIMENSIONS FOR THE TRASH ENCLOSURE BUILDING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

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

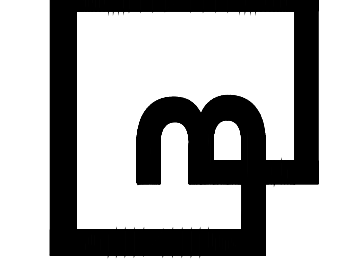
Curve #	Length	Radius	Delta
C1	19.63	12.50	90.00
C2	20.52	20.00	58.78
C3	10.43	20.00	29.89
C4	11.10	20.00	31.79
C5	11.10	20.00	31.79
C6	7.81	20.00	22.36
C7	13.02	20.00	37.31
C8	31.42	20.00	90.00
C9	4.17	3.00	79.61
C10	9.11	20.00	26.11
C11	18.27	29.88	35.04
C12	12.49	20.00	35.78
C13	31.57	20.00	90.43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

HORIZONTAL CONTROL PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831



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

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



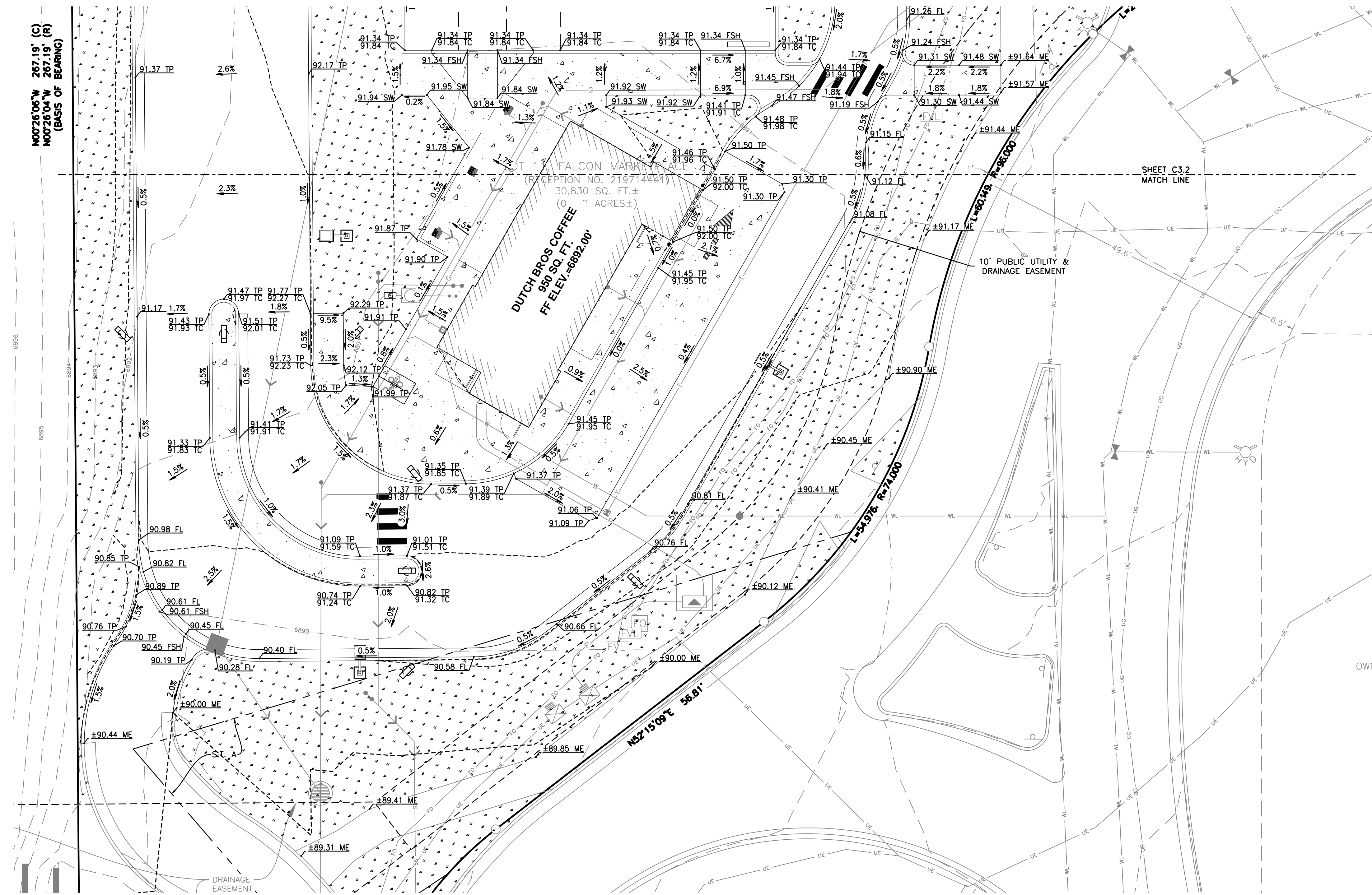
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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO GRADING PLAN



GRADING GENERAL NOTES:

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

STANDARD ELEVATION: 6880.25
TRUNCATED ELEVATION: 80.25

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

OVER-EXCAVATION NOTE:

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

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

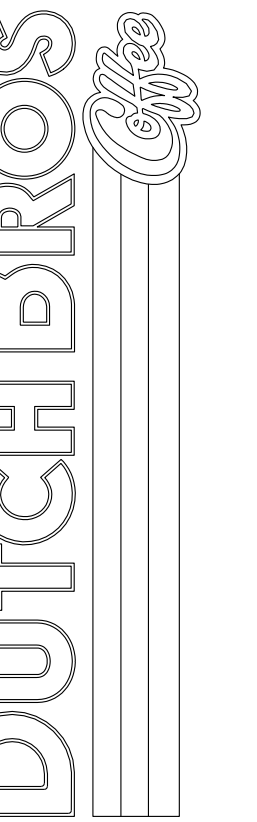
IN ADDITION, FOR ALL OTHER LOCATIONS OF HARDSCAPE INSTALLATION, THE TOP TWELVE (12) INCHES OF THE EXISTING SOIL IS TO BE IMPROVED USING EITHER IN-PLACE SCARIFICATION OR MOISTURE CONDITIONING.

UNDERGROUND UTILITY NOTE:

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

GRADING PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



For:

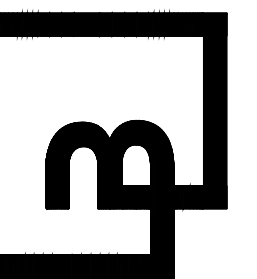


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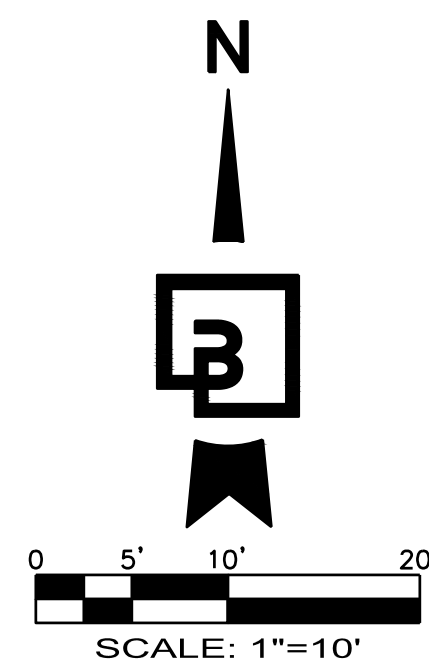
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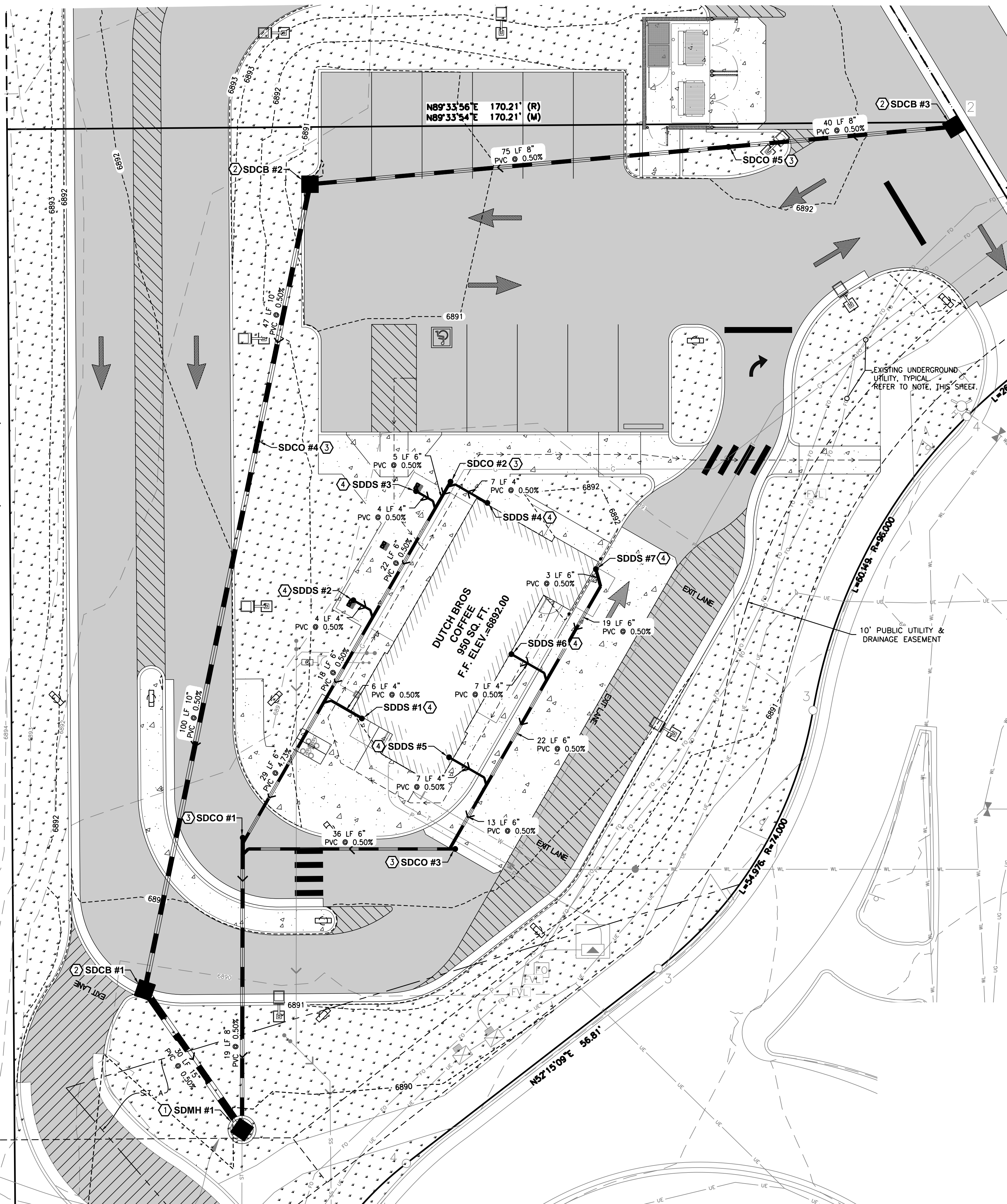


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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO DRAINAGE PLAN



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



STORM DRAIN GENERAL NOTES:

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

CONSTRUCTION NOTES:

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

UTILITY POTHOLING NOTE:

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

UNDERGROUND UTILITY NOTE:

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

STORMWATER NOTES:

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

UTILITY OWNERSHIP NOTE:

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

UTILITY CROSSING NOTE:

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

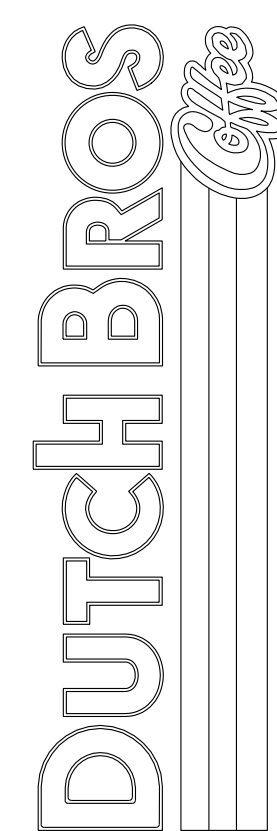
UTILITY CONFLICT NOTE:

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

DRAINAGE PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831

Title:



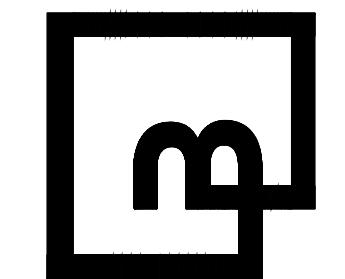
For:



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

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

Barghausen Consulting Engineers, Inc.
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Kent, WA 98032
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barghausen.com



Job Number: 21917
Sheet: C3.2
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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO UTILITY PLAN

GENERAL UTILITY NOTES:

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

① SANITARY CONSTRUCTION NOTES:

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

② WATER CONSTRUCTION NOTES:

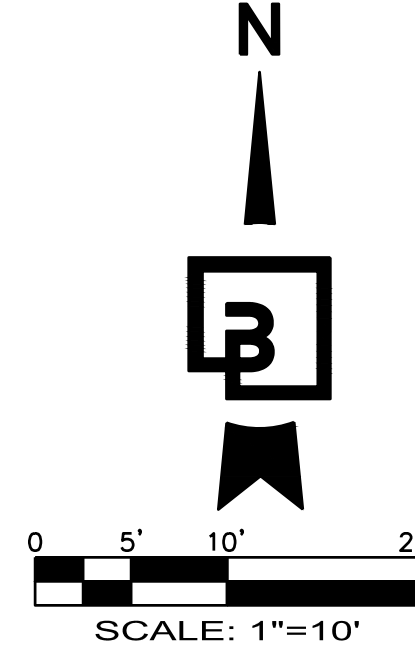
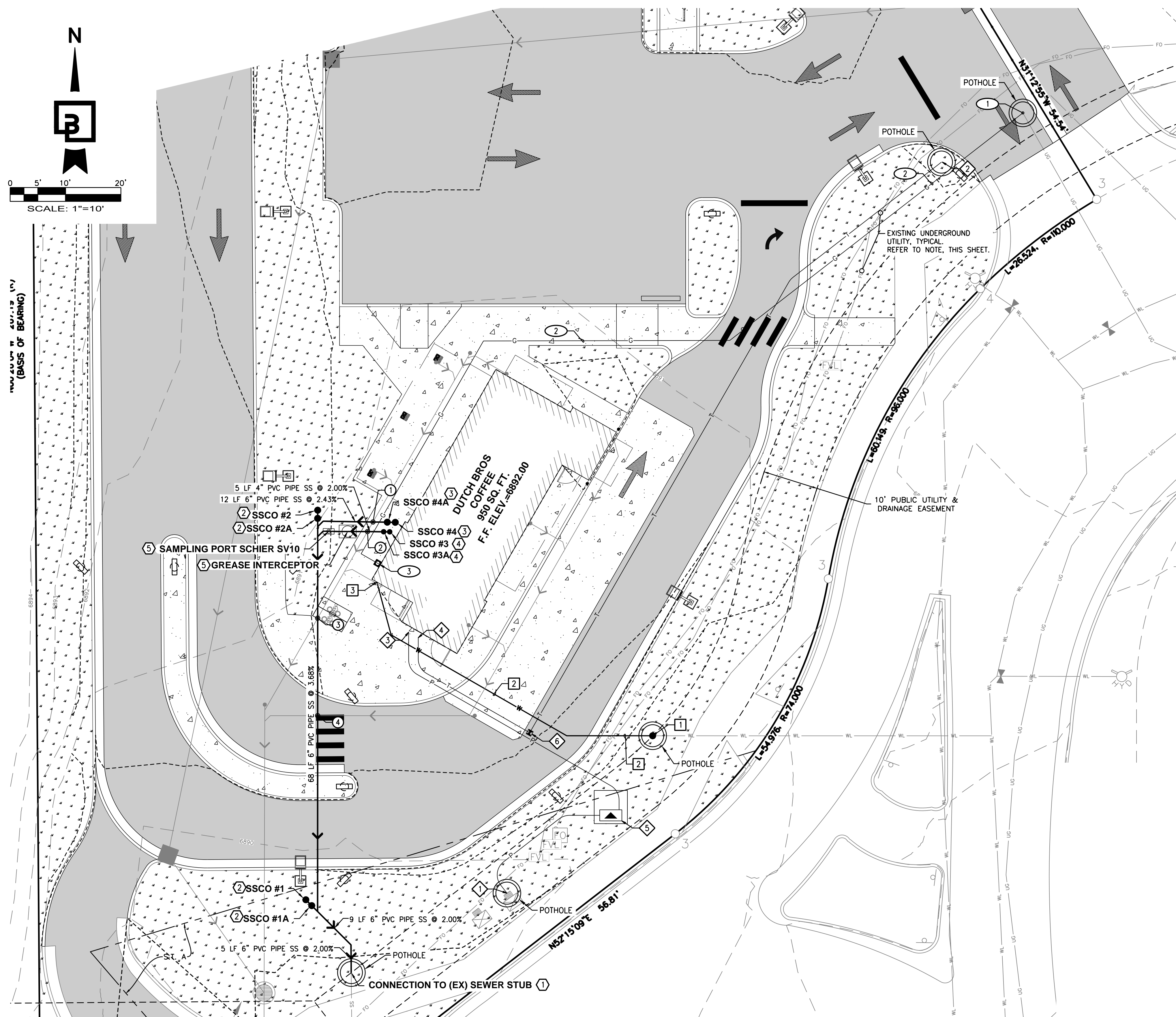
- APPROXIMATE LOCATION OF 1-1/2" WATER SERVICE LINE STUB (BY OTHERS). CONTRACTOR TO INSTALL CURB STOP PER WOODMAN HILLS METROPOLITAN DISTRICT STANDARDS. COORDINATE WITH PURVEYOR PRIOR TO INSTALLATION.
- INSTALL 1-1/2" DOMESTIC WATER SERVICE LINE.
- APPROXIMATE LOCATION OF WATER SERVICE CONNECTION TO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

③ GAS CONSTRUCTION NOTES:

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

④ DRY UTILITIES CONSTRUCTION NOTES:

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



NAD 83 UTM W 2017.12 (N) (BASIS OF BEARING)

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

UTILITY CONFLICT NOTE:
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UTILITY POTHOLES NOTE:
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UTILITY CROSSING TABLE

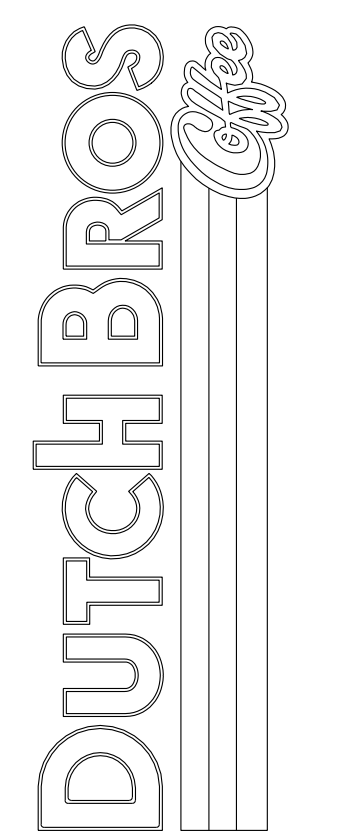
① BOTTOM UTILITY	TOP	TOP UTILITY	INVERT	CLEAR
1 SANITARY SEWER	±6888.86	STORM SEWER	±6890.42	±1.56'
2 SANITARY SEWER	±6888.86	STORM SEWER	±6890.41	±1.55'
3 SANITARY SEWER	±6888.26	STORM SEWER	±6889.91	±1.65'
4 SANITARY SEWER	±6887.55	STORM SEWER	±6889.05	±1.50'

UTILITY CROSSING NOTE:
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SANITARY SEWER STRUCTURE TABLE

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

UTILITY PLAN
7510 FALCON MARKET PLACE
PEYTON, CO 80831



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

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barghausen.com

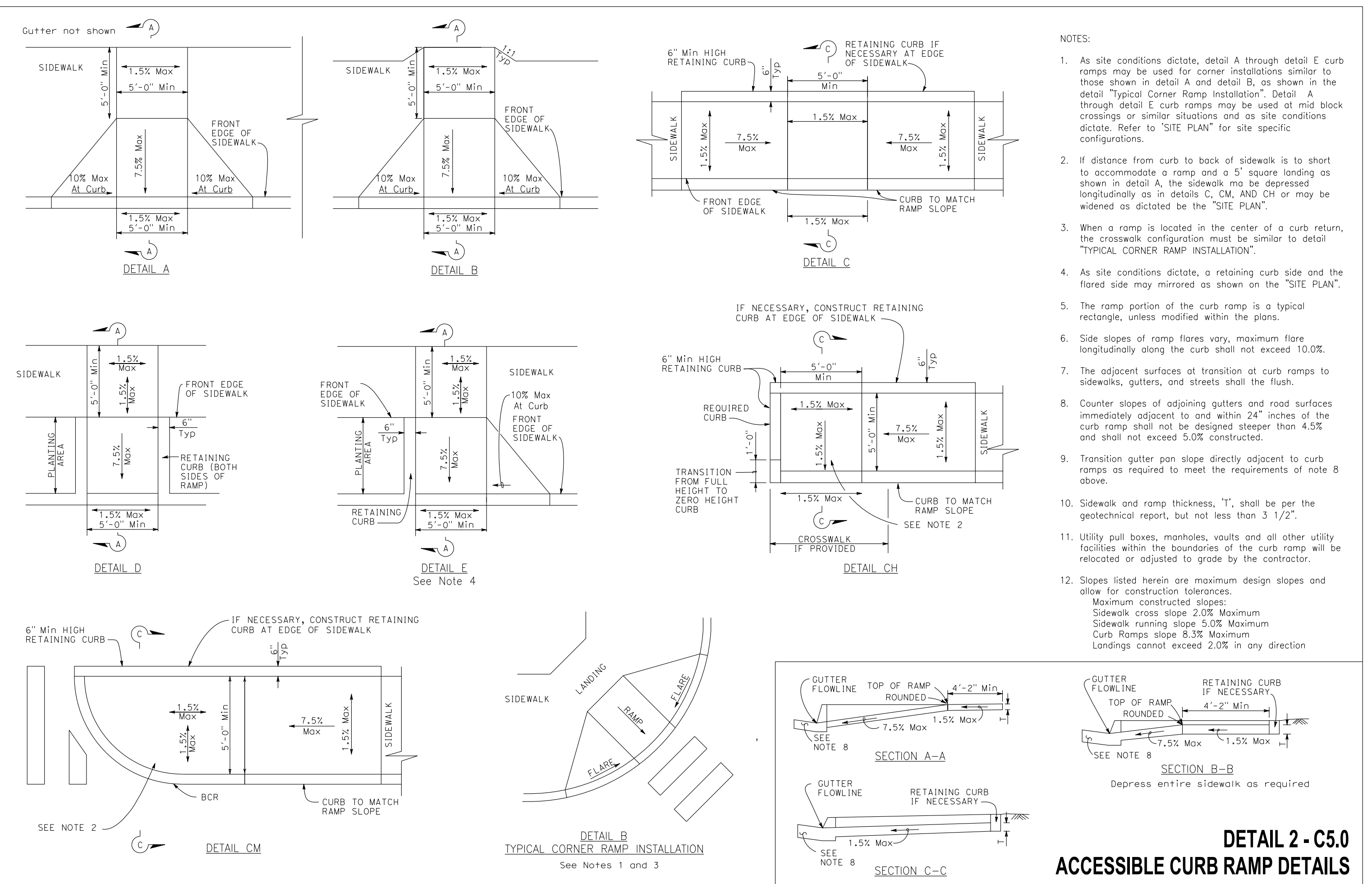
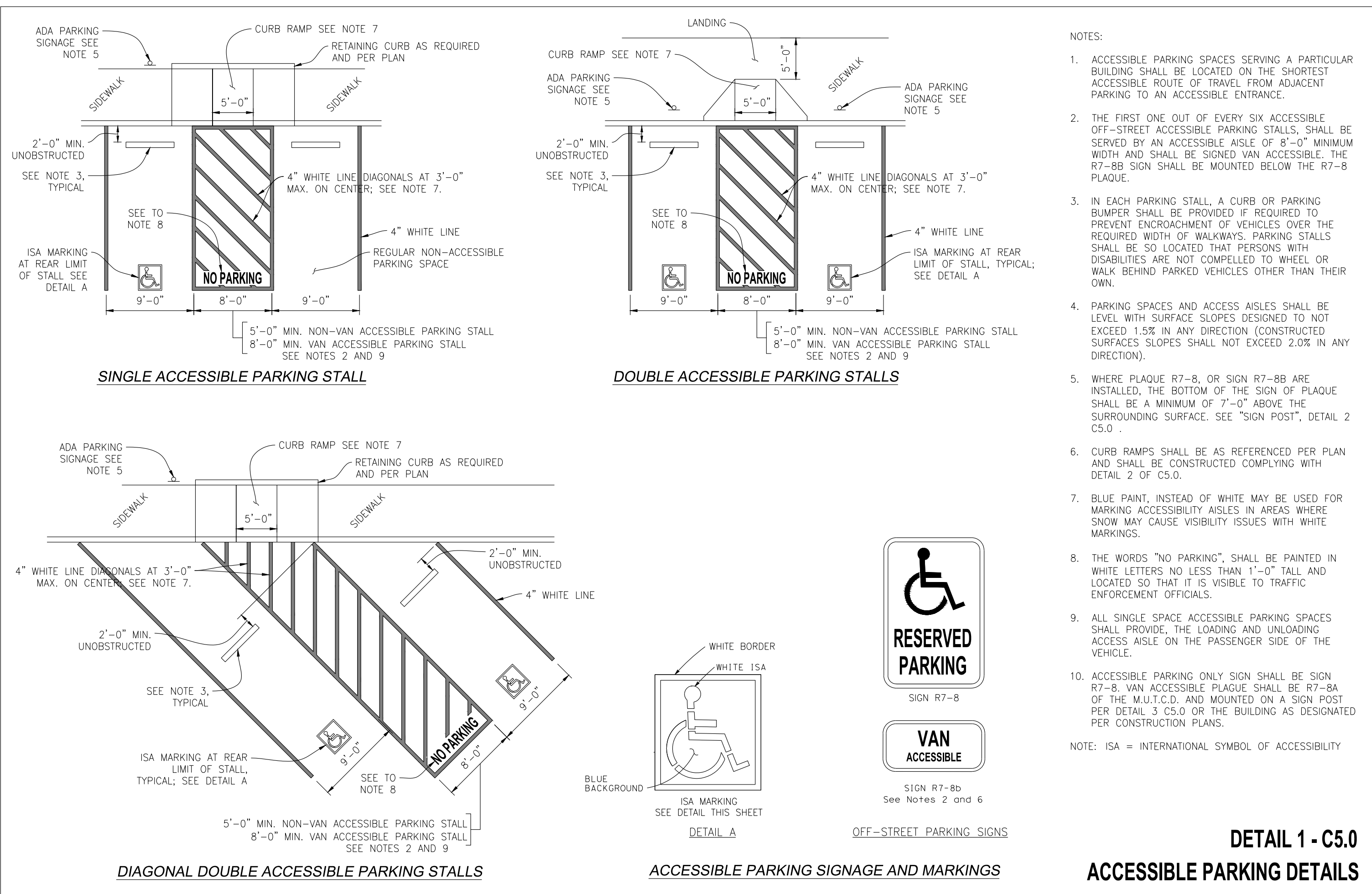
Job Number: 21917
Sheet: C40
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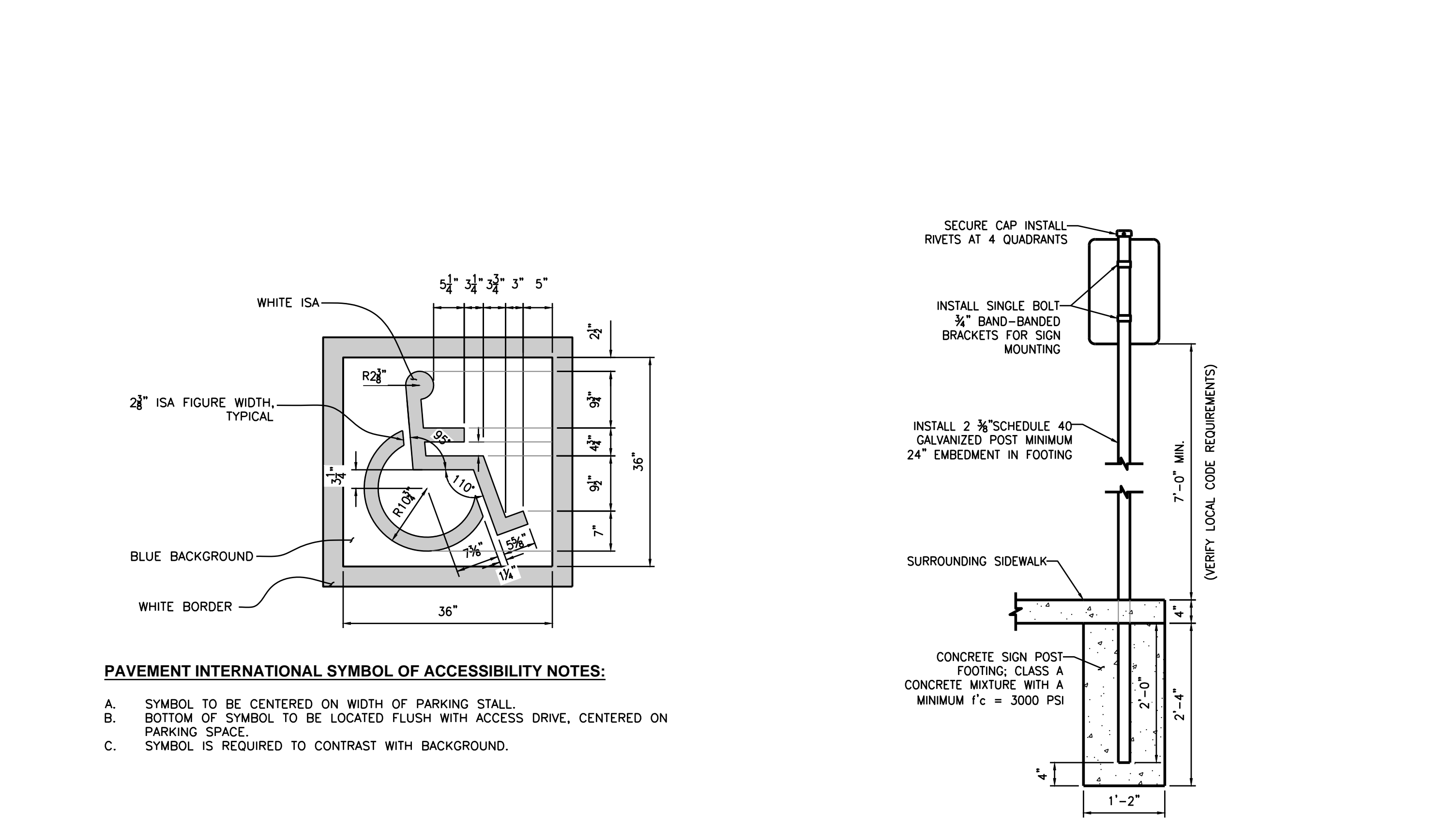
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DUTCH BROS. COFFEE - CO0707 - PEYTON, CO CIVIL DETAILS



1 ACCESSIBLE PARKING DETAILS
C5.0 NOT TO SCALE

2 ACCESSIBLE CURB RAMP DETAILS
C5.0 NOT TO SCALE

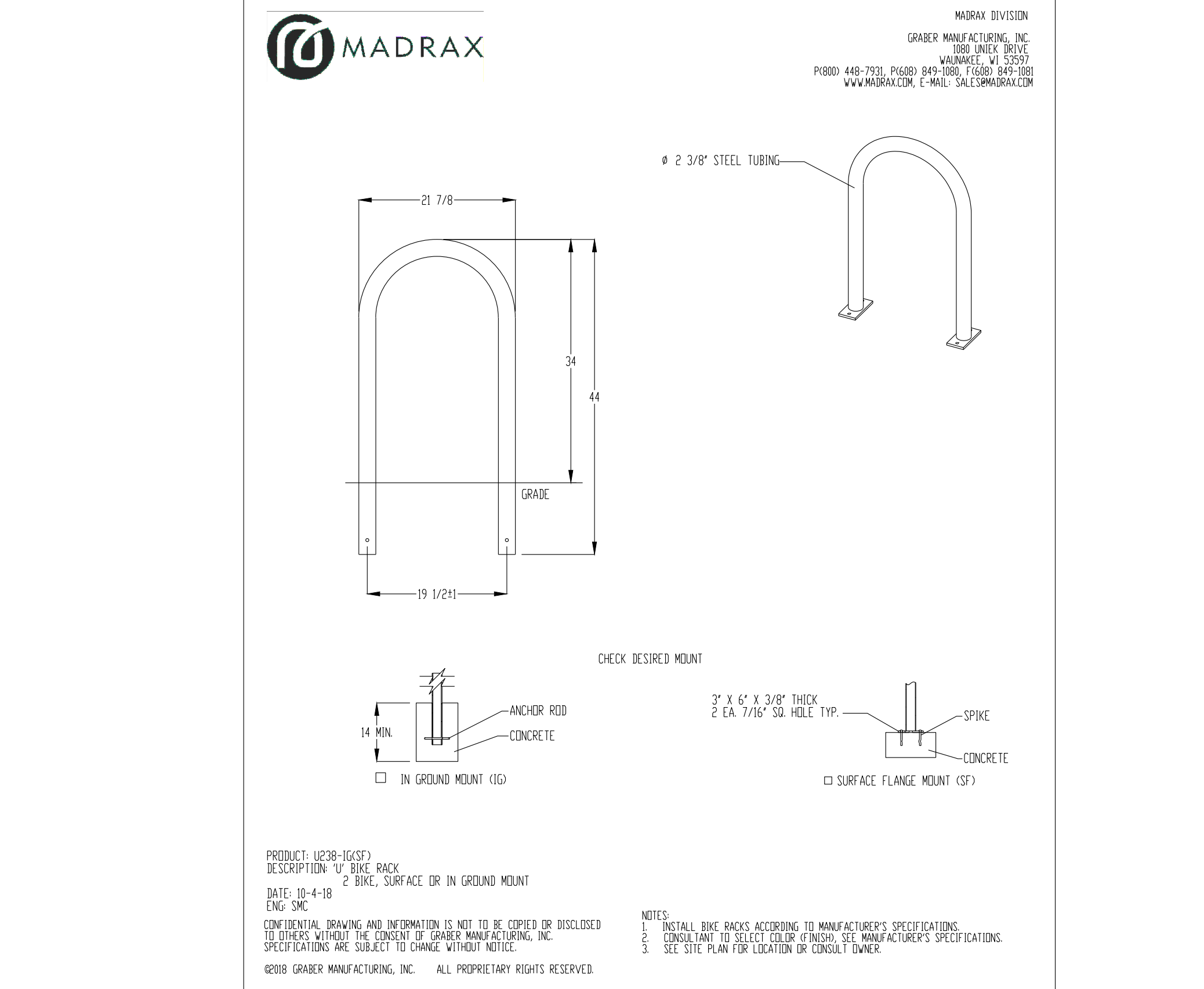


3 INTERNATIONAL SYMBOL OF ACCESSIBILITY
C5.0 NOT TO SCALE

4 SIGN POST
C5.0 NOT TO SCALE

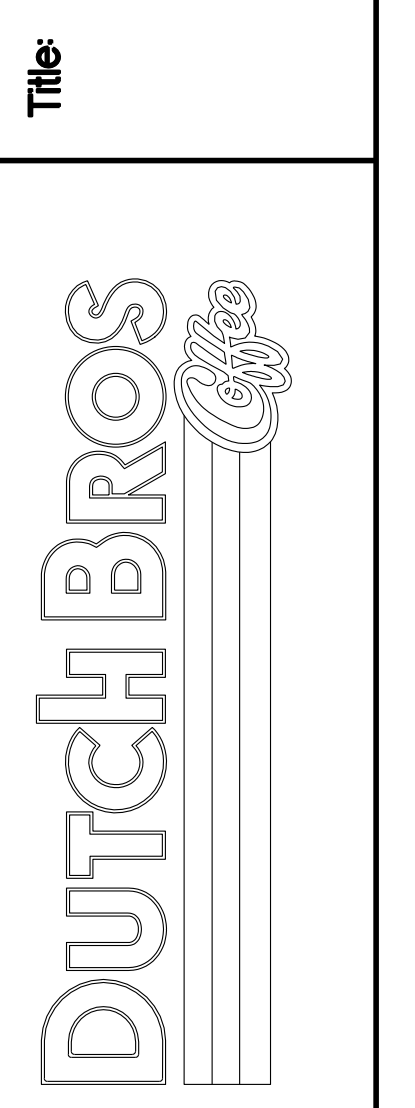


5 NOT USED
C5.0 NOT TO SCALE



6 MADRAX BIKE RACK
C5.0 NOT TO SCALE

CIVIL DETAILS
7510 FALCON MARKET PLACE
PEYTON, CO 80831

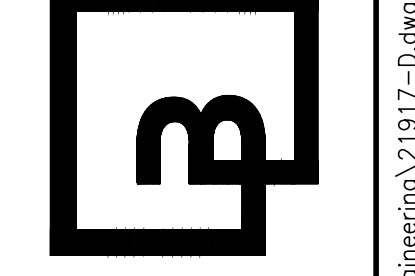


For: [Client Name]

Scale: Horizontal N/A, Vertical N/A

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

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Kent, WA 98032
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Job Number: 21917
Sheet: C5.0
2019 DB
ref: 03/31/23



BARGHAUSEN

LETTER OF INTENT

Site Development Plan Dutch Bros Coffee

7510 Falcon Market Place
Falcon, CO 80831

APN: 5301401326

Prepared by:
Barghausen Consulting Engineers, Inc.

December 21, 2021

Our Job No. 21917

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425.251.6222 F) 425.251.8782
BRANCH OFFICES: CHEHALIS, WA KLAMATH FALLS, OR LONG BEACH, CA RICHLAND, WA ROSEVILLE, CA
barghausen.com

Property Owner

Karen Levitt Ortiz
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2390 East Camelback Road, Suite 410
Phoenix, AZ 85016
(602) 567-7099
klevittortiz@evgre.com

Applicant/Developer

Russ Orsi
Dutch Bros Coffee
110 S.W. 4th Street
Grants Pass, OR 97526
(916) 765-7270
Russ.orsi@dutchbros.com

Project Overview

The project proposes to develop a 30,884-square-foot parcel located at 7510 Falcon Market Place in Falcon, Colorado for construction of a new 950-square-foot Dutch Bros Coffee with a double drive-through and surface parking for eight (8) vehicles. A separate covered service window for walk-up customers will be offered on the eastern side of the building opposite the drive-through service window.

The property is currently zoned as Commercial Regional (CR). A Dutch Bros Coffee, being considered a drive-through restaurant, is a permitted use in the CR Zone and requires a Site Development Plan.

Queuing and Stacking

Approximately 260 feet of stacking space for up to 13 vehicles is available behind the drive-through window in the dedicated queuing lane. Dutch Bros Coffee will implement a runner system at the proposed facility that is designed to increase speed and efficiency in serving drive-through customers. Dutch Bros Coffee employees travel from vehicle to vehicle to greet customers and take orders. These "runners" utilize a handheld device to transmit customer's orders to the multiple drink stations inside the building. Additionally, runners are able to charge individuals while in line, so by the time they arrive at the service window, they may pick up their order and be on their way. This system decreases wait times, while allowing our runners to have a more personal face-to-face interaction with customers.

The drive-through will not include any speaker boxes. All customer orders are taken in person either at the window or with a runner that carries a handheld device to transmit orders to the kitchen. This ordering process minimizes noise impacts and decreases the amount of vehicle idling at menu boards that are common at traditional drive-through facilities.

Site Design and Orientation

The proposed Dutch Bros Coffee building is located approximately 35 feet from the western property line, with a drive-through beginning on the northeastern corner of the project site and wrapping around to the western side of the building. The project will include a separate customer window to serve pedestrian walk-up traffic only on the eastern side of the building.

Architecture

The proposed building is visually interesting and will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building. Canopy awnings are provided

over all entrances and service doors, including a large 330-square-foot canopy over the customer walk-up service window providing weather protection. The building features modulation with a tower element, building wall articulation, and building materials that are aesthetic and compatible with other newer developments in the community. Colorful and visually interesting wall signs depicting the Dutch Bros Coffee logos will be installed on all sides of the building.

Signs and Lighting

Signs proposed for use at the project site will conform to the El Paso County Land Development Code. Signs proposed to be installed at the project site include a freestanding sign, wall signs, menu signs, drive-through, parking lot, and directional signs. Signs will be constructed with high-quality materials and properly installed under separate permits.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and pedestrian scale lighting within the patio space and along the pedestrian pathway. Exterior building lighting will be installed on the building façade. The drive-through area will be provided with security lighting. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.

Utilities

There is an existing one and a half- (1.5) inch water line stubbed to the eastern side of the site. A one and a half- (1.5) inch domestic water service line will be installed and will connect to the southwest corner of the building as shown on the Utility Plan.

There is a proposed sanitary sewer line stubbed to the southeastern side of the site. A six- (6) inch sanitary sewer line will be connected to this stub. There will be two (2) sanitary connections on the western side of the building, one (1) four- (4) inch PVC connection with a grease interceptor, and one (1) six- (6) inch connection. These two (2) lines will be combined into one (1) six- (6) inch PVC line to the west of the building.

There is an existing gas stub at the northeast corner of the site. A gas line will be installed that will connect to the west side of the building as shown on the Utility Plan.

An existing electrical vault is located on the southeastern side of the site. The electrical contractor will install underground private service line in a four- (4) inch conduit with pull tape for installation. A transformer will be installed per the electrical purveyor's standards to the west of the electrical vault, and the electrical service line will connect to the south side of the building.

An existing data/communications/telephone service vault is located on the southeastern side of the site. The contractor will install conduit with pull tape for installation. The data service line will connect to the south side of the building.

Conclusion

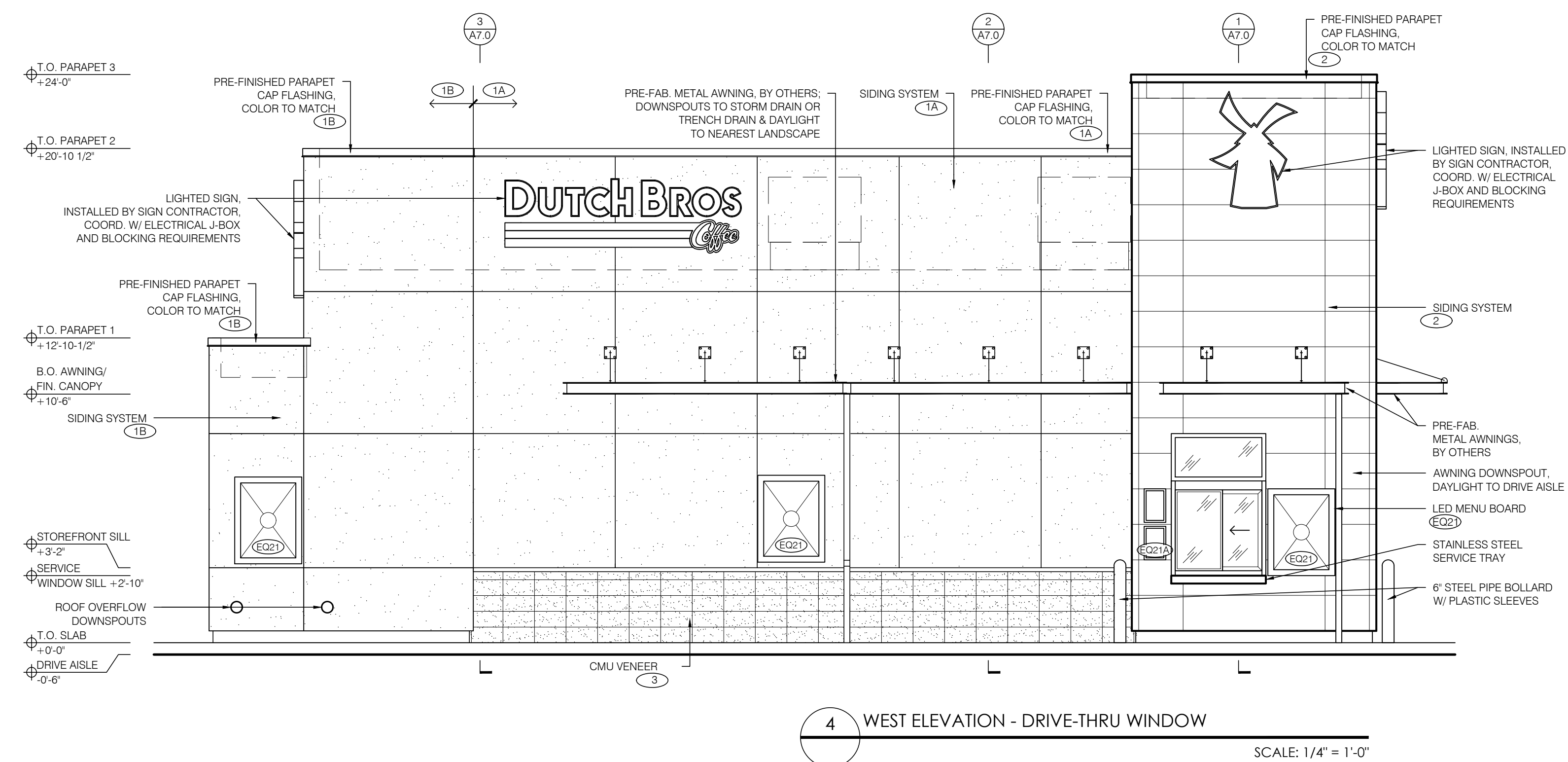
The proposed Dutch Bros Coffee will enhance the commercial character of the Commercial Regional district. Dutch Bros Coffee is a successful business that will promote improvement of the existing and planned commercial area. Dutch Bros Coffee locations are known to be clean and well maintained, providing quick service from friendly staff. The proposed coffee shop will provide excellent products and service, along with enhanced landscaping areas, lighting, and pedestrian open space at the project site that will benefit all customers and users in the immediate vicinity and the surrounding areas. The above narrative demonstrates how the proposal will increase the overall quality of the project site and positively impact the citizens and businesses of the surrounding community and El Paso County.

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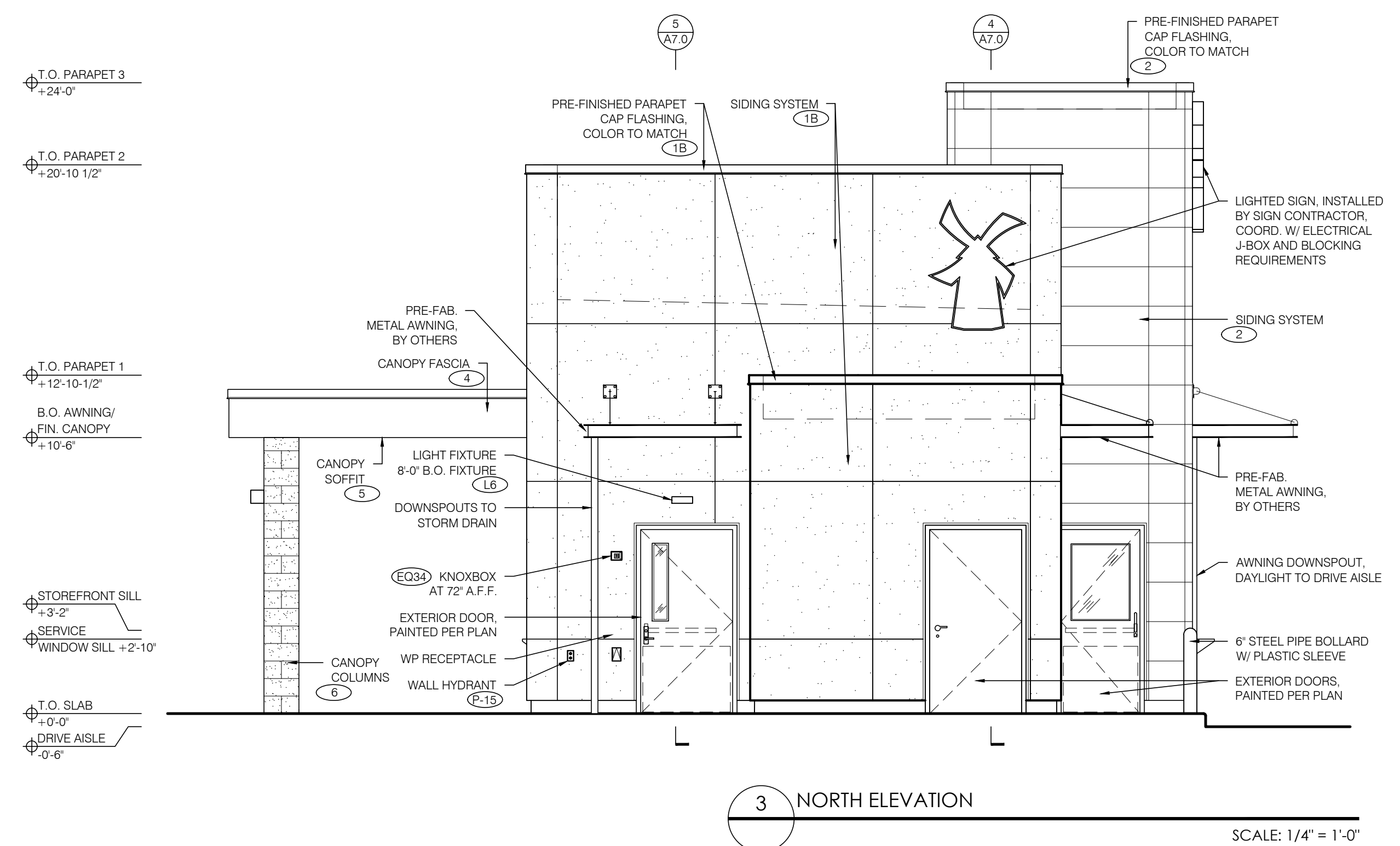
SIDING SCHEDULE - ALTERNATE W/ CANOPY

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	-	3 COAT SYSTEM W/ FINE SAND FINISH	COLOR: BLDG DB DARK GRAY
1B	STUCCO	-	3 COAT SYSTEM W/ FINE SAND FINISH	COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY OUTSIDE CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (3' BASE)				
3	CMU VENEER AND SILL	BASALITE	800WR, 4-8-16, SPLIT FACE	COLOR: BL02 - REVIEW FINAL COLOR SELECTION W/ DB
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	-	FLAT METAL FASCIA	3 SIDES; COLOR: OLD TOWN GRAY (DB GRAY AS AVAILABLE)
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTER SPRUCE	1x8, T&G, 1/8" REVEAL, SEALED
6	COLUMNS	BASALITE	800WR, 8-8-16, SPLIT FACE, 3 SIDES	COLOR: BL02 - REVIEW FINAL COLOR SELECTION W/ DB

NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; DOWNSPOUT COLOR: OLD TOWN GRAY (DB GRAY AS AVAILABLE)



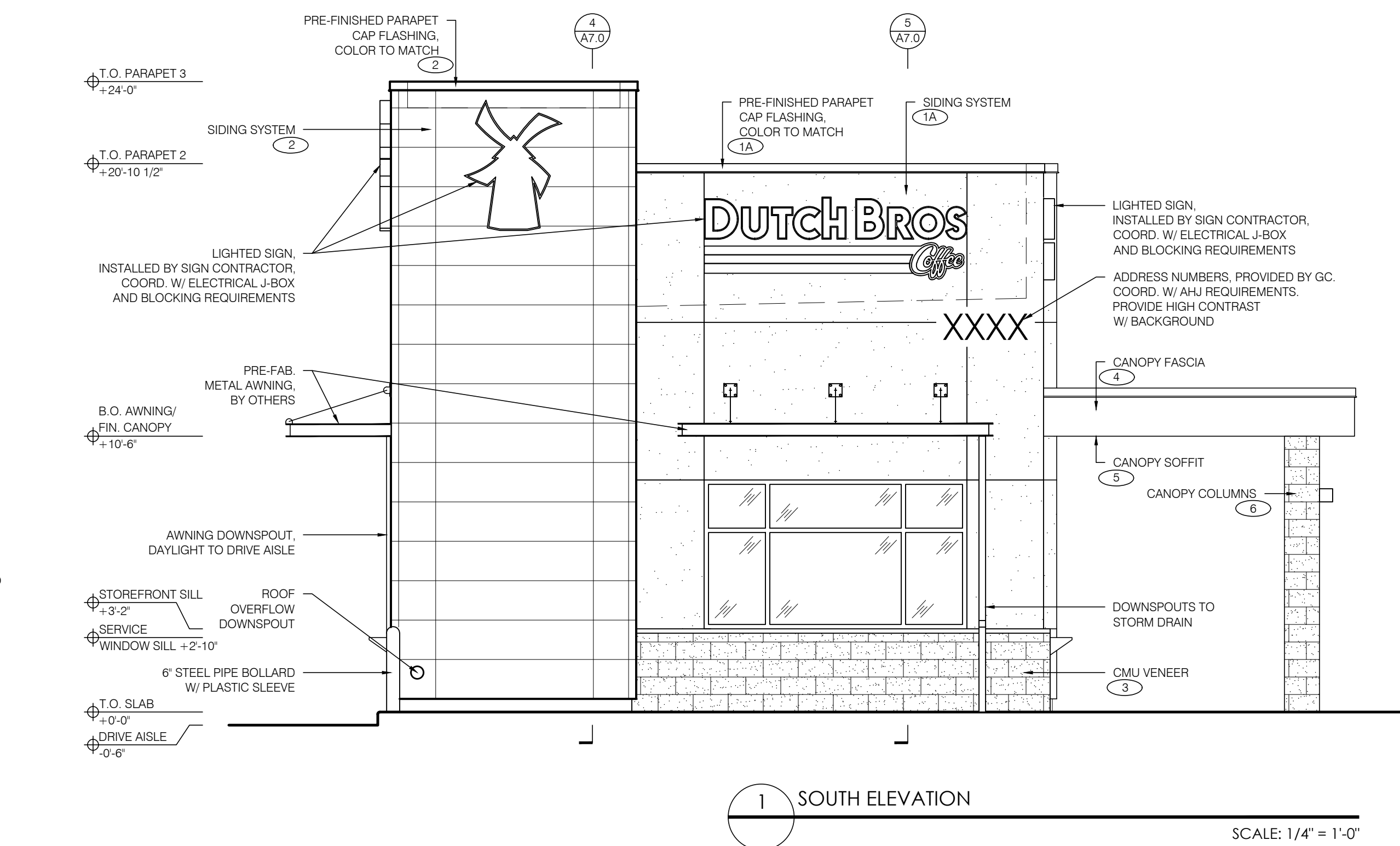
4 WEST ELEVATION - DRIVE-THRU WINDOW
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - WALK-UP WINDOW
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1001 SE SANDY BLVD, SUITE 100
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Project No: CO-0707
Dutch Bros Coffee - New Free-standing Store
7520 Falcon Market Place
Falcon, CO 80831
For: Dutch Bros Coffee
110 SW 4th Street
Grants Pass, OR 97156

ISSUED FOR PERMIT REVIEW:
08.20.2021

REV. DATE	DESCRIPTION

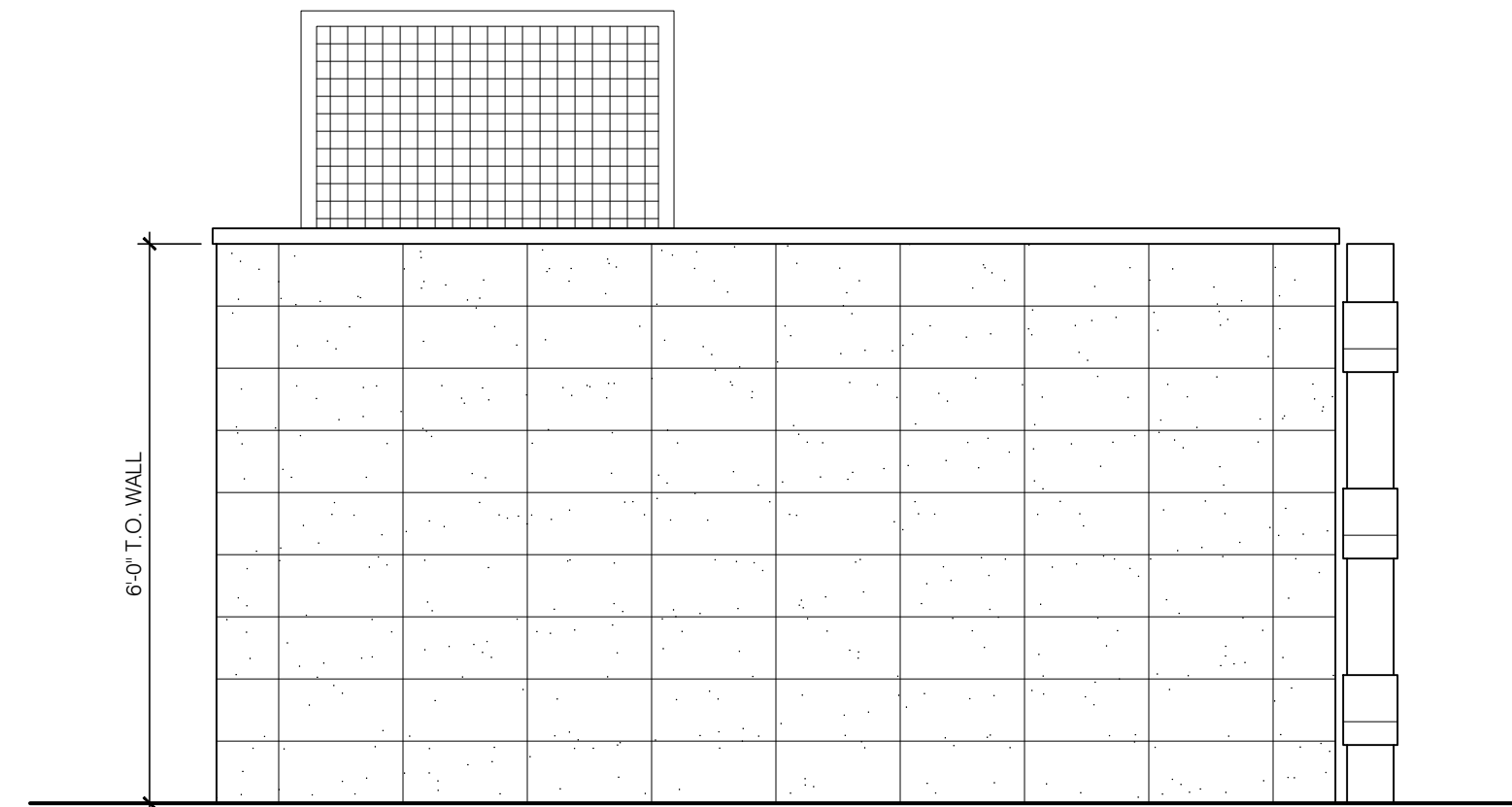
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BUILDING ELEVATIONS
SHEET NUMBER:

A6.0

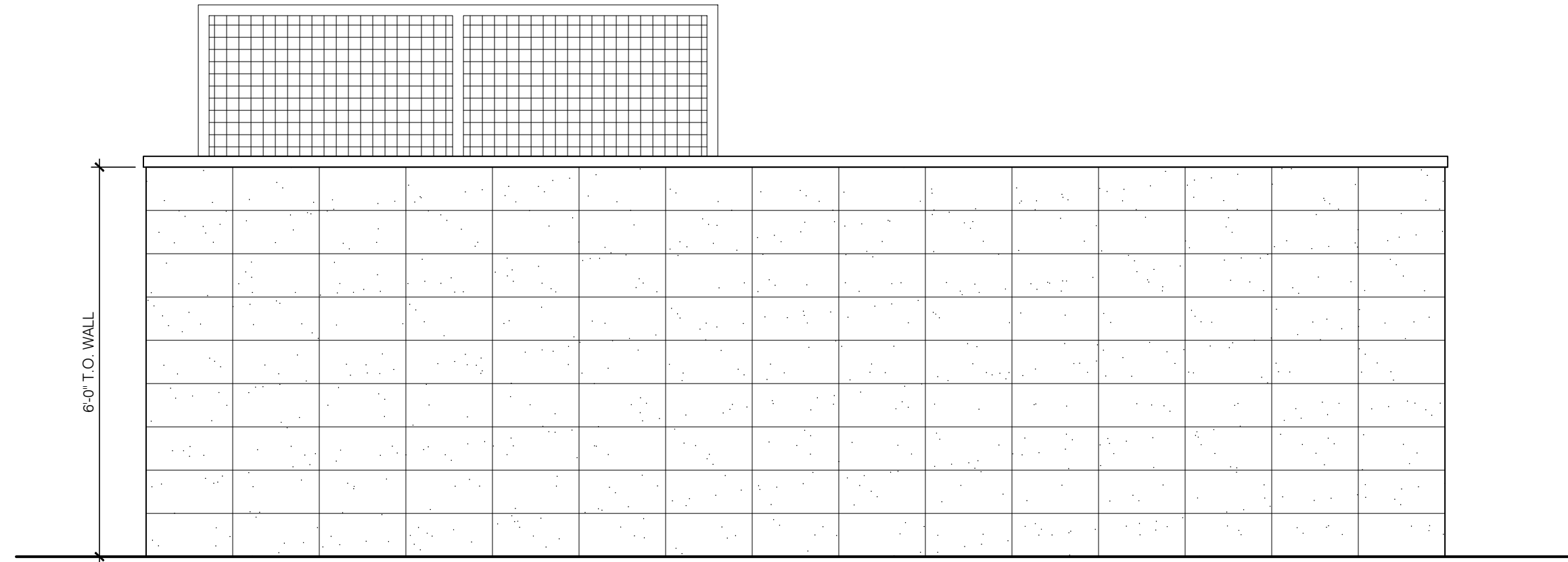
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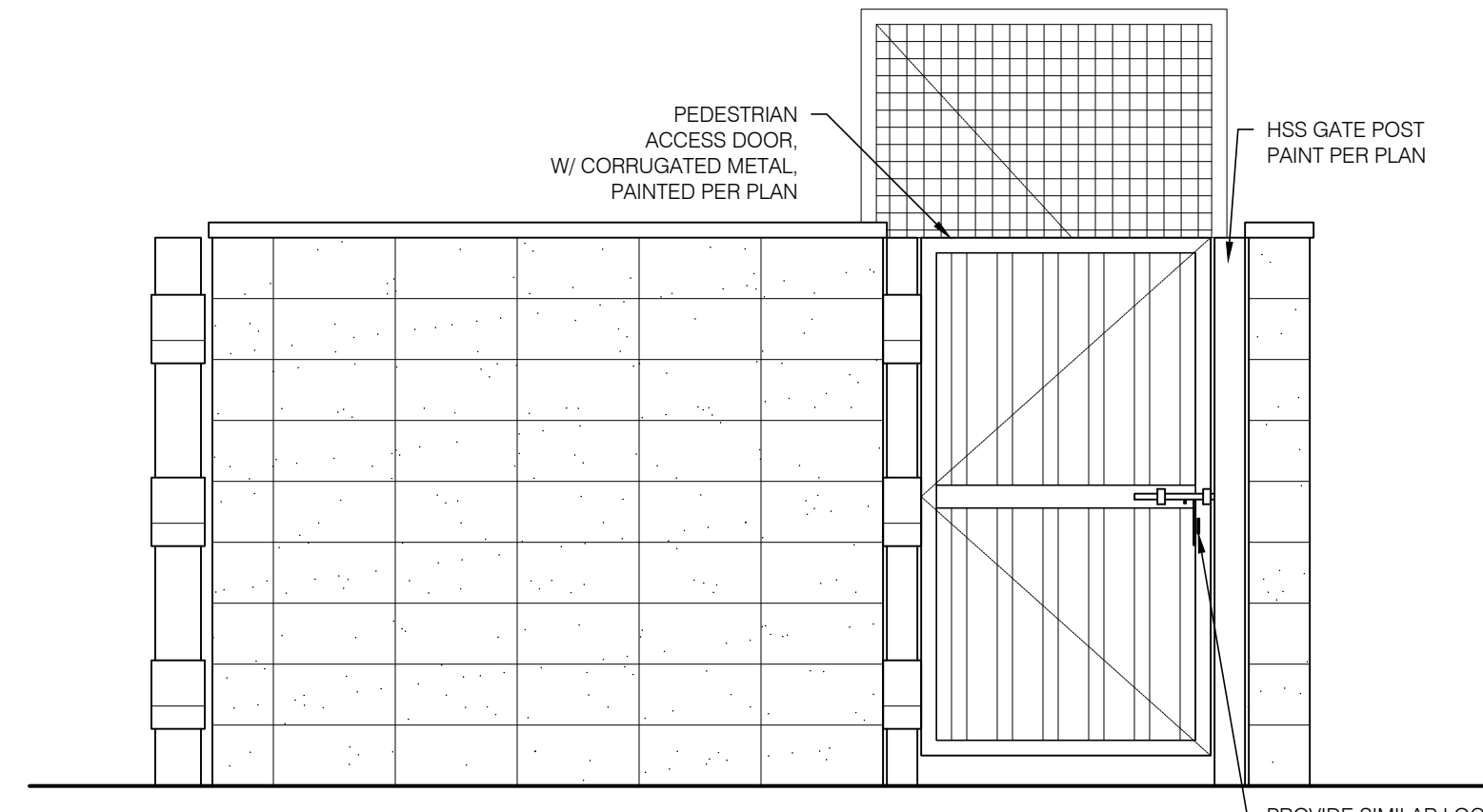
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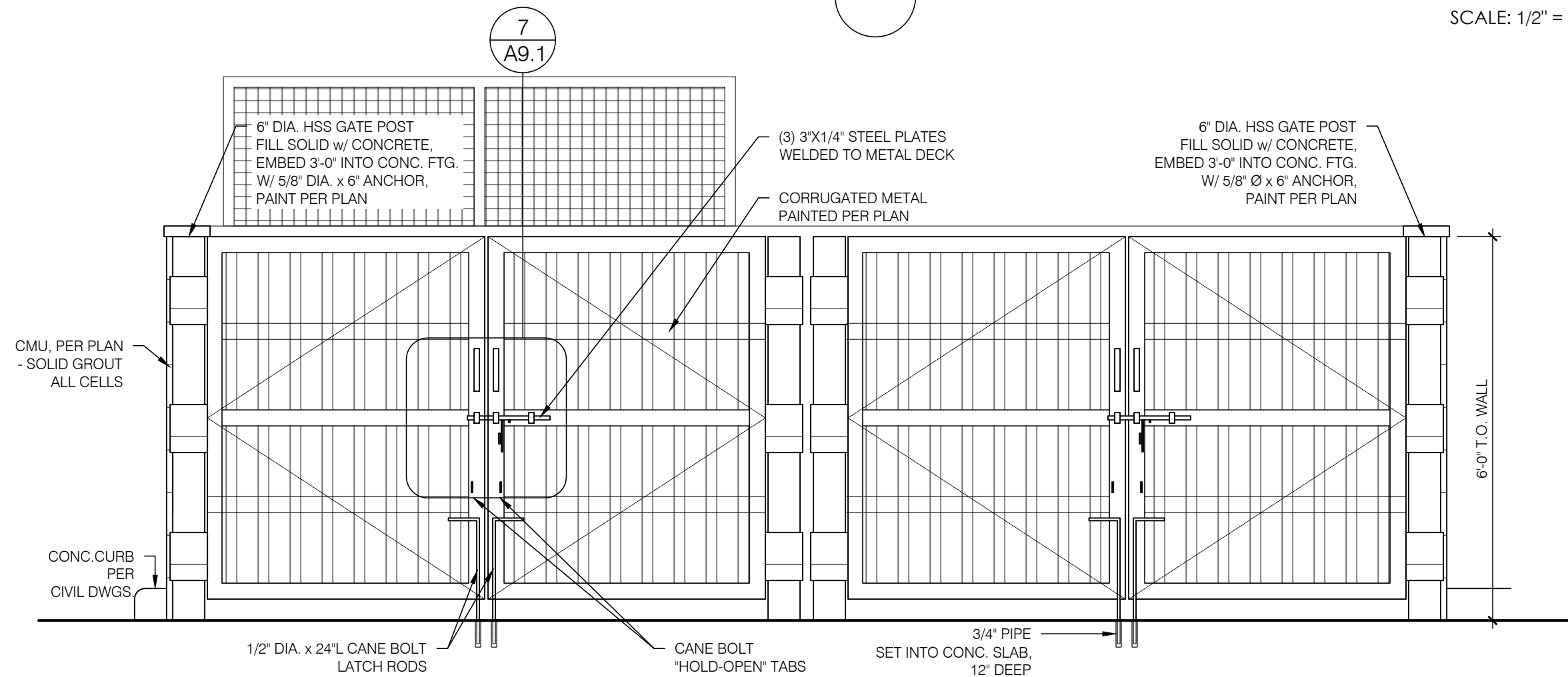
5 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



4 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"

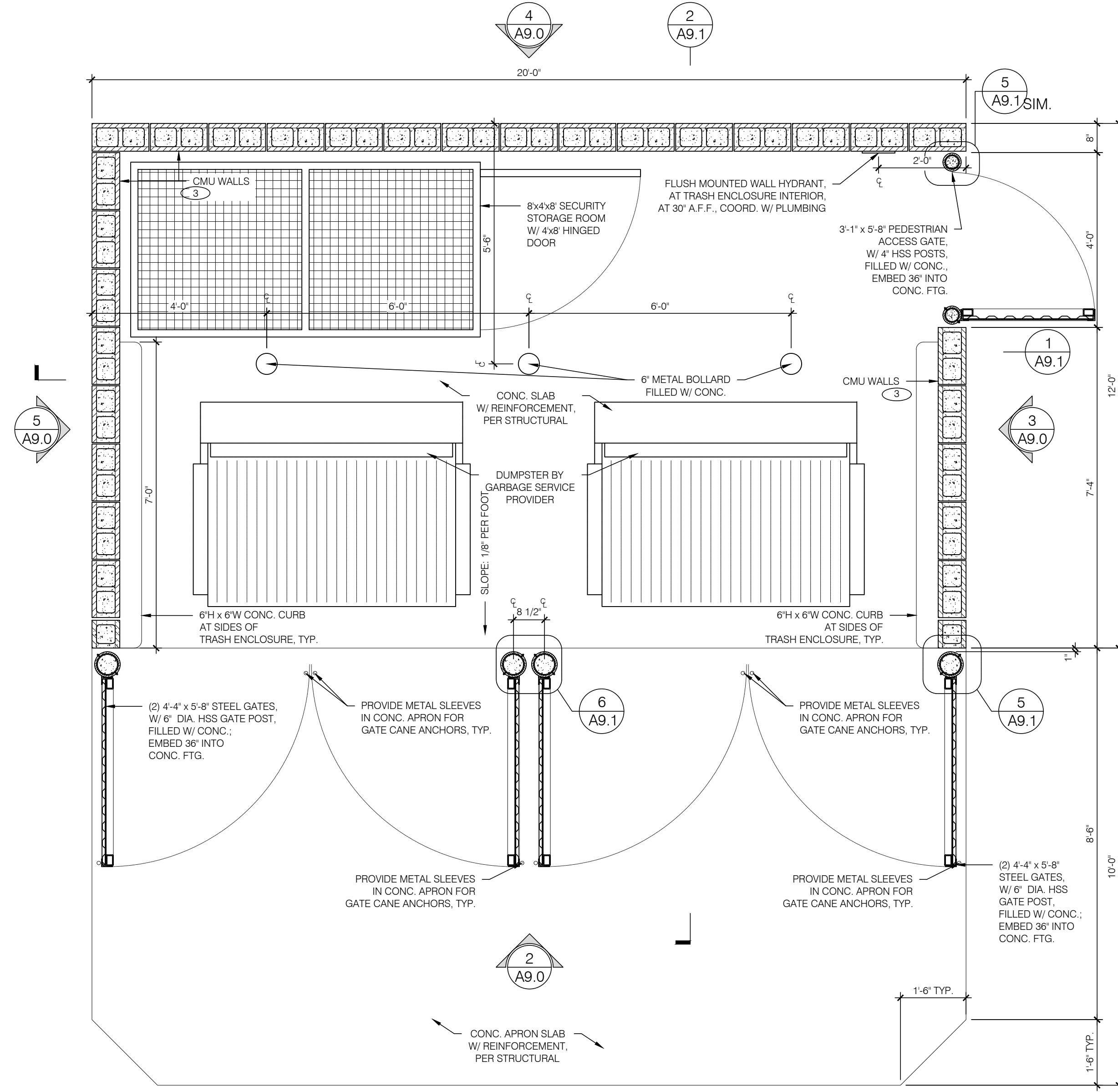


2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"

TRASH ENCLOSURE GENERAL NOTES:

- REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
- PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE
- PROVIDE SITE LIGHTING AT TRASH ENCLOSURE, MIN. 5 FOOT CANDLE.
- GATES TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.

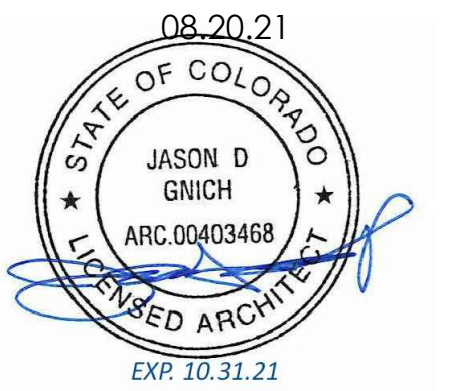
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	CMU BLOCK	WILLAMETTE-GRAYSTONE	CHARCOAL	SPLIT FACE, 8x16x8, 8x8x8 AS NECESSARY
	CMU CAP	WILLAMETTE-GRAYSTONE	CHARCOAL	12x16x2
PT-2	PAINT	SHERWIN-WILLIAMS	-	BLDG DB DARK GRAY, GATES BODY
PT-3	PAINT	SHERWIN-WILLIAMS	-	BLDG DB BLUE, GATE FRAMES & POSTS



1 TRASH ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



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Project No: CO-0707
Dutch Bros Coffee - New Free-standing Store
7520 Falcon Market Place
Falcon, CO 80831
For: Dutch Bros Coffee
110 SW 4th Street
Grants Pass, OR 97526

ISSUED FOR PERMIT REVIEW:
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SHEET NAME:
TRASH ENCLOSURE PLAN/ ELEVATIONS

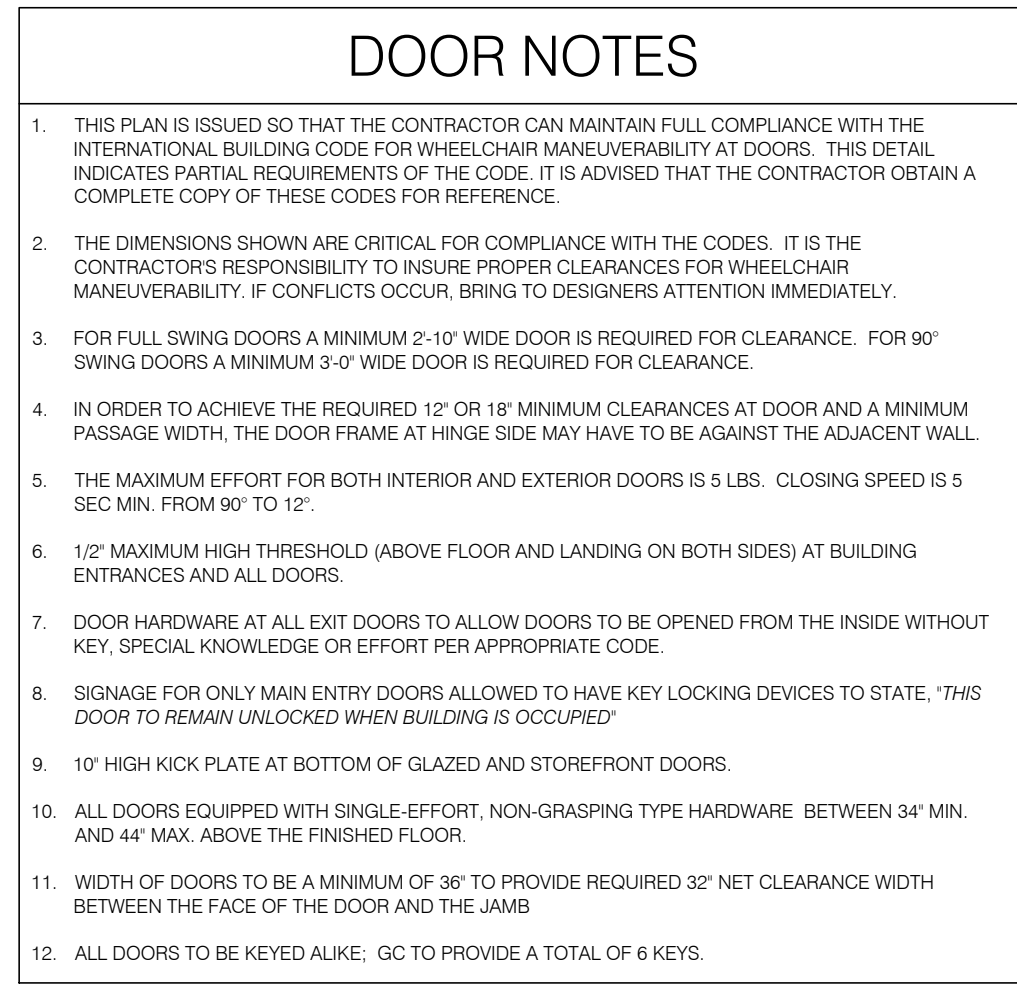
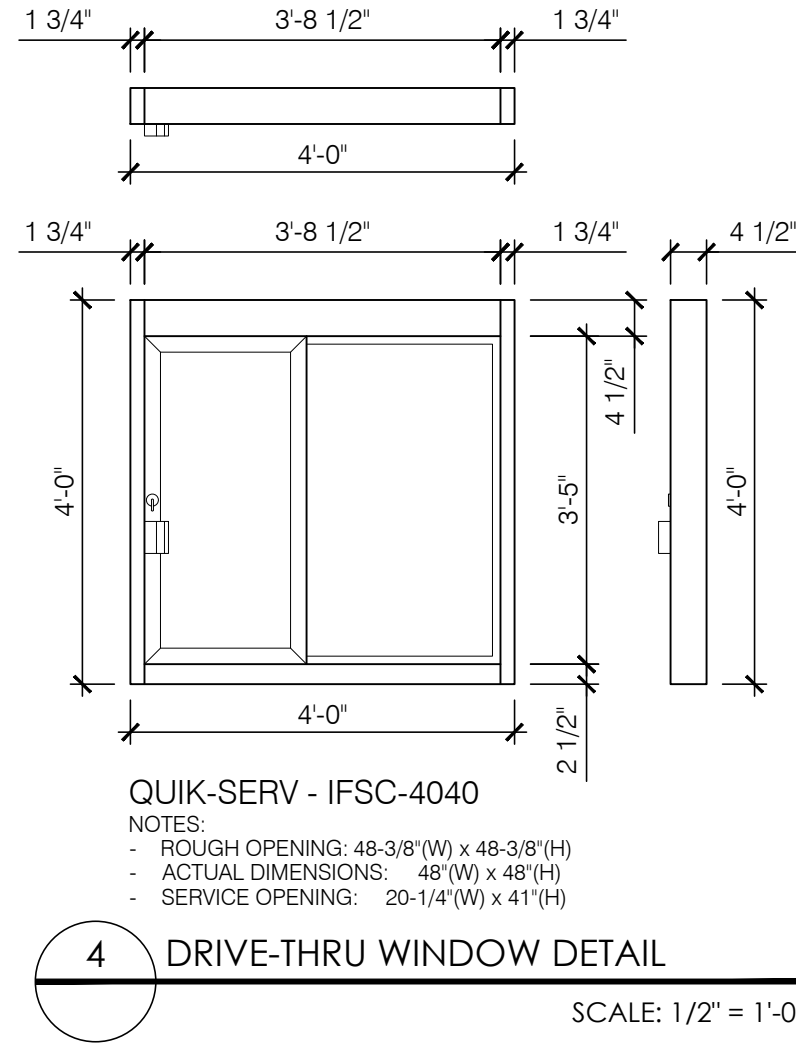
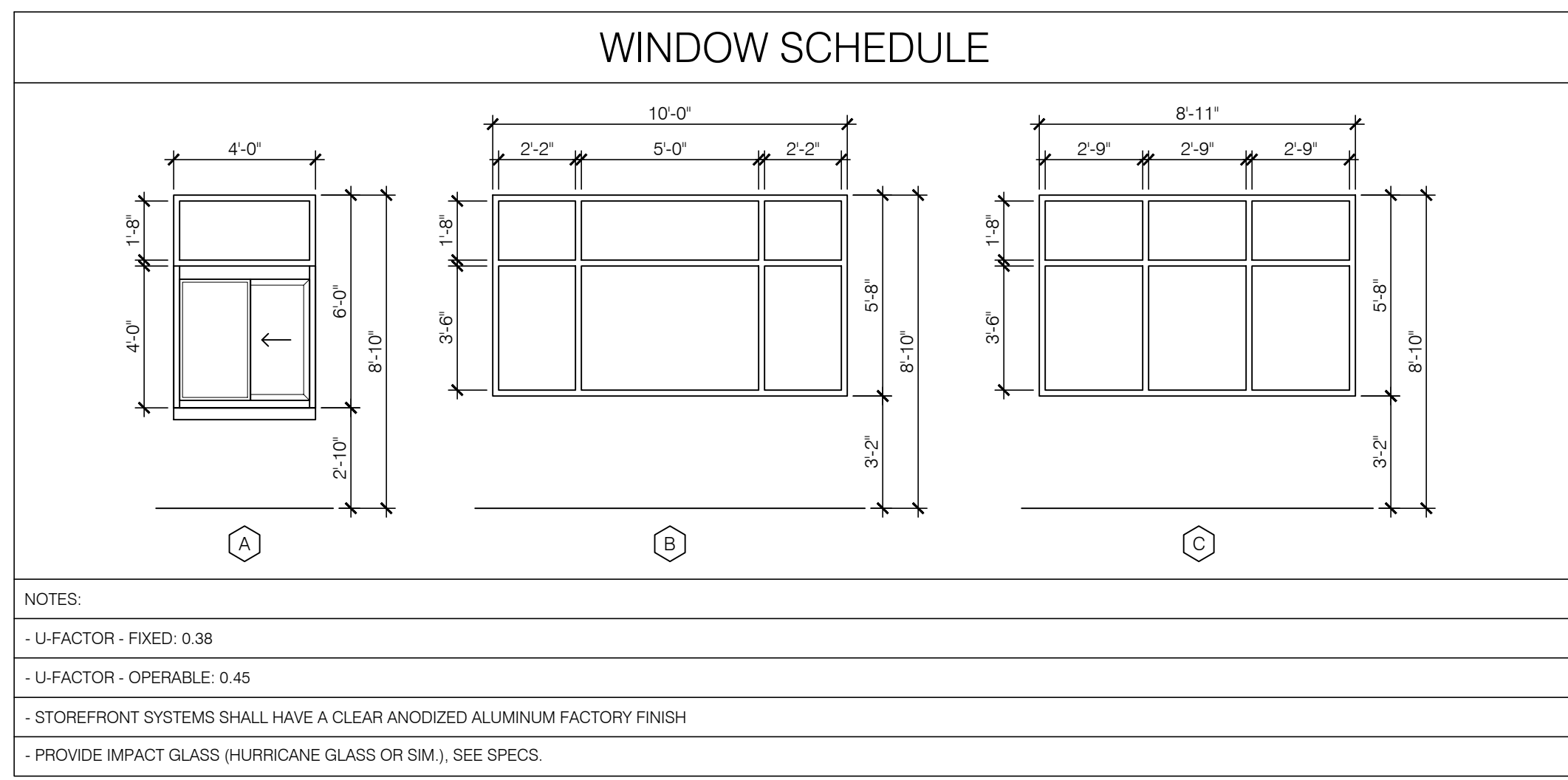
SHEET NUMBER:

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DOOR SCHEDULE

#	SIZE		TYPE	GLASS	MATERIAL		HARDWARE	NOTES:
	WIDTH	HEIGHT			DR.	FR.		
01	3'-6"	7'-0"	A	1	TEMP.	HM	HMD	GROUP 1 A,B,C,D,E,F
02	3'-0"	7'-0"	B	2	TEMP.	HM	HMD	GROUP 2 A,B,C,D,E,F
03	3'-0"	7'-0"	C	2	-	HM	HMD	GROUP 3 B,D,F
04	3'-6"	7'-0"	D	1	-	HM	HMD	GROUP 4 B
05	3'-0"	7'-0"	E	1	-	HM	HMD	GROUP 5 B
06	3'-0"	3'-0"	F	3	-	HM	HMD	GROUP 6 B

NOTES:

- HM: HOLLOW METAL, 16 GA.
- HMD: HOLLOW METAL WELDED & DIMPLED

A ENSURE EMERGENCY HARDWARE IS IN WORKING CONDITION.

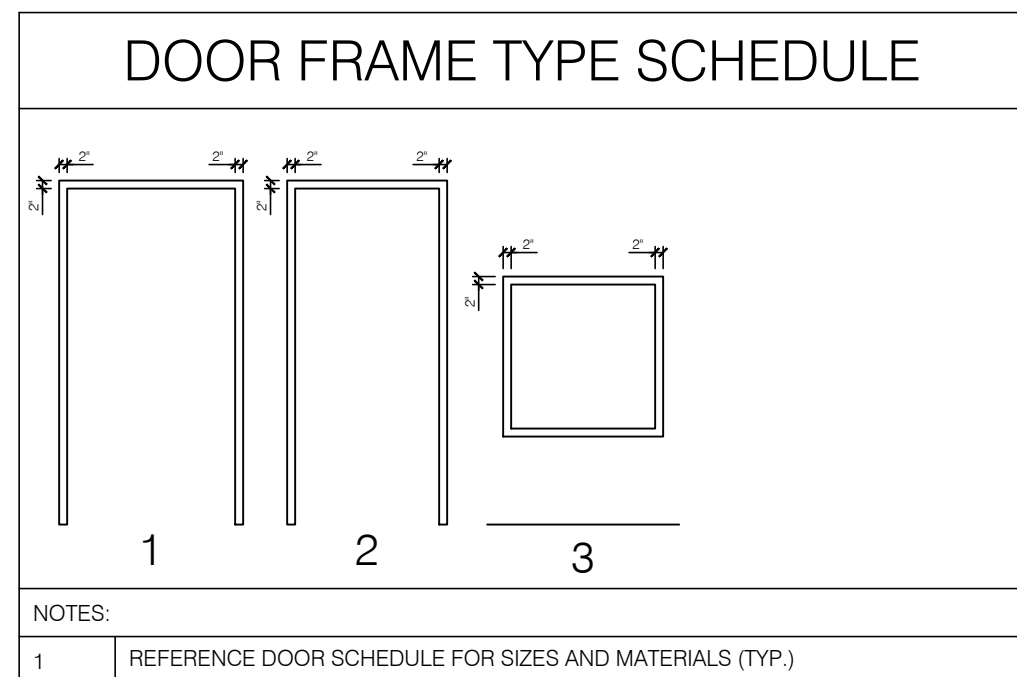
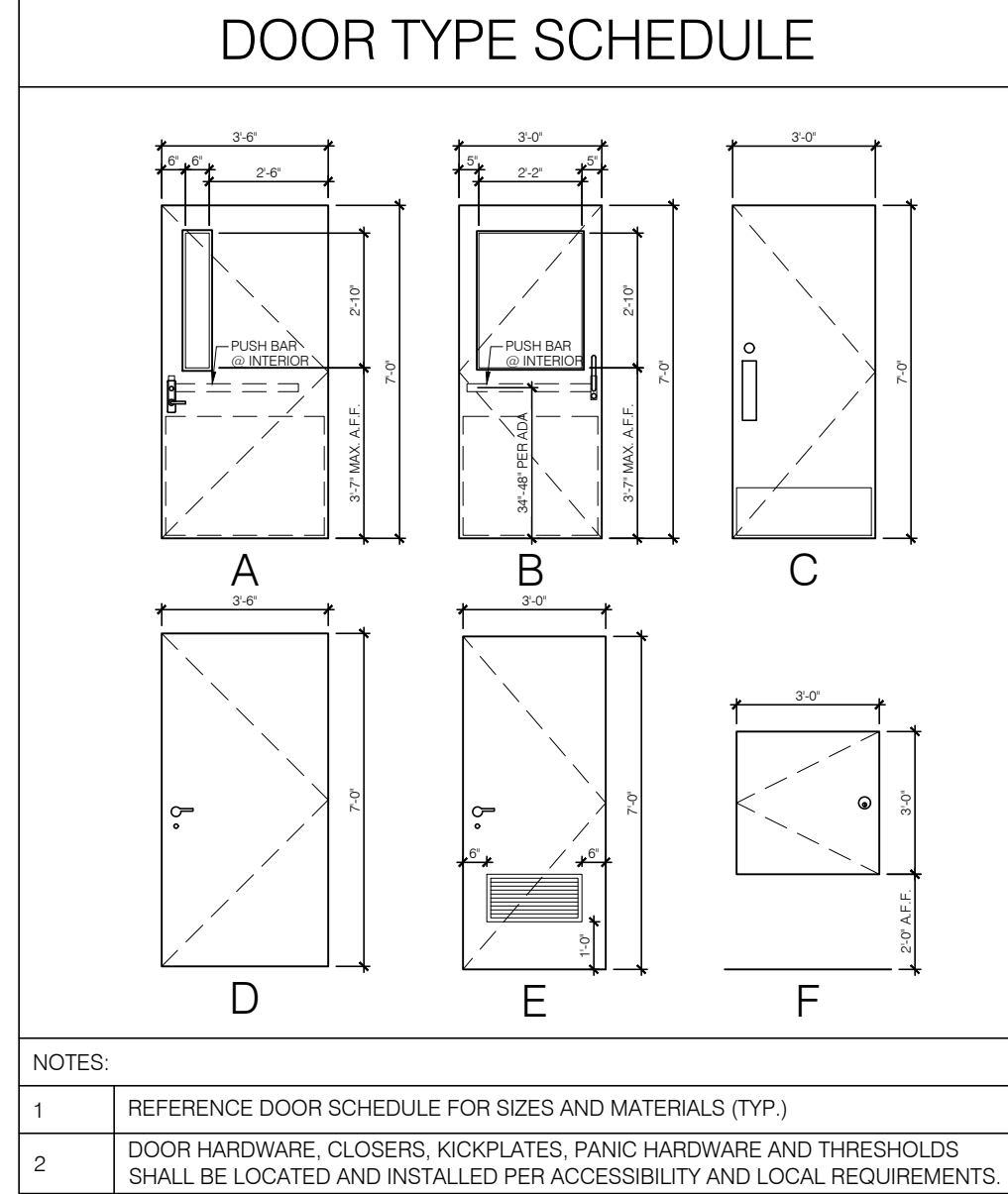
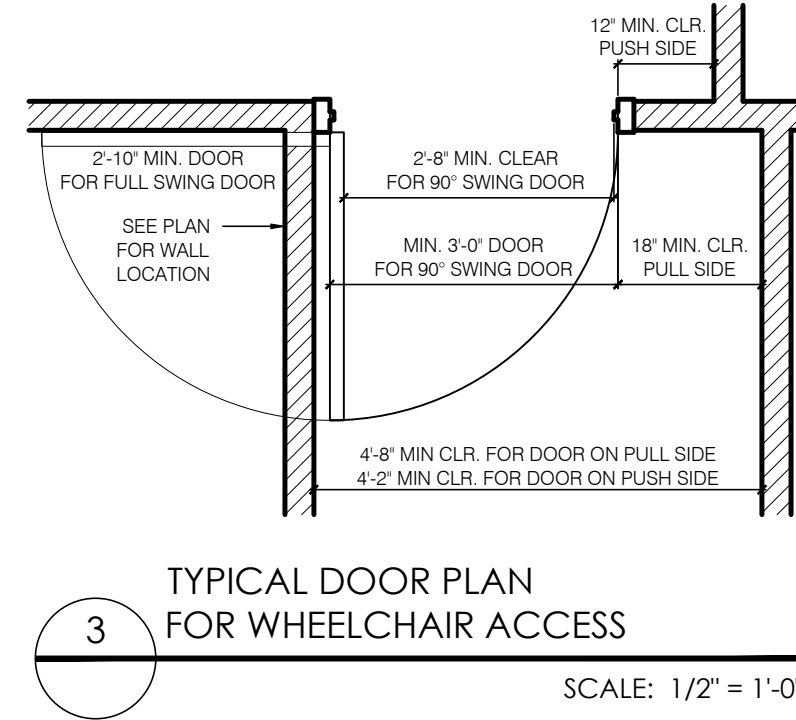
B DOOR & FRAME SHALL BE PAINT GRADE & PAINTED DUTCH BROS GRAY.

C DOOR TO HAVE SIGN POSTED ABOVE THAT STATES: "THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED."

D CLOSER SHALL BE BOLTED THROUGH DOOR LEAF & ARM MOUNTED USING HEAD-JAMB MOUNT.

E PROVIDE ADA COMPLIANT THRESHOLD SET IN SILICONE SEALANT.

F THE MAX PULL/PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. W/ EFFORT APPLIED TO RIGHT ANGLES TO HINGED DOORS.



HARDWARE GROUPS:

GROUP 1:

- 1 EA. HINGES PIANO HINGES - CONTINUOUS
- 1 EA. TRILGY T2 DL2700 ALARM LOCK, ALL METAL, 12 BUTTON KEYPAD, WATERPROOF VERSION W/ US26D FINISH
- 1 EA. THRESHOLD PEMKO 2716A
- 1 EA. DOOR SHOE PEMKO 211APK
- 1 EA. DOOR SEAL PS074, BLACK
- 1 EA. FLOOR STOP
- 1 EA. DOOR CLOSER SARGENT 1431 RUO EN
- 1 EA. PANIC PUSH HARDWARE
- 1 EA. 40x30" KICK PLATE, INTERIOR, HAGER 190S, US32D FINISH

GROUP 2:

- 1 EA. HINGES PIANO HINGES - CONTINUOUS
- 1 EA. TRILGY T2 SERIES EXIT TRIM ETL27 ALARM LOCK ALL METAL 12 BUTTON KEYPAD, WATERPROOF VERSION W/ US26D FINISH
- 1 EA. THRESHOLD PEMKO 2716A
- 1 EA. DOOR SHOE PEMKO 211APK
- 1 EA. DOOR SEAL PS074, BLACK
- 1 EA. FLOOR STOP
- 1 EA. DOOR CLOSER SARGENT 1431 RUO EN
- 1 EA. PANIC PUSH HARDWARE
- 1 EA. 34x30" KICK PLATE, INTERIOR, HAGER 190S, US32D FINISH

GROUP 3:

- 3 EA. HINGES MCKINNEY T2714 4.5x4.5 NRP, FINISH 652
- 1 EA. DEADBOLT SCHLAGE B571 INDICATOR, 626 SATIN FINISH
- 1 EA. PUSH PLATE, 626 SATIN FINISH
- 1 EA. HANDLE PULL, 626 SATIN FINISH
- 1 EA. DOOR CLOSER SARGENT 1431 RUO EN
- 1 EA. 34x12" KICK PLATE, HAGER 190S, US32D FINISH

GROUP 4:

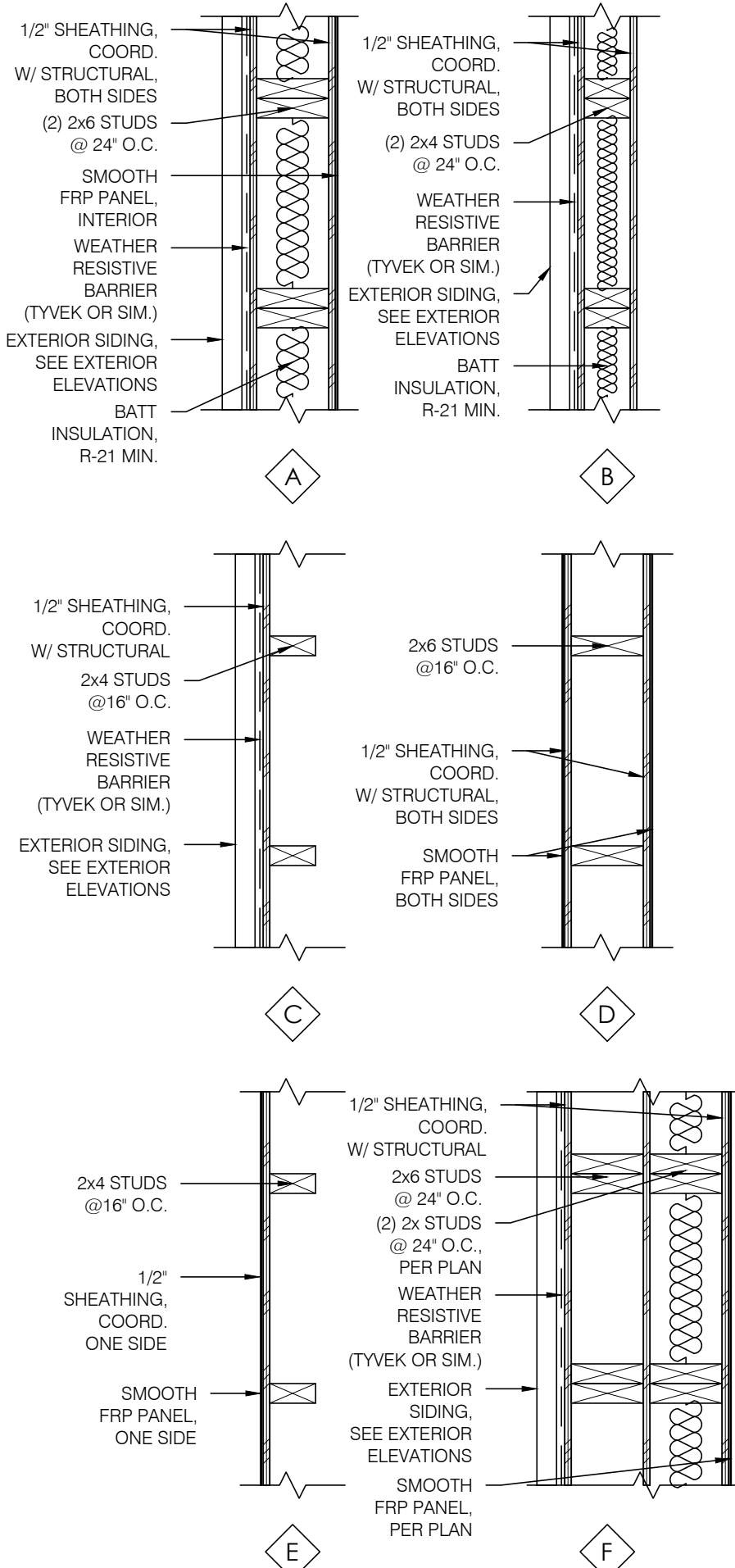
- 3 EA. HINGES MCKINNEY T2714 4.5 X 4.5 NRP, US26D FINISH
- 1 EA. LOCKSET SCHLAGE L9483 ENTRANCE LOCK SCHLAGE 06 STANDARD HANDLE SATIN FINISH FULL FACE, ESCUTCHEON L583-363 EZ TURN
- 1 EA. LATCH GUARD, STAINLESS STEEL, 7"
- 1 EA. THRESHOLD PEMKO 175A-72
- 1 EA. DOOR SHOE PEMKO 211APK
- 1 EA. DOOR SEAL PS074, BLACK
- 1 EA. KICK DOWN VES FS555 6" BLK FINISH

GROUP 5:

- 3 EA. HINGES MCKINNEY T2714 4.5 X 4.5 NRP, US26D FINISH
- 1 EA. LOCKSET SCHLAGE L9483 ENTRANCE LOCK SCHLAGE 06 STANDARD HANDLE SATIN FINISH FULL FACE, ESCUTCHEON L583-363 EZ TURN
- 1 EA. THRESHOLD PEMKO 175A-72
- 1 EA. DOOR SHOE PEMKO 211APK
- 1 EA. DOOR SEAL PS074, BLACK
- 1 EA. KICK DOWN VES FS555 6" BLK FINISH

GROUP 6:

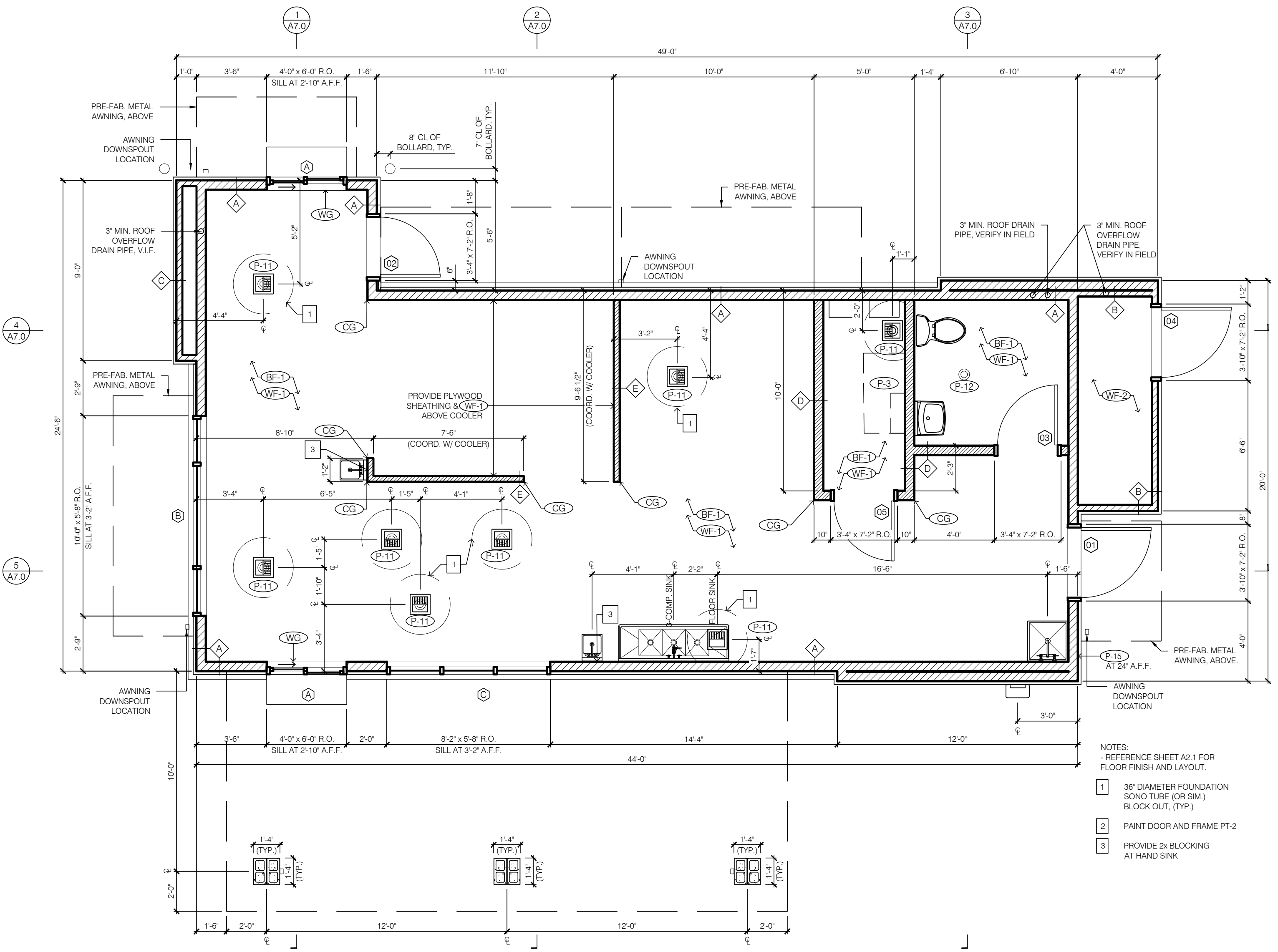
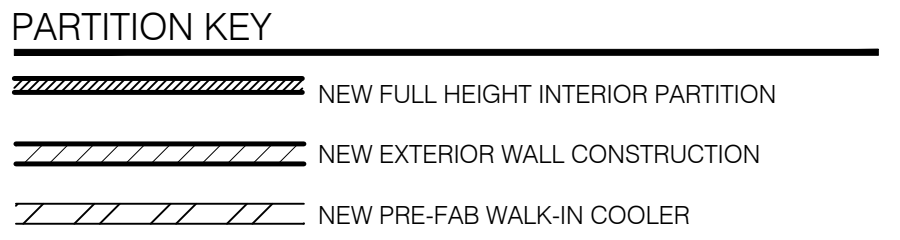
- JL INDUSTRIES - EXTERIOR FLUSH ACCESS PANEL
- XPA-3636HW-R
- 36"x36" ACCESS PANEL W/ REMOVABLE FLUSH LOCKING HANDLE, WHITE, W/ RAINHOOD



FINISH SCHEDULE

TAG	FIN. DESCRIPTION	MFR.	MODEL	REMARKS
FLOOR				
FF-1	FLOOR TILE - TEXTURED	BEDROSIANS	6"x6" DOTTI DIAMOND - ANTHRACITE R9 - MATTE	PRODUCTION AREA FIELD TILE
FF-2	FLOOR TILE - SMOOTH	BEDROSIANS	6"x6" DOTTI DIAMOND - ANTHRACITE R12 - MATTE	PROVIDE UNDER EQUIPMENT
TILE SUBSTRATE	EPOXY GROUT	LATICRETE	IG 2000 IND. EPOXY GROUT #2 KIT BLACK	JOB PACK
		LATICRETE	STECTRALOCK IG 2000 PART A/B EPOXY GROUT	
		LATICRETE	STECTRALOCK PART C COLOR PACKET	
		LATICRETE	PERMACOLOR GROUT	
		LATICRETE	4-XLT GRAY	
BOND COAT	LATICRETE	LATASIL CAULKING		
CAULKING	LATICRETE	HYDRO BAN WATERPROOF/ ANTI-FRACTURE		
WF-3	CONC. SLAB	-	-	-
BASE				
BF-1	WALL BASE - COVE	BEDROSIANS	4"x8" SMOOTH COVE - ANTHRACITE	SANITARY COVE
WALL				
WF-1	(FRP) FIBERGLASS REINFORCED PANEL	MARLITE	S 100G - 4'x10' PANELS	COLOR: WHITE; PROVIDE ALL NECESSARY TRIM PIECES
WF-2	1/2" CDX	-	-	COLOR: OUTDOOR LATEX WHITE PAINT
GUARDS				
CG	CORNER GUARD	AIS INDUSTRIES	CUSTOM	120" LONG W/ 2" WINGS, DRILLED, 90 DEGREE SHARP CORNER, BRUSHED FINISH
WG	WALL GUARD	AIS INDUSTRIES	CUSTOM	48" WIDE, WRAP FROM SERVICE WINDOW SILL TO TOP OF COVE BASE, BRUSHED FINISH
CEILING				
CLG-1	VINYL FACED ACT	USG	3260 - SHEETROCK BRAND LAY-IN CEILING PANEL	FLAT WHITE, SMOOTH
CLG-2	FRP OVER 1/2" CDX	MARLITE	S 100G - 4'x10' PANELS	COLOR: WHITE; PROVIDE ALL NECESSARY TRIM PIECES; PROVIDE ADHESIVE AND PAN HEAD SCREWS AT 24" O.C., E.W.
PAINT				
PT-1	BLDG DB LIGHT GRAY	SHERWIN-WILLIAMS	TBD	-
PT-2	BLDG DB DARK GRAY	SHERWIN-WILLIAMS	TBD	-
PT-3	BLDG DB BLUE	SHERWIN-WILLIAMS	TBD	-
PT-4	-	SHERWIN-WILLIAMS	SW-7006 - EXTRA WHITE	SEMI-GLOSS

- ### GENERAL NOTES:
- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
 - G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
 - ALL INTERIOR FINISHES SHALL COMPLY WITH SECTION 803. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
 - FLAME SPREAD RATINGS: WALL TILE - CLASS A - <25
 - WALL PAINT - CLASS A - <5
 - PLASTIC LAMINATE - CLASS A - <25
 - FRP PANELS - CLASS A - <25
 - STAINLESS STEEL CORNER GUARDS - CLASS A - <25
 - CEILING TILE - CLASS A - <25
 - FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718.2 AT THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT THE INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER STAIRS IS UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILINGS AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.



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 PORTLAND, OR 97214
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 7520 Falcon Market Place
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 For: Dutch Bros Coffee
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 FLOOR PLAN/ DETAILS/ SCHEDULES

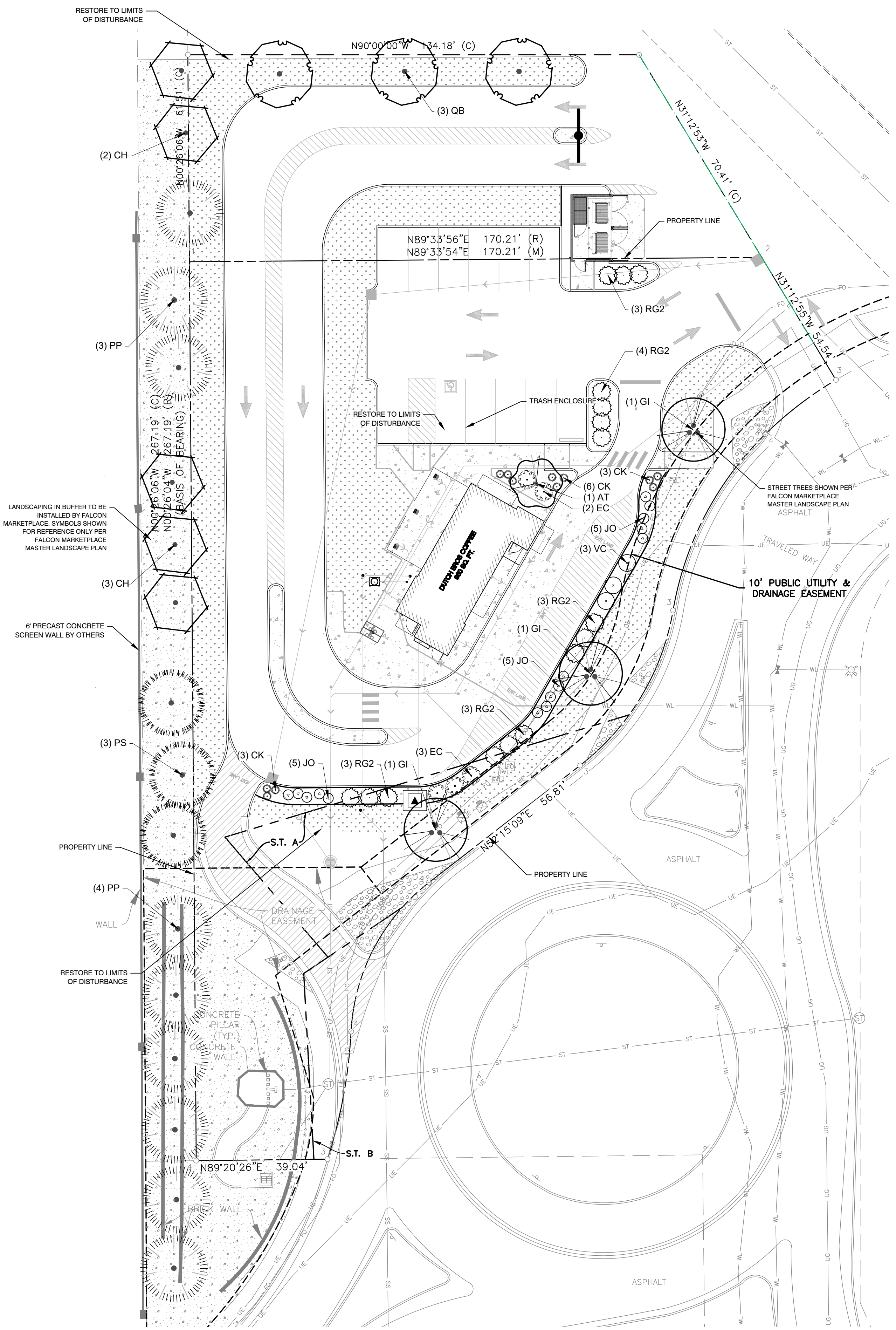
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DUTCH BROS. COFFEE - CO0707 - FALCON, CO

LANDSCAPE PLANTING



PLANT SCHEDULE PLAN

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	AT	1	Acer tataricum Tatarian Maple	1.5" Cal.	Cont. or B&B	8'-10'
	CH	5	Crataegus crus-galli inermis Thornless Cockspur Hawthorn	1.5" Cal.	Cont. or B&B	8'-10'
	GI	3	Gleditsia triacanthos inermis 'Skycole'™ Skyline Honey Locust	1.5" Cal.	Cont. or B&B	8'-10'
	PP	7	Pinus ponderosa Ponderosa Pine	---	Cont. or B&B	6' min.
	PS	3	Pinus sylvestris Scotch Pine	---	Cont. or B&B	6' min.
	QB	3	Quercus bicolor Swamp White Oak	1.5" Cal.	Cont. or B&B	8'-10'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	CK	12	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal	3' OC	
	EC	5	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal	5' OC	24" Min.
	JO	15	Juniperus x media 'Old Gold' Old Gold Juniper	5 gal	3' OC	18-24" Ht.
	RG2	16	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal	5' OC	18-24" Ht.
	VC	3	Viburnum opulus 'Compactum' Compact European Cranberrybush	5 gal	5' OC	18-24" Ht.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
	NS	7,947 sf	Native Seed Mix El Paso County Shotgun Mix	seed		
MULCH	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
	MX		Non-Irrigation Seed Mix Installed by Falcon Marketplace	seed		
ROCK / STONE	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
	RR	682 sf	Arkansas Tan Cobble 2-4" Diameter over weed fabric	3" depth		

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	30,828 SF
LANDSCAPE AREA REQUIRED:	1,541 SF (5% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	8,418 SF (27.3% OF SITE AREA)
STREET TREES	
TREES REQUIRED:	3 TREES
TREES PROVIDED:	3 TREES AS SHOWN ON FALCON MARKETPLACE MASTER LANDSCAPE PLAN
INTERIOR TREES	
TREES REQUIRED IN REQUIRED LANDSCAPE:	3 TREES (1 TREE PER 500 SF)
TREES PROVIDED:	3 TREES
PARKING LOT	
SCREENING MIN. 2/3 OF FRONTAGE :	PROVIDED
TREES REQUIRED IN PARKING AREAS:	1 TREE (1 PER 15 SPACES, 12 SPACES TOTAL)
TREES PROVIDED IN PARKING AREAS:	1 TREES

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF ARKANSAS TAN COBBLE, 1.5" DIA. OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS). ARKANSAS TAN COBBLE, 2"-4" DIA., OVER LANDSCAPE FABRIC

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

EL PASO COUNTY SHOTGUN MIX

Common Name	Recommended Cultivar	% of total mix	Non Injunctive PLS Rate per acre	PLS Rate per acre
Bloodroot, Big Native	Kaw, Blon, Champ	20.0%	3.5	11
Grass, Blue Native	Louington, Hachita, Alma	10.0%	1.5	3
Green Needlegrass Native	Lodonn	10.0%	5.0	10
Wheatgrass, Western Native	Amba, Barton	20.0%	8	16
Grass, Sideoats Native	Vaughn, Butte, El Reno, Riner	10.0%	4.5	9
Switchgrass Native	Blackwell, Greenleaf	10%	2	4
Prairie Sandreed Native	Goshen, Pronghorn	10.0%	3.5	7.0
Yellow Indiangrass Native	Cheyenne, Hill, Llano	10.0%	6.0	10

EL PASO COUNTY CONSERVATION DISTRICT
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COLORADO SPRINGS, CO 80916
719-686-4510 WWW.EPCDC.ORG
EPCDCDISTRICT@YAHOO.COM

Scale 1" = 20'

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7510 FALCON MARKET PLACE
PEYTON, CO 80831

Title: DUTCH BROS. COFFEE

For: ERIC M. SHERLEY 1297
Licensing Date: 05/25/2018
STATE OF COLORADO
LANDSCAPE ARCHITECT
DATE: 02/04/22

Scale: Horizontal Vertical

Designed: COX
Drawn: JMH
Checked: JMH
Approved: HFG
Date: 9/13/21

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

Job Number: 21917
Sheet: LP-1
2019 DB
Franchising: LLC

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DUTCH BROS. COFFEE - CO0707 - FALCON, CO LANDSCAPE PLANTING SPECIFICATIONS AND DETAILS

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

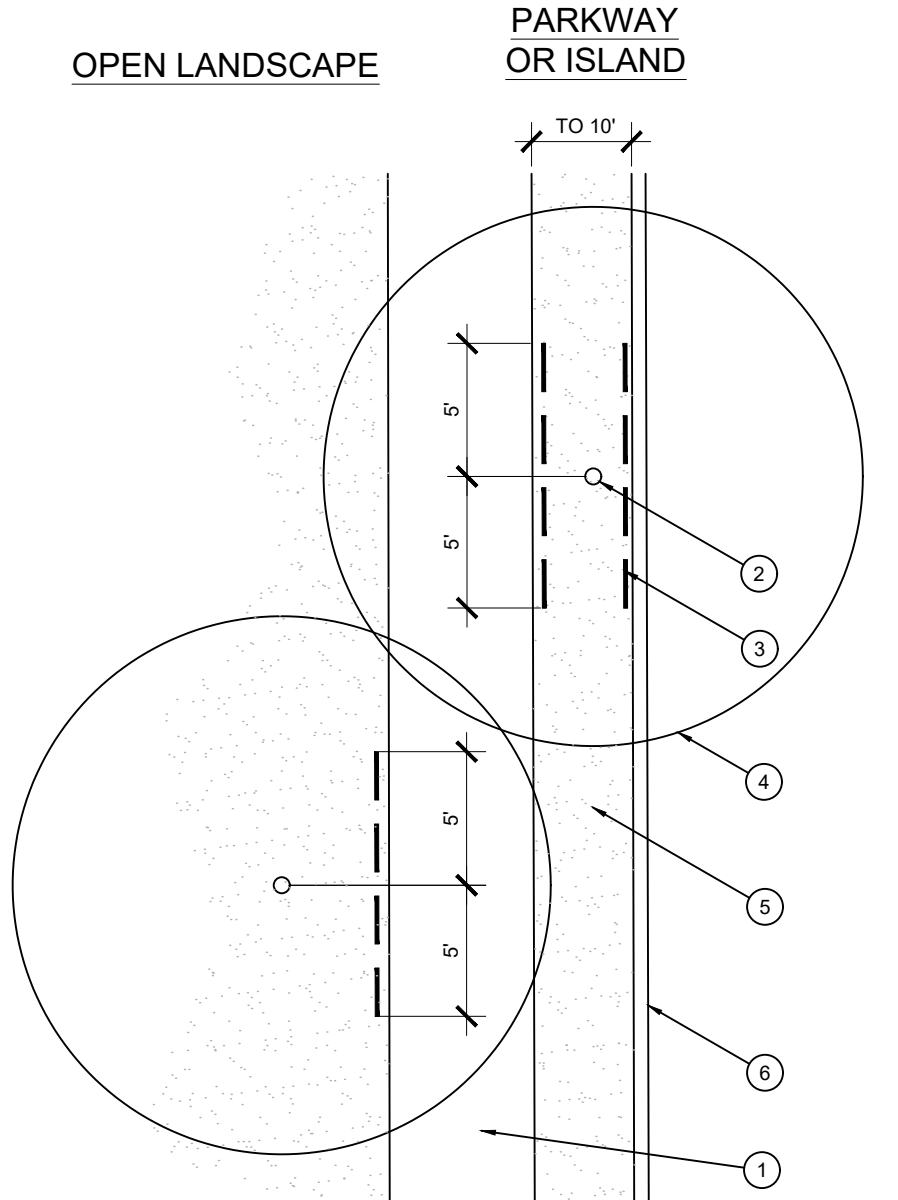
PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI TRUNK TREES SHALL BE MEASURED OVER THE OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED. THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. TOPSOIL:** SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- D. COMPOST:** WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS PER 100 GRAMS; NOT EXCEEDING 0.5 PERCENT AVAILABLE NITROGEN; AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- E. FERTILIZER:** GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- F. MULCH:** SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- G. TREE STAKING AND CULIVING**
- STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.108 INCH DIAMETER.
 - STRAIP CHAFING GUARD: REINFORCED NYLON OR CANVAS 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- H. PRE-EMERGENT HERBICIDES:** ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

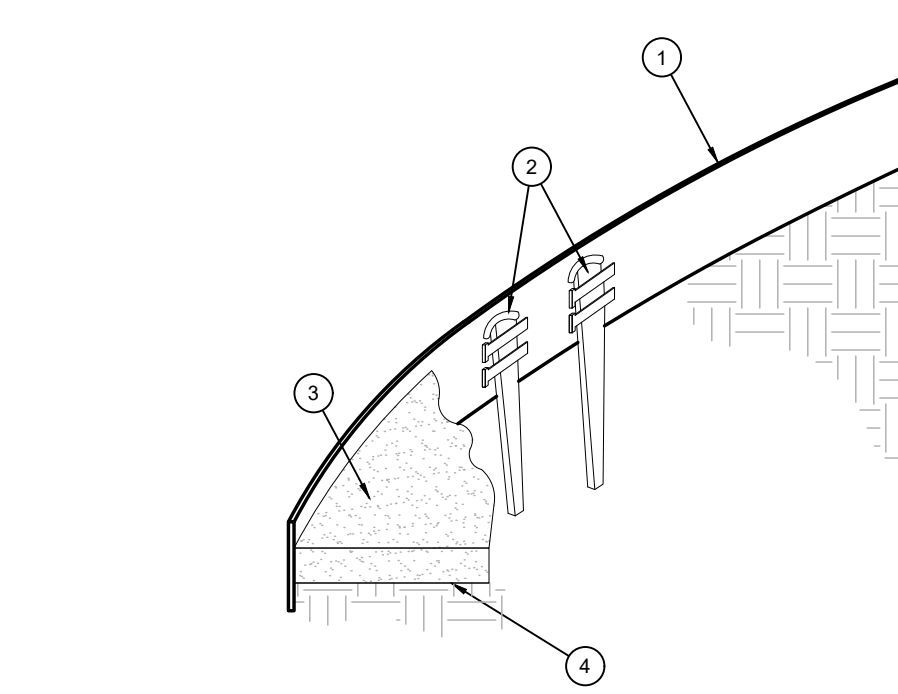
METHODS

- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.0' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - IRON SULPHATE - 2 LBS. PER CU. YD.
- B. SOIL PREPARATION (CONTINUED)**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.0' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPE THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- C. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.**

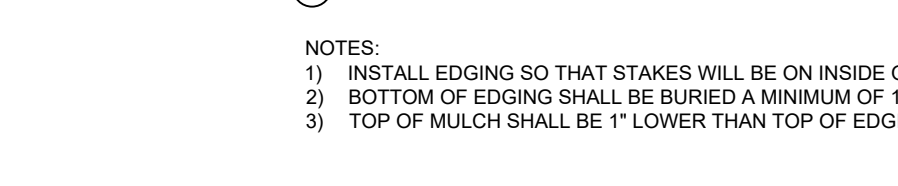
- B. SUBMITTALS**
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 - SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES, SHRUBS, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 - SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 - WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING**
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- D. TREE PLANTING**
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 - SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 - FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 - TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP MULTITRUNK TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1-1/2" TREES: TWO STAKES PER TREE
 - 2-1/2"-4" TREES: THREE STAKES PER TREE
 - TREES OVER 4" CALIPER: GUY AS NEEDED
 - MULTITRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUND COVER PLANTING**
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE OF PLANTING AREA.
- F. DRILL SEEDING**
- ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
 - THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - 4# ORGANIC BINDER
- G. MULCH**
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 - DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- H. CLEAN UP**
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- I. INSPECTION AND ACCEPTANCE**
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- J. LANDSCAPE MAINTENANCE**
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.**



A TREE PLANTING
SCALE: NOT TO SCALE



B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



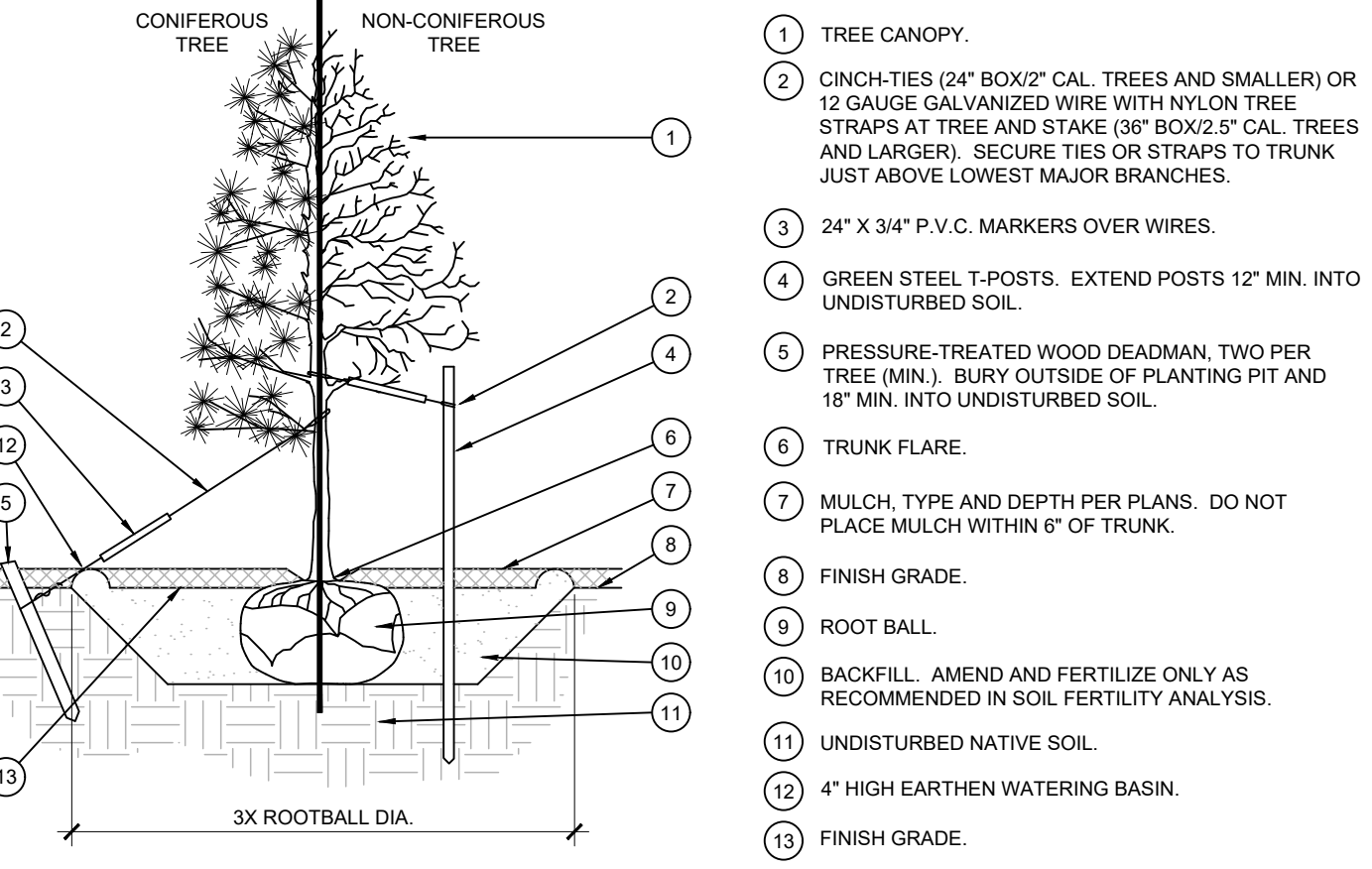
C PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



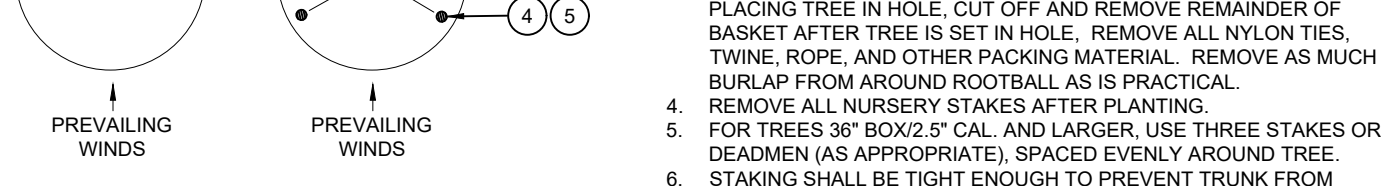
D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



E STEEL EDGING
SCALE: NOT TO SCALE



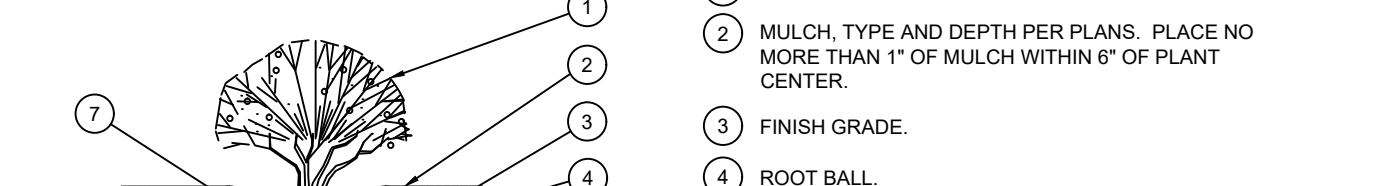
A TREE PLANTING
SCALE: NOT TO SCALE



B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



C PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



E STEEL EDGING
SCALE: NOT TO SCALE

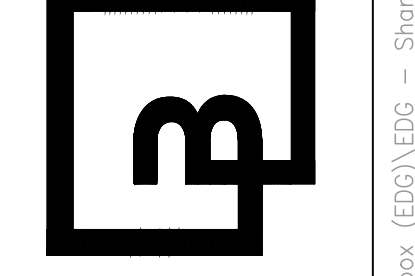
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LANDSCAPE ARCHITECTS

ERIC M. SHEPLEY
1297
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
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Approved: HPG
Date: 9/13/21

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Job Number: 21917
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2019 DB
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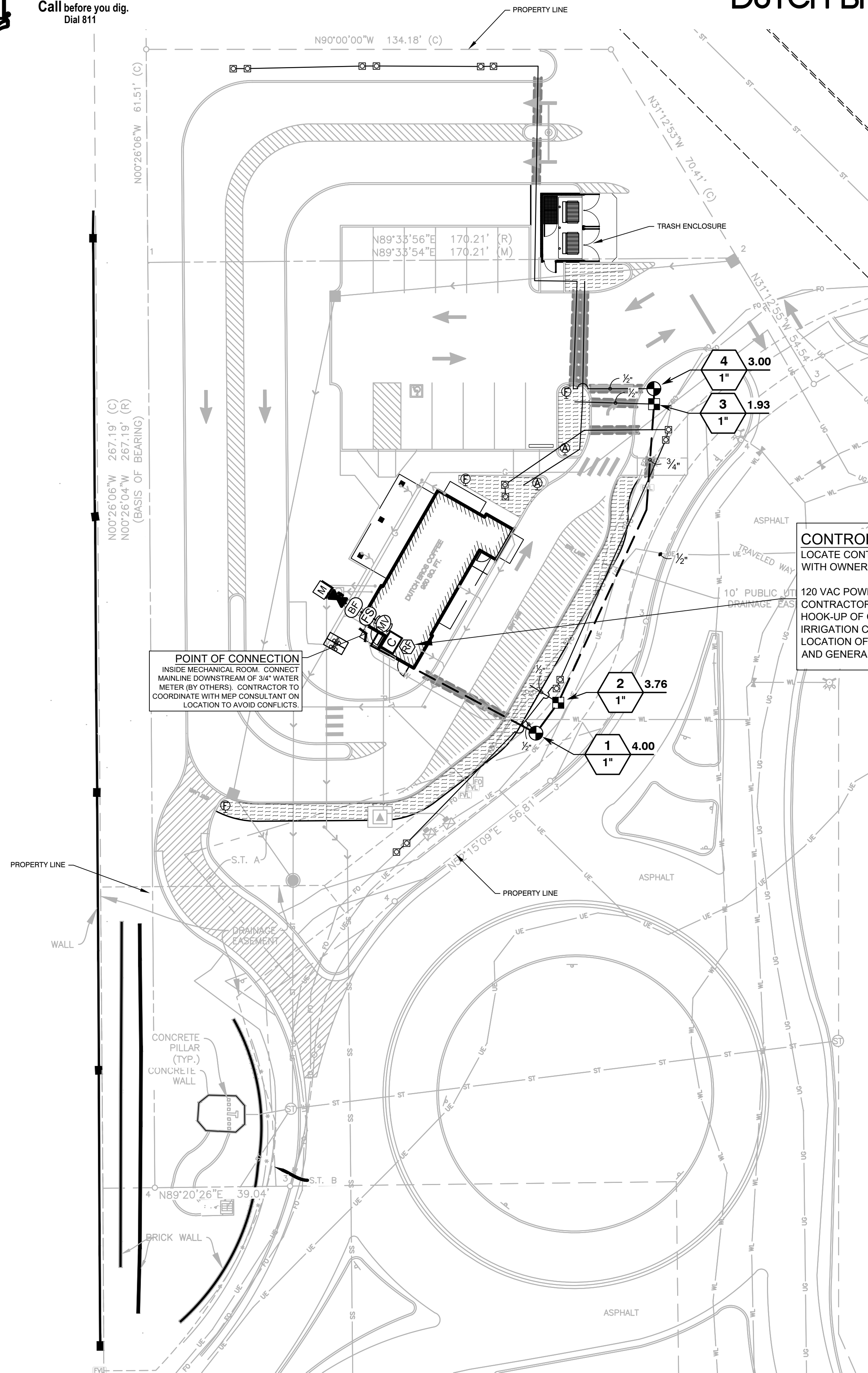
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LANDSCAPE IRRIGATION



CRITICAL ANALYSIS

Generated: 2021-12-20 16:50
 P.O.C. NUMBER: 01
 Water Source Information:
 FLOW AVAILABLE
 Water Meter Size: 3/4"
 Flow Available: 15.9 GPM
 PRESSURE AVAILABLE
 Static Pressure at POC: 60.00 PSI
 Elevation Change: 5.00 ft
 Service Line Size: 3/4"
 Length of Service Line: 20 ft
 Pressure Available: 54.00 psi
 DESIGN ANALYSIS
 Maximum Station Flow: 4 GPM
 Flow Available at POC: 15.9 GPM
 Residual Flow Available: 11.9 GPM
 Critical Station: 4
 Design Pressure: 30 PSI
 Friction Loss: 6.01 PSI
 Fittings Loss: 0.6 PSI
 Elevation Loss: 0 PSI
 Loss through Valve: 1.5 PSI
 Pressure Req. at Critical Station: 38.11 PSI
 Loss for Fittings: 0.17 PSI
 Loss for Main Line: 1.71 PSI
 Loss for POC to Valve Elevation: 0 PSI
 Loss for Backflow: 11.28 PSI
 Loss for Master Valve: 0.2 PSI
 Loss for Water Meter: 0.5 PSI
 Critical Station Pressure at POC: 51.97 PSI
 Pressure Available: 54 PSI
 Residual Pressure Available: 2.03 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
▲ 1401 ▲ 1402 ▲ 1404 ▲ 1408	Rain Bird 1806-1400 Flood 1401 Flood Bubbler 6.0" popup	14	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
■	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM	2	
⊕	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	3	
Ⓐ	Rain Bird ARV050 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	2	
[Hatched Box]	Area to Receive Dripline Rain Bird XFS-06-18 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.6 GPH emitters at 18" O.C. Laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	854.6 l.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
⊗	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	2	
⊕	Nibco Ball Valve - Brass, Two Piece, Full Port, NPT x NPT, T-FP-600A	1	
MV	Rain Bird EFB-CP 1" 1", 1-1/4", 1-1/2", 2" Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use.	1	
BF	Febco 825YA 3/4" Reduced Pressure Backflow Preventer	1	
C	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WIFI Module and Flow Sensor Ready.	1	
RF	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	1	
FS	Rain Bird FS-100-B 1" Flow Sensor for use with Rain Bird Maxicom, SiteControl, and ESP-LXD Central Control Systems. Brass Model. Suggested Operating Range of 2.0 GPM to 40.0 GPM. Sensors should be sized for flow rather than pipe size.	1	
M	Water Meter 3/4"	1	
—	Irrigation Lateral Line: PVC Schedule 40	525.2 l.f.	
---	Irrigation Mainline: PVC Schedule 40	189.5 l.f.	
—	Pipe Sleeve: PVC Class 200 SDR 21	155.9 l.f.	
⊕	Valve Callout		
⊕	Valve Number		
⊕	Valve Flow		
⊕	Valve Size		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Bubbler	4.00	173.6	34.3	47.63	2.05 in/h
2	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	3.76	162.7	13.34	26.69	0.43 in/h
3	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	1.93	70.9	12.2	25.01	0.43 in/h
4	Rain Bird PEB	1"	Bubbler	3.00	70.9	38.11	51.97	1.92 in/h
	Common Wire				189.5			

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

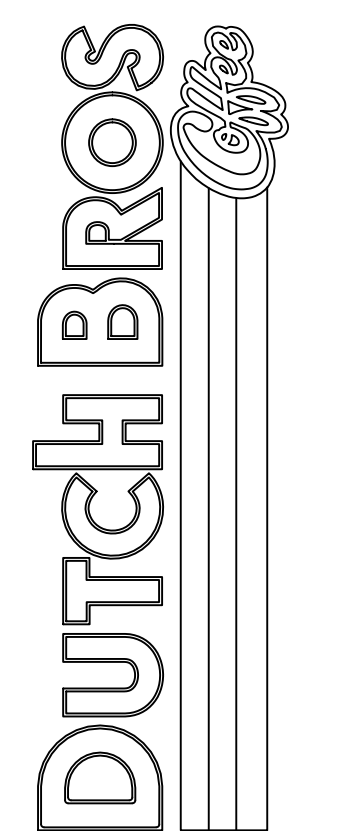
IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

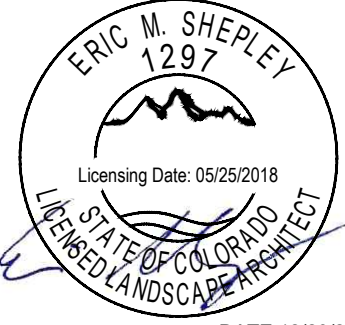
INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL L, SHEET LI4. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LOCATIONS SHOWN ON THE PLANS, AS AS PER DETAILS.

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PEYTON, CO 80831

Title:



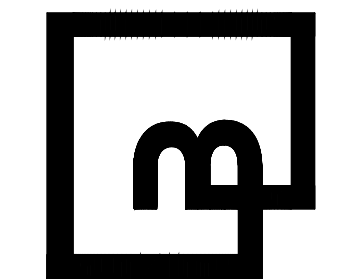
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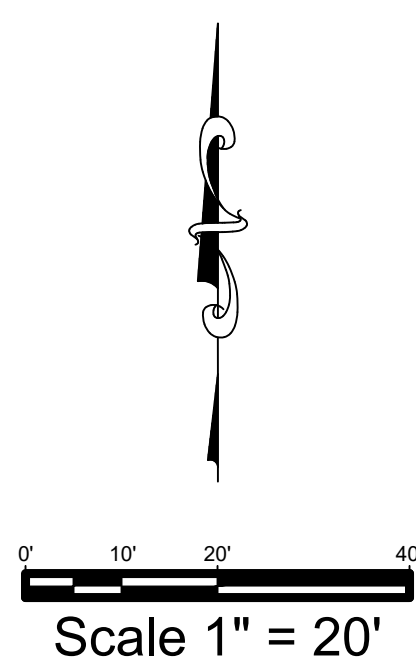
Scale:

Horizontal
Vertical

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



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IRRIGATION DETAILS AND SPECIFICATIONS

IRRIGATION SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF IRRIGATION CONTRACTOR**
- ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
 - THE IRRIGATION CONTRACTOR SHALL HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
 - A LIST OF SUCCESSFUL PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS, IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
 - THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC, COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
 - FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HANDICAP ACCESS AREAS WITHOUT ACCESS SLEEVES. THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

PRODUCTS

- A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN APPROVED EQUAL BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.**
- B. PIPING**
- PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
 - SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
 - CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
 - CLASS 200 PVC GASKETING FOR ALL PIPE 3" AND LARGER
 - SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES); CLASS 200 PVC
 - FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.
- C. VALVES AND DRIP VALVE ASSEMBLIES:** TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
- D. BALL VALVES:** TYPE AND SIZE PER PLANS.
- E. VALVE BOXES:** TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVE BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
- F. INTEGRAL EMITTER DRIP TUBING:** TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
- G. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.**
- STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
 - COMMON WIRE - WHITE
 - EXTRA COMMON WIRES - BLUE
- K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.**
- L. RAIN SENSOR: TYPE AND MODEL PER PLANS.**

METHODS

- A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.**
- B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.**
- C. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS. SEE PLANS FOR IRRIGATION POINTS OF CONNECTION.**
- E. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.**
- F. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI AND LESS THAN 70 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.**
- G. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.**
- H. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.**
- I. TRENCHING NEAR EXISTING TREES:**
- CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS, WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

BACKFILL

- ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOIL, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
- IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE AS BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND FURNISH SUITABLE BACKFILL MATERIAL, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.

PIPING

- PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
- MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18/24 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12/18 INCHES.
- ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
- ALL SOLVENT-WELDED CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.
- PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.

VALVES

- VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
- VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR DRIVEWAYS. LOCATE VALVE BOXES WITHIN 17" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).
- EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
- DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.

DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.

- SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
 - DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 48" ON CENTER.
- O. SPRAY, ROTOR, AND BUBBLER HEADS:**
- ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
 - ALL BUBBLER HEADS SHALL BE CONNECTED WITH A 1/2" MINIMUM LENGTH OF 1/2" INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH 90° REMANUFACTURED JOINTS.
 - ALL BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDWARE, UNLESS OTHERWISE SPECIFIED.
 - ALL BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.

VALVE WIRE

- ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3MS "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
- PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
- CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3MS "DBY-DIRECT BURIAL SPLICE KIT" UNLESS OTHERWISE SPECIFIED.
- PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.

ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

QUALITY CONTROL

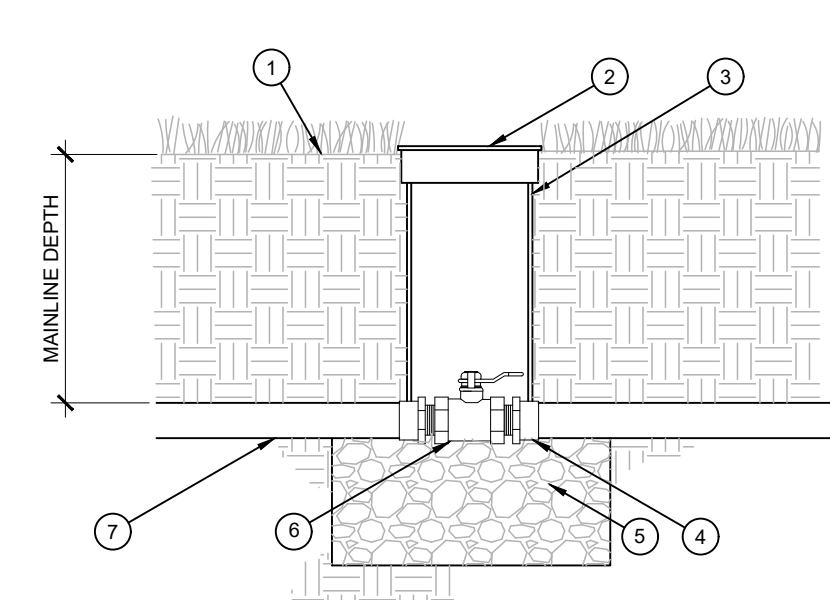
- PERFORM COVERAGE TESTS AFTER SPRINKLER SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
 - TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
 - MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
- U. CLEAN UP**
- DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- V. INSPECTION AND ACCEPTANCE**
- UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
 - CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
 - TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
 - QUICK COUPLER KEYS (2)
 - CONTROLLER MANUAL (1)
 - CONTROLLER KEYS (2)
 - A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.

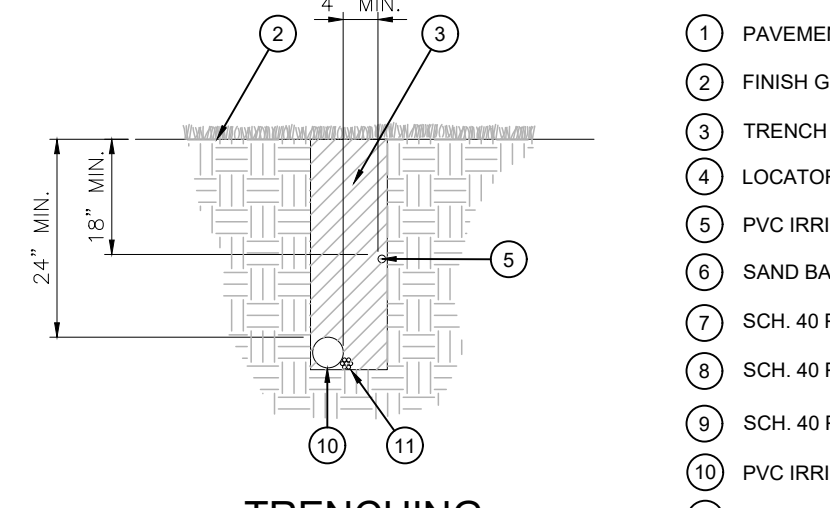
WARRANTY

- THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
 - BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
 - IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
- SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

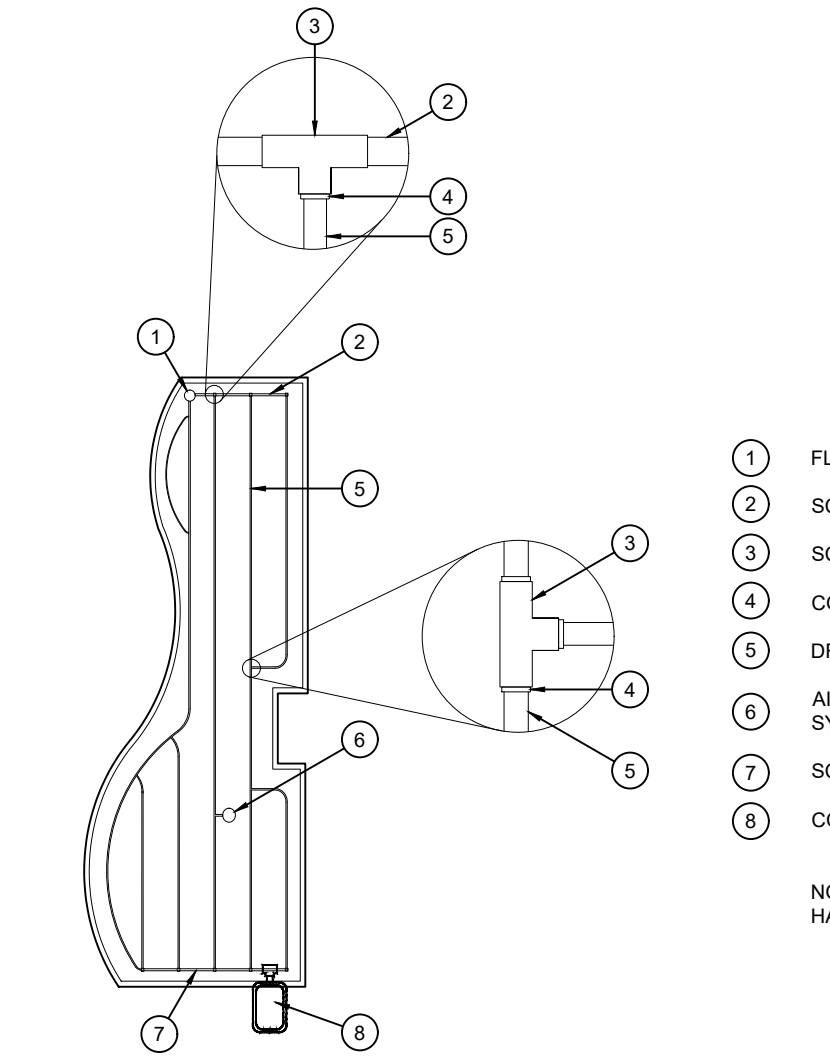
Y.



G BRASS BALL VALVE
SCALE: NTS

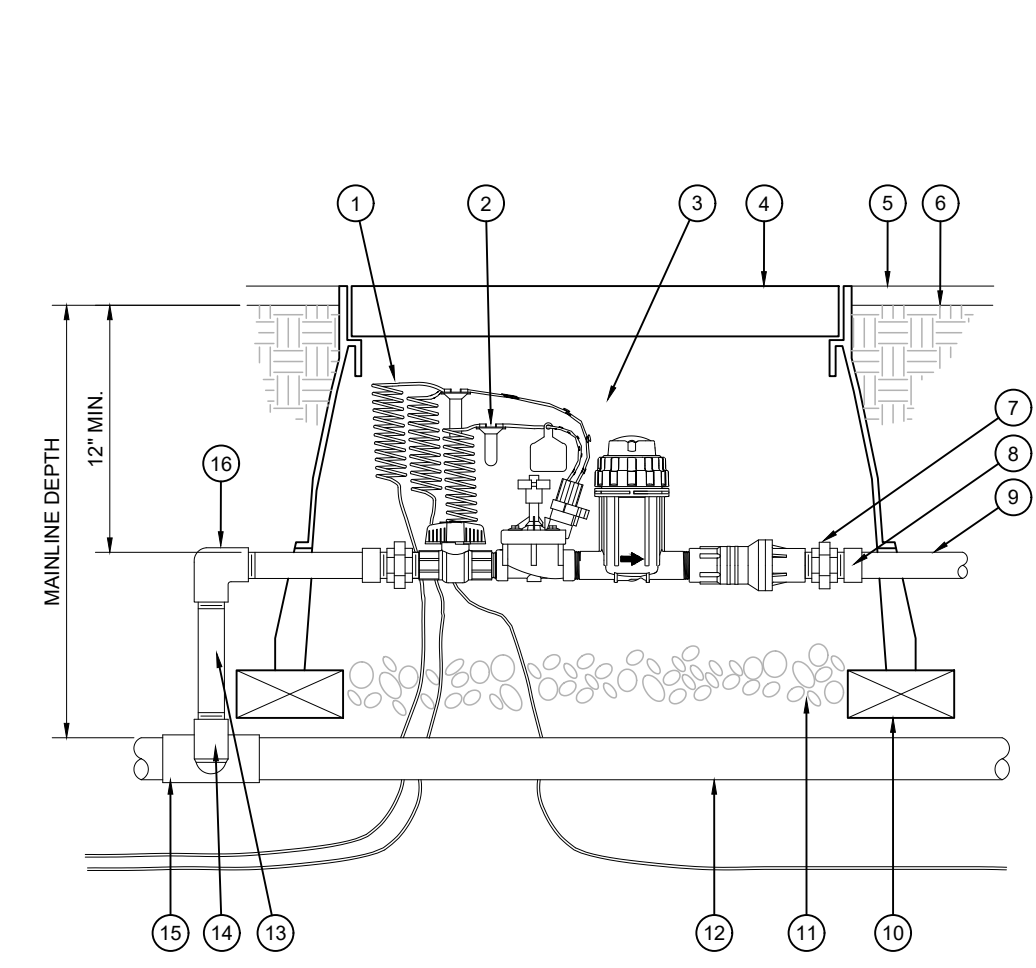


H PIPE AND SLEEVE INSTALLATION
SCALE: NTS

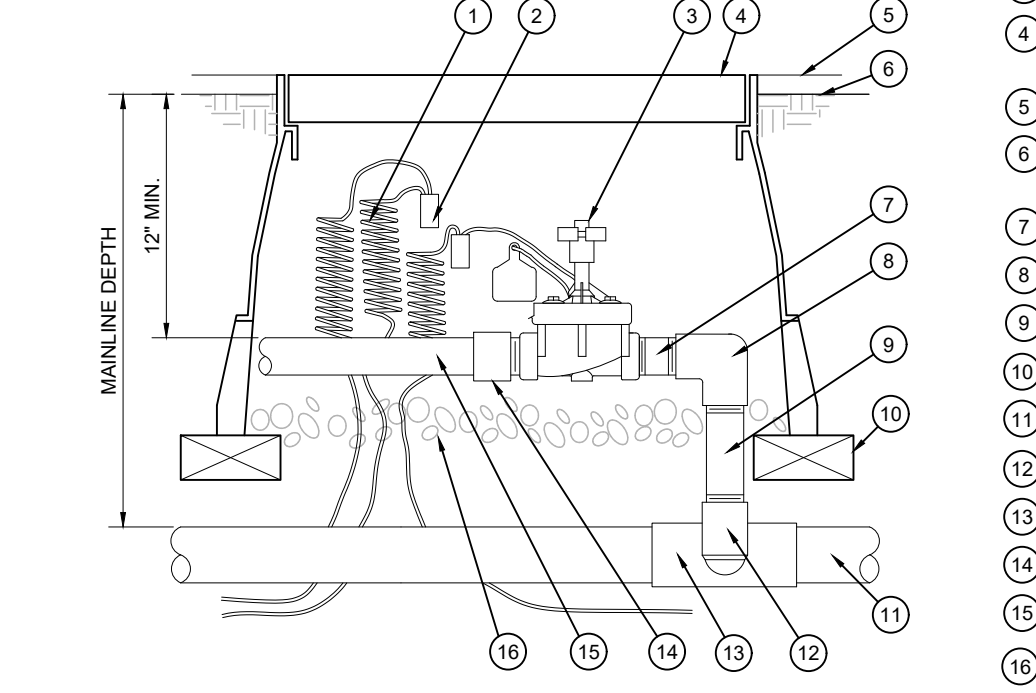


I SUBSURFACE DRIP LINE LAYOUT
SCALE: NOT TO SCALE

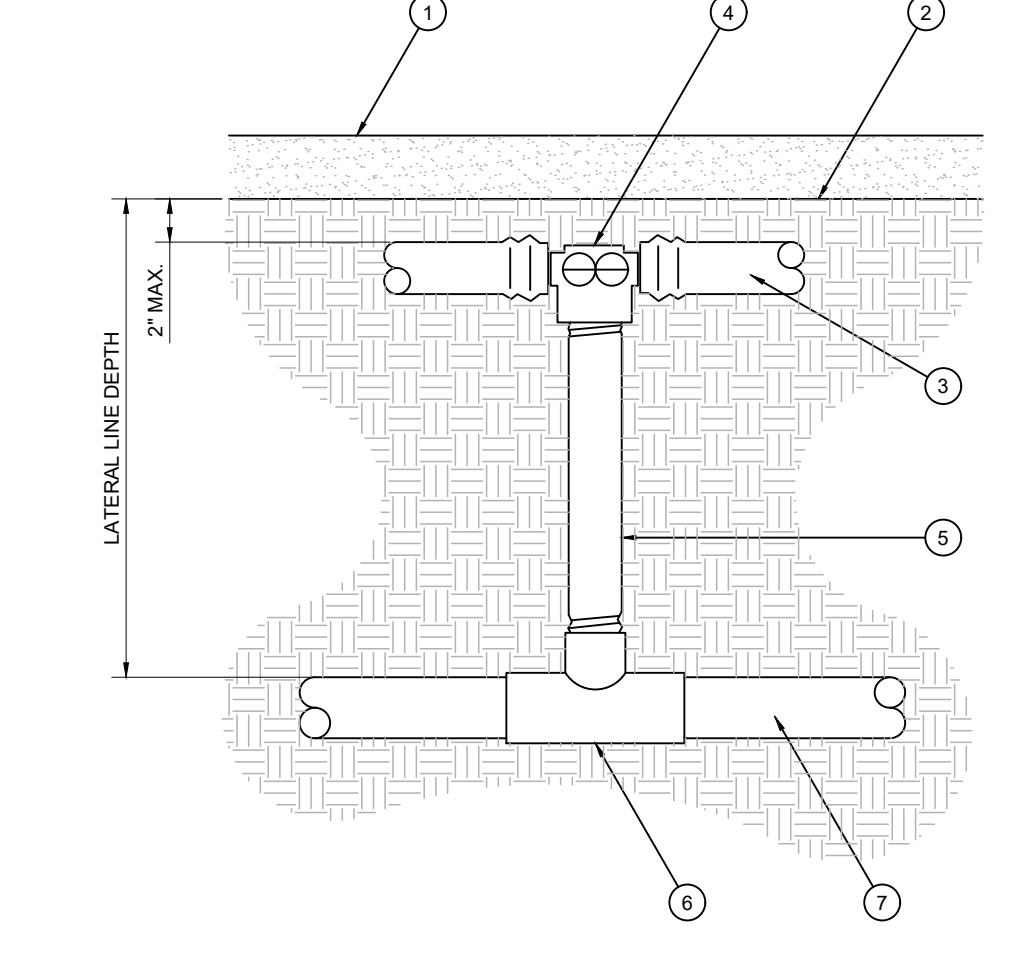
- FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS; 2" BELOW TOP OF BOX IN SHRUB/GROUND COVER AREAS
- 9" ROUND VALVE BOX WITH LOCKABLE LID
- EXTENSION SECTION AS NECESSARY TO MEET GRADE
- PVC MALE ADAPTER
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- BRASS BALL VALVE (SIZED PER MAINLINE)
- IRRIGATION MAINLINE



D DRIP CONTROL ZONE KIT
SCALE: NTS



E REMOTE CONTROL VALVE
SCALE: NTS

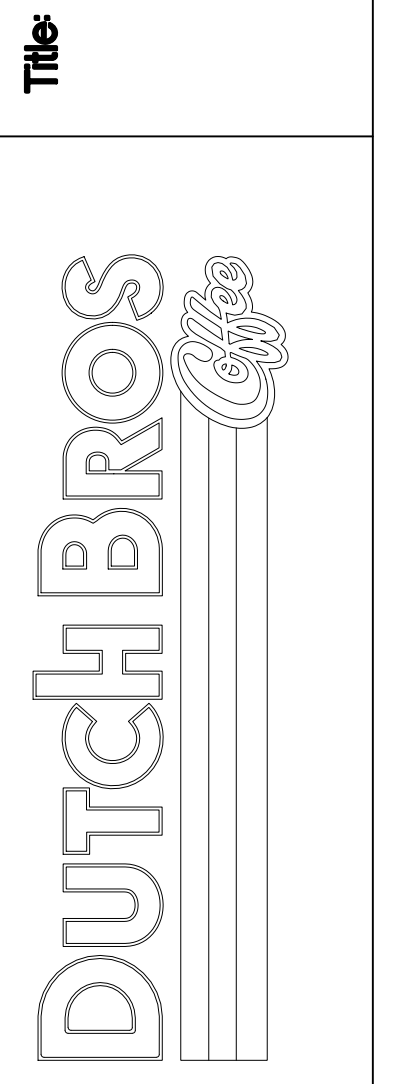


J SUBSURFACE DRIPLINE CONNECTION
SCALE: NOT TO SCALE

- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION (ANY APPROVED)
- REMOTE CONTROL VALVE ASSEMBLY
- JUMBO PLASTIC VALVE BOX BY CARSON (OR EQUAL)
- TOP OF MULCH
- FINISHED GRADE-1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB AREAS
- PVC UNION (2)
- PVC SCH 40 MALE ADAPTER (2)
- PVC LATERAL PIPE
- BRICK (1 OF 4)
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- PVC MAINLINE PIPE
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- SCH. 40 PVC ELL
- SCH. 40 PVC TEE OR ELL
- SCH. 40 PVC THREADED ELL

- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION (ANY APPROVED)
- REMOTE CONTROL VALVE
- JUMBO PLASTIC VALVE BOX BY CARSON (OR EQUAL)
- TOP OF MULCH
- FINISHED GRADE-1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB AREAS
- PVC SCH 80 NIPPLE (CLOSE)
- PVC SCH 40 ELL
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- BRICK (1 OF 4)
- PVC MAINLINE PIPE
- SCH. 40 PVC ELL
- PVC SCH 40 TEE OR ELL
- PVC SCH 40 MALE ADAPTER
- PVC LATERAL PIPE
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

7510 FALCON MARKET PLACE
PEYTON, CO 80831



For: ERIC M. SHEPLEY 1297
Licensing Date: 05/25/2018
DATE: 12/20/21

Scale:	Horizontal	Vertical
Designed:	COX	
Drawn:	JMH	
Checked:	JMH	
Approved:	HFG	
Date:	9/13/21	

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

Job Number: 21917
Sheet: LI-2
2019 DB USA, LLC



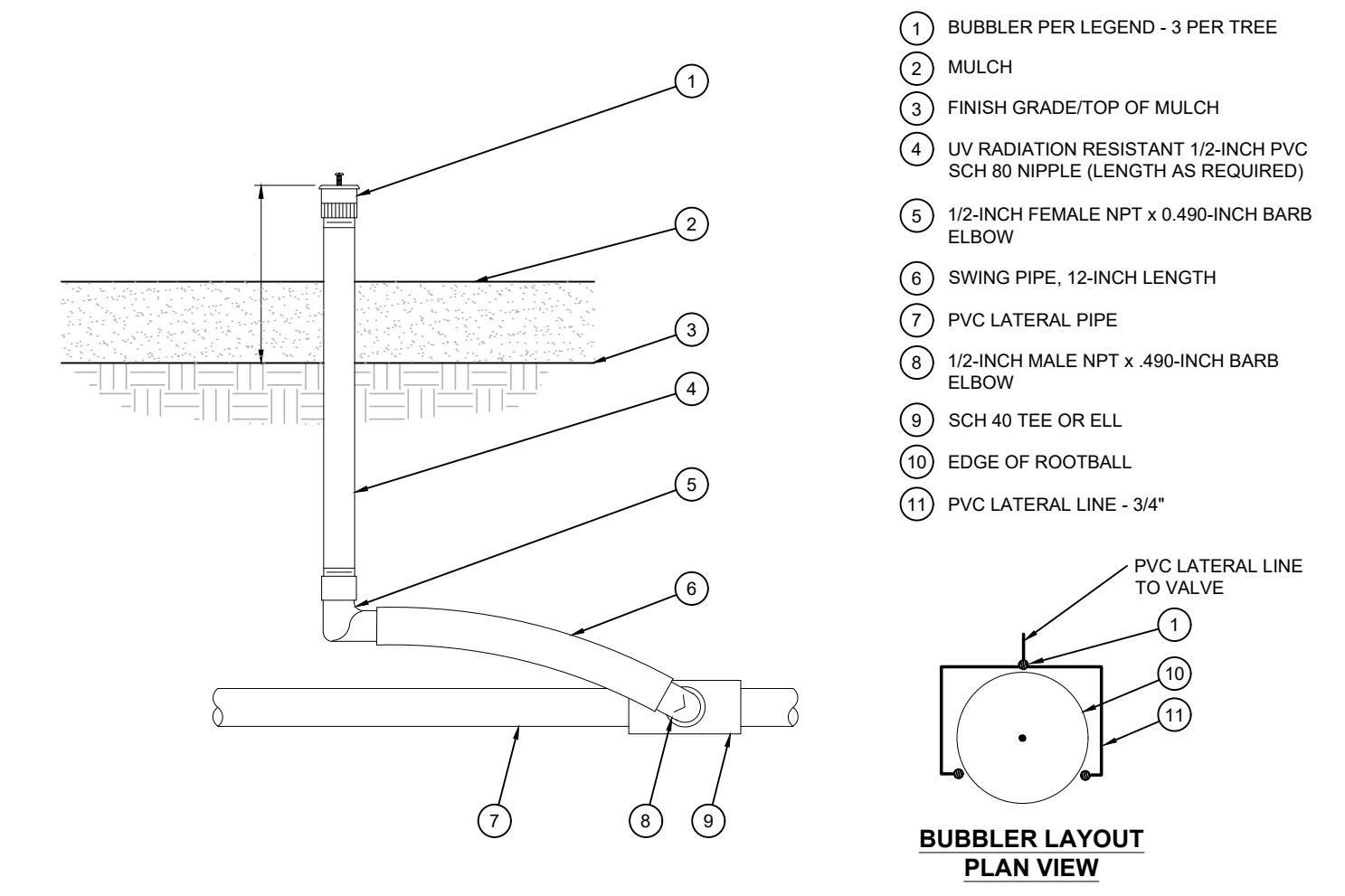
EVERGREEN DESIGN GROUP
(800) 680-6630
1600 Broadway, Suite 1600
Denver, CO 80202
www.EvergreenDesignGroup.com

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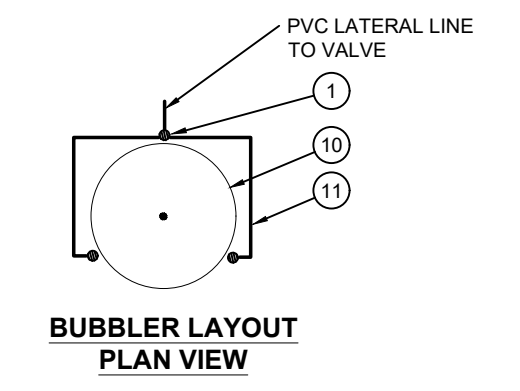


Know what's below.
Call before you dig.
Dial 811

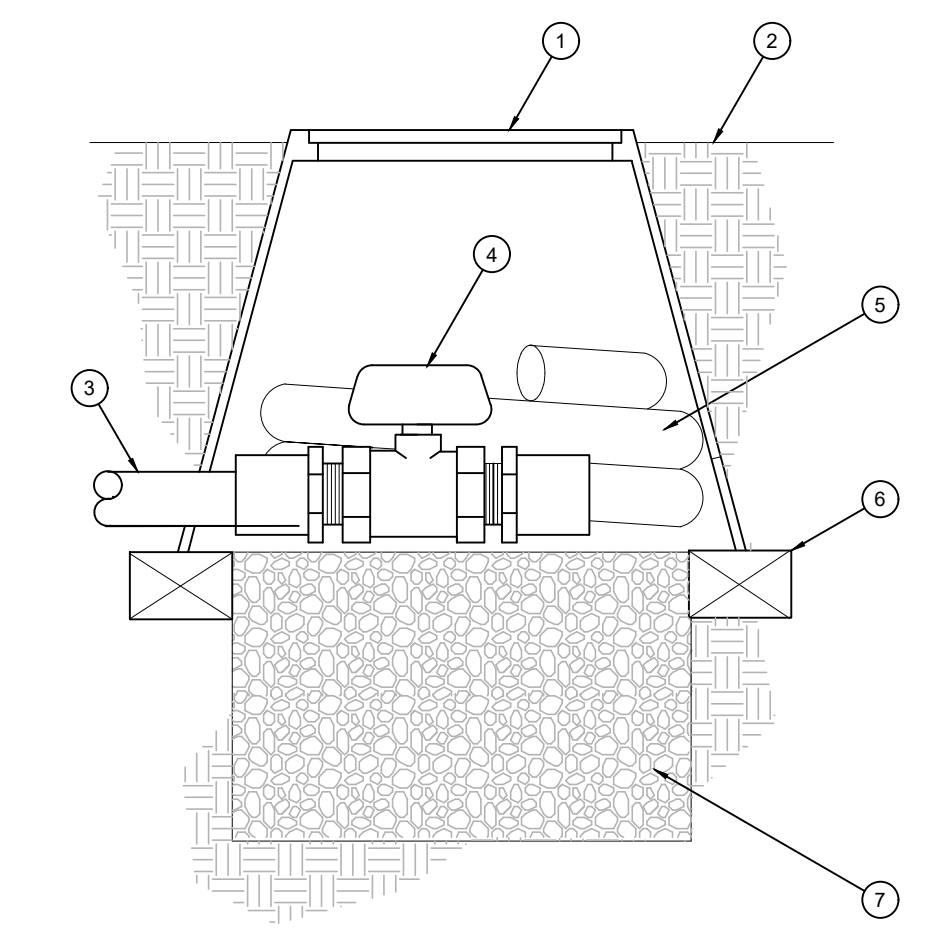
DUTCH BROS. COFFEE - CO0707 - FALCON, CO IRRIGATION DETAILS



- 1 BUBBLER PER LEGEND - 3 PER TREE
- 2 MULCH
- 3 FINISH GRADE/TOP OF MULCH
- 4 UV RADIATION RESISTANT 1/2-INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 5 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW
- 6 SWING PIPE, 12-INCH LENGTH
- 7 PVC LATERAL PIPE
- 8 1/2-INCH MALE NPT x .490-INCH BARB ELBOW
- 9 SCH 40 TEE OR ELL
- 10 EDGE OF ROOTBALL
- 11 PVC LATERAL LINE - 3/4"

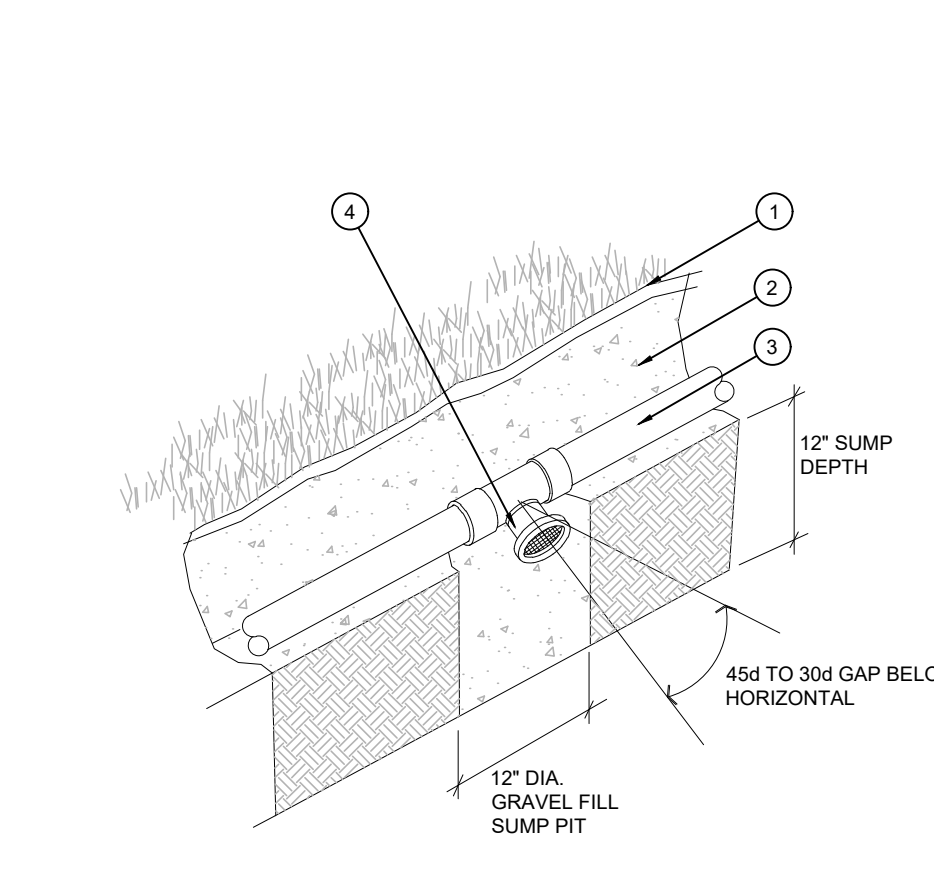


M BUBBLER
SCALE: NTS



- 1 10" ROUND PLASTIC VALVE BOX WITH LOCKABLE LID, "CARSON" OR APPROVED EQUAL
- 2 FINISH GRADE - TOP OF VALVE BOX TO BE 2" ABOVE FINISH GRADE IN PLANTER AREAS
- 3 DRIP EXHAUST HEADER
- 4 BALL VALVE, LINE SIZE
- 5 3' COILED LENGTH OF LINE SIZE FLEX HOSE. SOLVENT WELD TO VALVE
- 6 RED BRICK TYPICAL, 3 REQUIRED
- 7 6" DEEP LAYER OF PEA GRAVEL

K FLUSH VALVE
SCALE: NTS



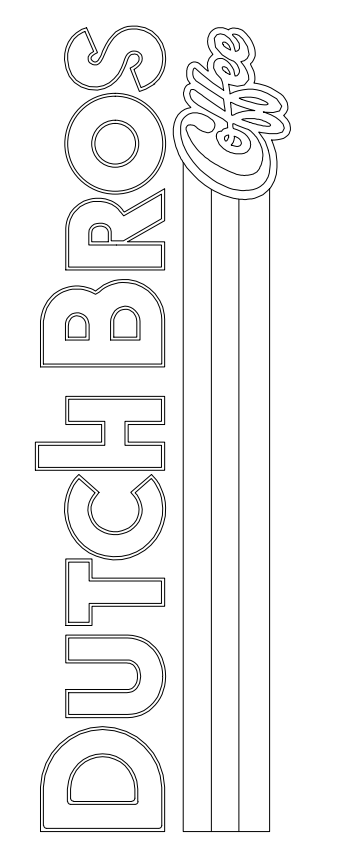
- 1 FINISH GRADE
 - 2 PIPE TRENCH
 - 3 LATERAL LINE PIPE
 - 4 AUTOMATIC DRAIN VALVE
- NOTE:
AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS OF LATERAL LINES. LOCATE END DRAIN VALVE 12" UPSTREAM FROM LAST HEAD.

X AUTOMATIC DRAIN VALVE
SCALE: NOT TO SCALE

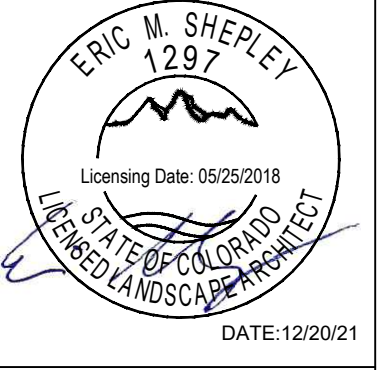


**7510 FALCON MARKET PLACE
PEYTON, CO 80831**

Title:

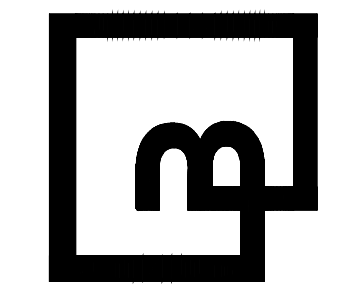


For:



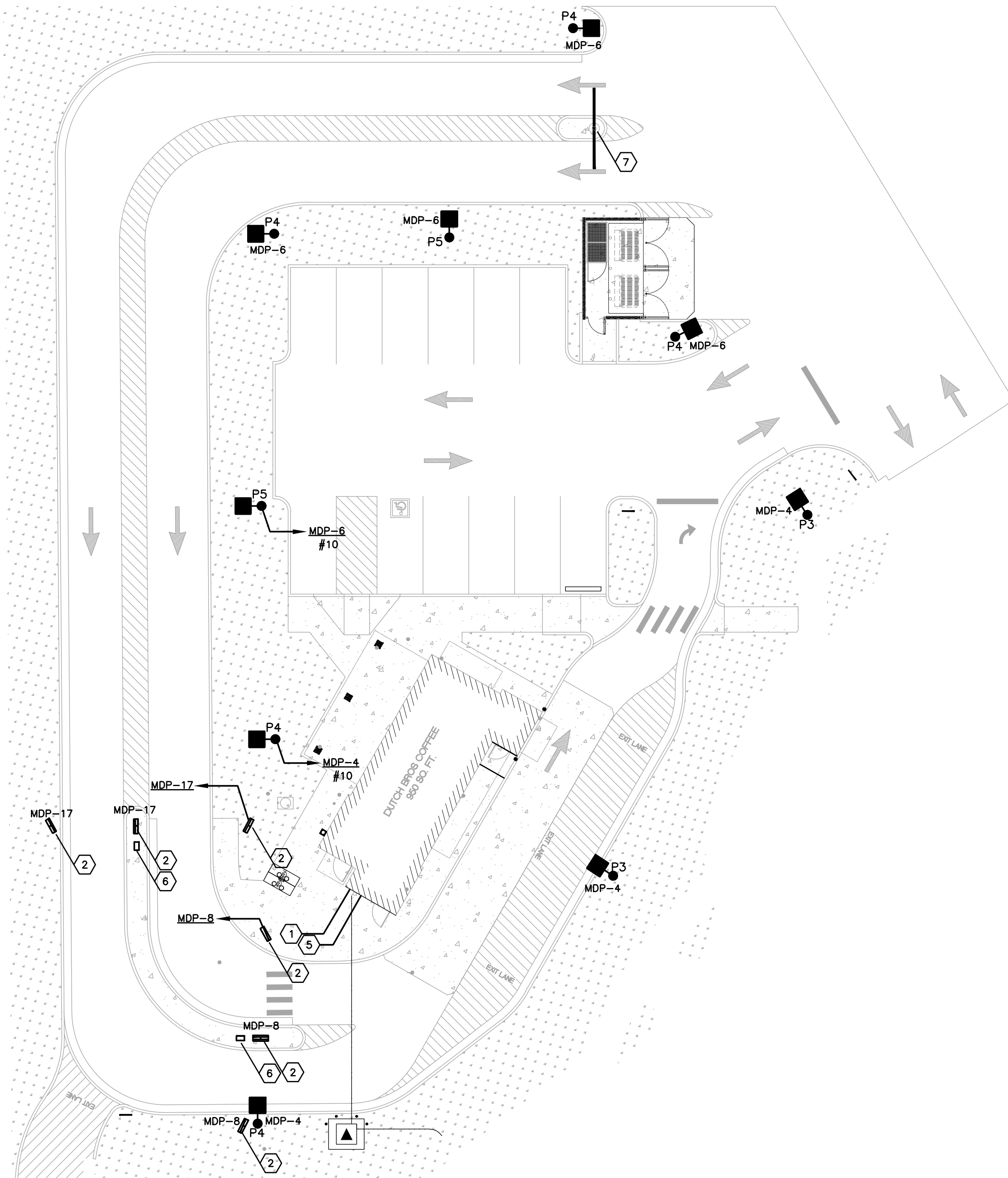
Scale:	Horizontal	Vertical
Designed:	COX	
Drawn:	JMH	
Checked:	JMH	
Approved:	HFS	
Date:	9/13/21	

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



Job Number: **21917**
Sheet: **L1-3**
2019 DB
Framingham, MA, LLC

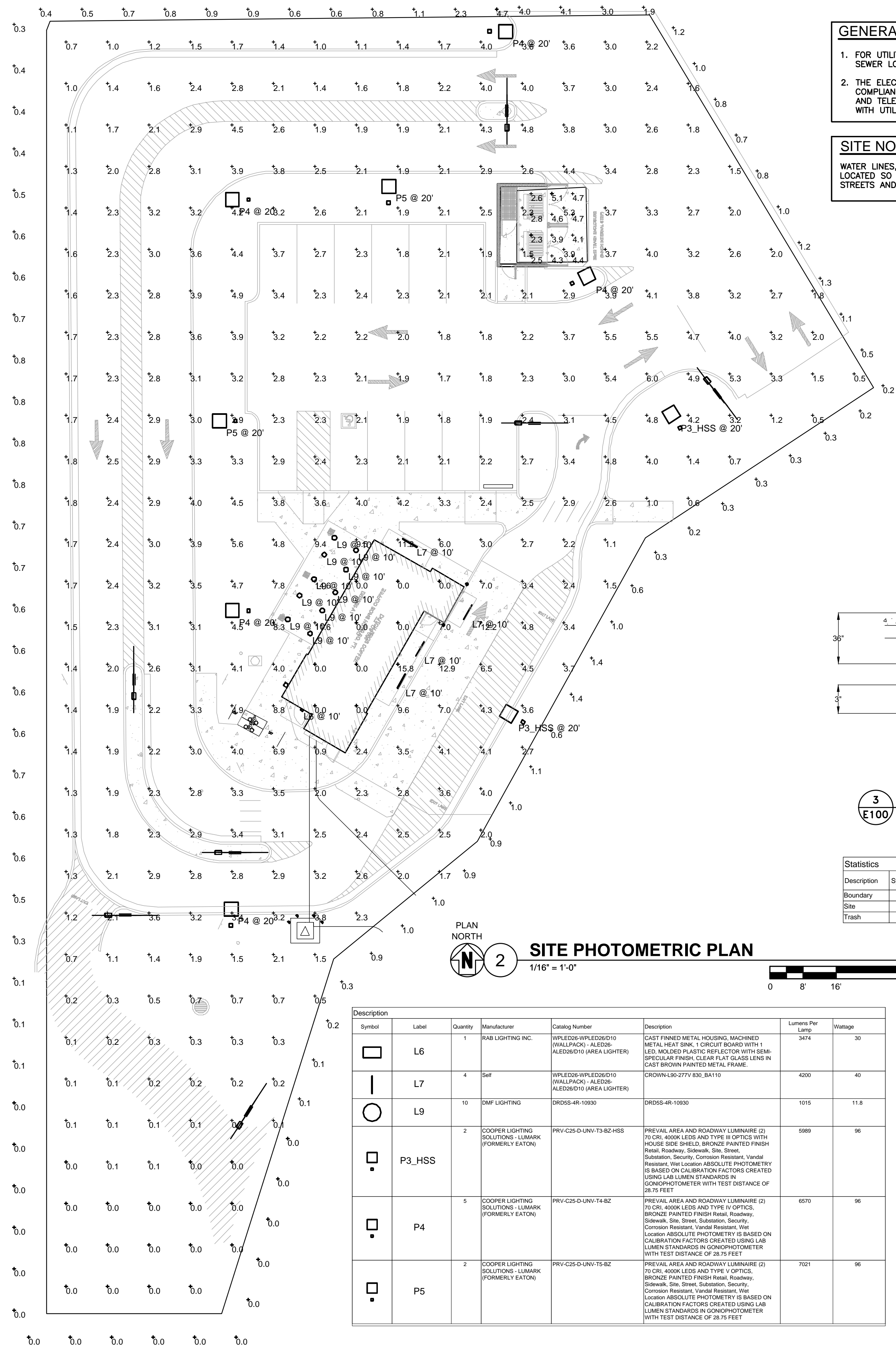
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1 **ELECTRICAL SITE PLAN**
1/16" = 1'-0"
PLAN NORTH

KEYED NOTES

- 1 LOCATION OF UTILITY METER DISCONNECT SWITCH AND CT CABINET. REFER TO "RISER DIAGRAM" ON SHEET E3.01.
- 2 PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G. IN 2" PVC ROUTED BELOW GRADE FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL COME UP IN CENTER OF POST. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS/DIMENSIONS FOR GC TO MATCH. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- 3 PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G. IN 2" PVC ROUTED BELOW GRADE FOR NEW MONUMENT SIGN PER REPRESENTATIVE PRIOR TO ROUGH-IN. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- 4 NOT USED.
- 5 LOCATION OF CABLE INTERNET DEMARC
- 6 PROVIDE 2" CONDUIT W/ PULL STRING 24" BEHIND MENU BOARD TO CHRISTY BOX FOR FUTURE DIGITAL MENU BOARD UPGRADE. COORDINATE W/ SIGN MANUFACTURER.
- 7 PROVIDE 2" CONDUIT W/ PULL STRING TO CHRISTY BOX BETWEEN "CHOOSE LANE" DIRECTIONAL SIGNAGE AND CLEARANCE BAR FOR FUTURE DRIVE THRU SENSORS.



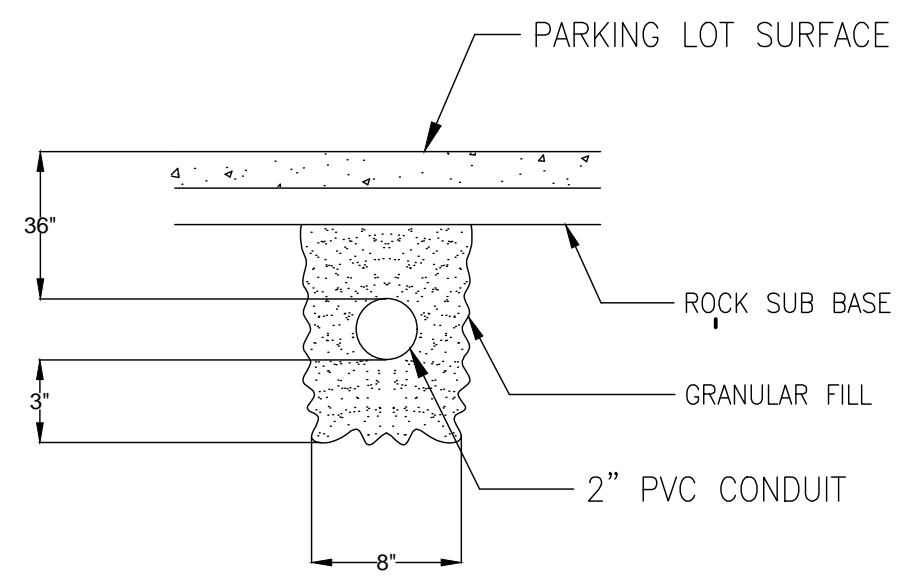
2 **SITE PHOTOMETRIC PLAN**
1/16" = 1'-0"
PLAN NORTH

Description	Symbol	Quantity	Manufacturer	Category Number	Description	Lumens Per Lamp	Wattage
L6	[Symbol]	1	RAB LIGHTING INC.	WPLED25-WPLED25D10 (WALLPACK) - ALED25-ALED25D10 (AREA LIGHTER)	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LENS, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	3474	30
L7	[Symbol]	4	Self	WPLED25-WPLED25D10 (WALLPACK) - ALED25-ALED25D10 (AREA LIGHTER)	CROWN-40-277V 830, BA110	4200	40
L9	[Symbol]	10	DMF LIGHTING	DRDS-4R-10200	PREVAL AREA AND ROADWAY LUMINAIRE (2) TO CR. 4000K LEDS AND TYPE II OPTICS WITH BRONZE PAINTED FINISH FRAM. Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1015	11.8
P3_HSS	[Symbol]	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T3-B2-HSS	PREVAL AREA AND ROADWAY LUMINAIRE (2) TO CR. 4000K LEDS AND TYPE II OPTICS, BRONZE PAINTED FINISH FRAM. Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	6989	96
P4	[Symbol]	5	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T4-B2	PREVAL AREA AND ROADWAY LUMINAIRE (2) TO CR. 4000K LEDS AND TYPE II OPTICS, BRONZE PAINTED FINISH FRAM. Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	6670	96
P5	[Symbol]	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T3-B2	PREVAL AREA AND ROADWAY LUMINAIRE (2) TO CR. 4000K LEDS AND TYPE II OPTICS, BRONZE PAINTED FINISH FRAM. Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	7021	96

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	+	0.7 fc	4.7 fc	0.0 fc	N/A	N/A
Site	+	2.7 fc	15.8 fc	0.0 fc	N/A	N/A
Trash	+	3.8 fc	5.1 fc	2.3 fc	2.2:1	1.7:1

3 **TRENCHING DETAIL**
E100 SCALE: N.T.S.



SEE S1.4 FOR POLE BASE DETAIL

GENERAL NOTES

1. FOR UTILITY TRANSFORMER, TELEPHONE SERVICE, GAS, WATER, AND SANITARY SEWER LOCATIONS; SEE CIVIL SITE PLAN.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANIES REQUIREMENTS. INCOMING POWER AND TELEPHONE SERVICES IS EXISTING TO REMAIN. VERIFY REQUIREMENTS WITH UTILITIES PRIOR TO INSTALLATION.

SITE NOTES

WATER LINES, CONDUITS FOR ELECTRICAL, OR OTHER UTILITIES SHALL BE LOCATED SO AS TO NOT CONFLICT WITH REQUIRED TREE LOCATIONS FOR STREETS AND PARKING LOTS.



1001 SE SANDY BLVD, SUITE 100
PORTLAND, OR 97214
V. 503.552.9079
F. 503.241.7055
WWW.GNICHARCH.COM



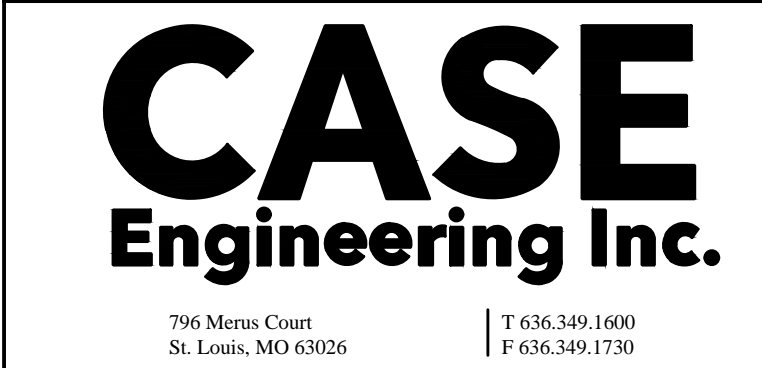
Project No: CO-0707
Dutch Bros Coffee - New Freestanding Store
7510 Falcon Market Place
Peyton, CO 80831
For: Dutch Bros Coffee
110 SW 4th Street
Grants Pass, OR 97526

ISSUED FOR PERMIT REVIEW:
08.20.2021

REV	DATE	DESCRIPTION
1	12/20/21	OWNER COMMENTS
2	01/27/22	REVISION 02

SHEET NUMBER:
ELECTRICAL SITE & PHOTOMETRIC PLAN

SHEET NUMBER:
E0.01



796 Merus Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730



SLM : LED SLIM PANEL

DESCRIPTION

- Acrylic (PMMA) lightguide for superior performance, UV resistance, anti-yellowing, and lumen maintenance
- Ultra slim modern design with smooth uniform lens
- Edge-lit design provides impressive visual comfort and uniform illumination
- One for one alternative LED solution to fluorescent troffers
- Thin profile is ideal for shallow plenum spaces
- Up to 47% energy savings and up to 2½ times longer life (compared to traditional fluorescent troffers)
- Features integral earthquake clips
- Available in 1'x4', 2'x2' and 2'x4'
- Fits standard T-bar and narrow grid drop ceilings

LISTINGS

- UL Listed for dry/damp locations
- IC Rated for insulation contact
- DesignLights Consortium® Qualified - meets DLC requirements for efficacy and lumen maintenance
- Select versions DesignLights Consortium® Premium Qualified - meets the requirements for the highest DLC qualification for efficacy and lumen maintenance

LED CHARACTERISTICS

- Rated lifetime L70: 50,000 hours
- 3500K, 4000K, 5000K CCT
- CRI: 80+
- 1'x4': 3750lm @ 30W
- 2'x2': 3000-5000lm @ 30/40W
- 2'x4': 4000-6250lm @ 40/50W

ELECTRICAL

- Input voltage: 120-277V
- Dimmable power supply (0-10V)
- Power Factor: >.90
- THD: <15%

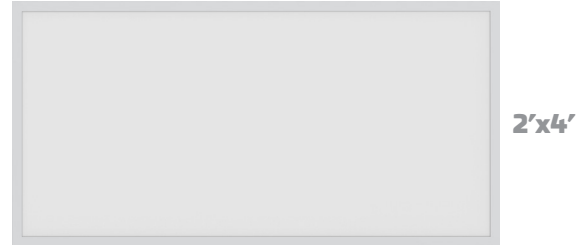
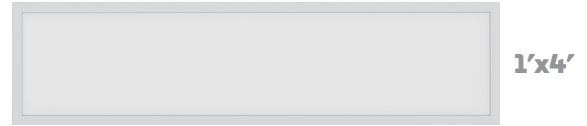
CONSTRUCTION

- -4°F to 104°F (-20°C to +40°C) operating temperature

WARRANTY

- 5 year limited warranty; see eiko.com for warranty details

project name	type
catalog number	
comments	voltage
approved by	date



APPLICATIONS

- Conference rooms
- Retail
- Offices
- Hospitality
- Healthcare
- Schools
- Reception areas
- Corridors
- Foyer



ORDERING INFORMATION

EXAMPLE: SLM22-3C-40K-U

Model	Size	Package	CCT	Voltage
SLM : LED Slim Panel	14 - 1'x4' 22 - 2'x2' 24 - 2'x4'	3CB - 30W; 3,000 lm 4CB - 30W; 3,750 lm / 40W; 4,000 lm 5CB - 40W; 5,000 lm 6CB - 50W; 6,250 lm	35K - 3500K 40K - 4000K 50K - 5000K	U - 120-277V

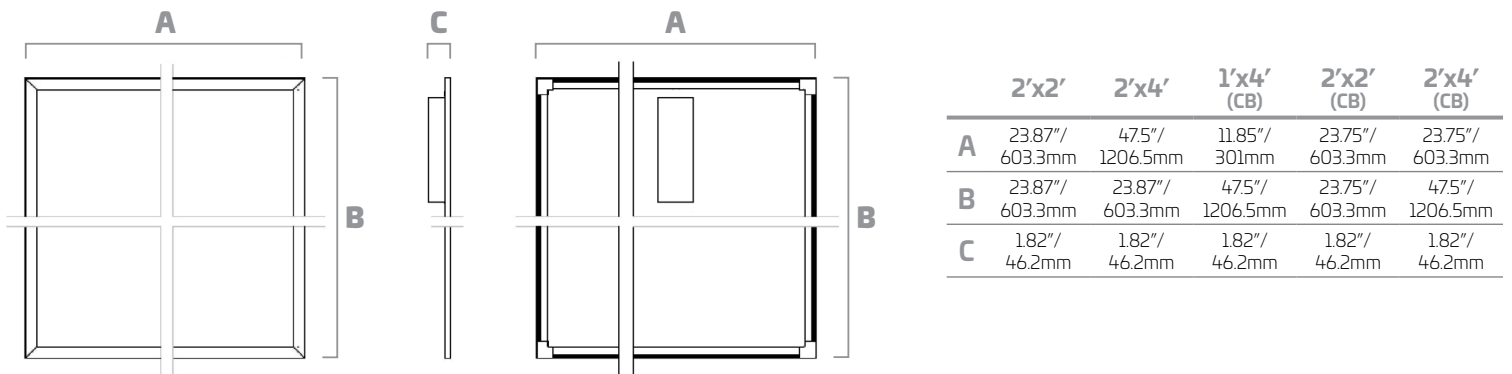
PERFORMANCE SUMMARY

Order Code	Item #	Watts	Lumens	LPW	CCT	CRI	Volts	Dimming	DLC
10015	SLM22-3CB-35K-U	30W	3,000	100	3500K	80+	120-277V	0-10V	✓
10016	SLM22-3CB-40K-U	30W	3,000	100	4000K	80+	120-277V	0-10V	✓
10017	SLM22-3CB-50K-U	30W	3,000	100	5000K	80+	120-277V	0-10V	✓
10018	SLM24-4CB-35K-U	40W	4,000	100	3500K	80+	100-277V	0-10V	✓
10019	SLM24-4CB-40K-U	40W	4,000	100	4000K	80+	100-277V	0-10V	✓
10021	SLM24-4CB-50K-U	40W	4,000	100	5000K	80+	100-277V	0-10V	✓
09760	SLM14-4CB-35K-U	30W	3,750	125	3500K	80+	100-277V	0-10V	✓✓
09761	SLM14-4CB-40K-U	30W	3,750	125	4000K	80+	100-277V	0-10V	✓✓
09762	SLM14-4CB-50K-U	30W	3,750	125	5000K	80+	100-277V	0-10V	✓✓
09763	SLM22-4CB-35K-U	30W	3,750	125	3500K	80+	100-277V	0-10V	✓✓
09764	SLM22-4CB-40K-U	30W	3,750	125	4000K	80+	100-277V	0-10V	✓✓
09765	SLM22-4CB-50K-U	30W	3,750	125	5000K	80+	100-277V	0-10V	✓✓
09754	SLM22-5CB-35K-U	40W	5,000	125	3500K	80+	100-277V	0-10V	✓✓
09755	SLM22-5CB-40K-U	40W	5,000	125	4000K	80+	100-277V	0-10V	✓✓
09756	SLM22-5CB-50K-U	40W	5,000	125	5000K	80+	100-277V	0-10V	✓✓
09766	SLM24-5CB-35K-U	40W	5,000	125	3500K	80+	100-277V	0-10V	✓✓
09767	SLM24-5CB-40K-U	40W	5,000	125	4000K	80+	100-277V	0-10V	✓✓
09768	SLM24-5CB-50K-U	40W	5,000	125	5000K	80+	100-277V	0-10V	✓✓
09757	SLM24-6CB-35K-U	50W	6,250	125	3500K	80+	100-277V	0-10V	✓✓
09758	SLM24-6CB-40K-U	50W	6,250	125	4000K	80+	100-277V	0-10V	✓✓
09759	SLM24-6CB-50K-U	50W	6,250	125	5000K	80+	100-277V	0-10V	✓✓

✓DesignLights Consortium® Qualified

✓✓DesignLights Consortium® Premium Qualified

DIMENSIONS

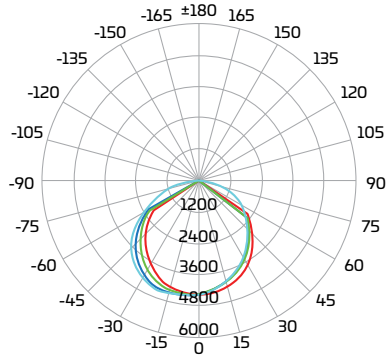


AVAILABLE ACCESSORIES

Order Code	Item #	Description	Order Code	Item #	Description
10051	SLM14-CABLE-CB	1x4 Cable Set, 4 Cables per Set	09695	SLM24-SM	2x4 Surface Mount Kit White
09692	SLM22-CABLE	2x2 Cable Set, 4 Cables per Set	09849	FHSCP-UNV-5WL	5W Emergency Battery Backup
10050	SLM22-CABLE-CB	2x2 Cable Set for CB, 4 Cables per Set	09851	FHSCP-UNV-7.8WL	7.8W Emergency Battery Backup
09693	SLM24-CABLE	2x4 Cable Set, 6 Cables per Set	09850	FHSCP-UNV-10.7WL	10.7W Emergency Battery Backup
10052	SLM24-CABLE-CB	2x4 Cable Set for CB, 6 Cables per Set	09852	FHSCP-UNV-13.7WL	13.7W Emergency Battery Backup
09905	SLM14-SM	1x4 Surface Mount Kit White	09854	FHSCP-UNV-17WL	17W Emergency Battery Backup
09694	SLM22-SM	2x2 Surface Mount Kit White			

SLM14 - 1'X4'

ZONAL LUMEN SUMMARY		
Zone	Lumens	%Fixture
0-30	989.6	27.1%
0-40	1,623.2	44.4%
0-60	2,866.6	78.5%
60-90	786.0	21.5%
70-100	338.5	9.3%
90-120	0.0	0%
0-90	3,652.6	100%
90-180	0.4	0%
0-180	3,653.0	100%

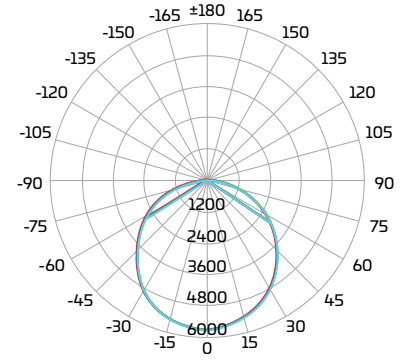


AVERAGE BEAM ANGLE (50%) : 111.9°

UNIT : cd | C0-180, 111.6 | C60/240, 112.1
C30/210, 111.7 | C90/270, 112.2

SLM22 - 2'X2'

ZONAL LUMEN SUMMARY		
Zone	Lumens	%Fixture
0-30	1,294.4	27%
0-40	2,124.3	44.4%
0-60	3,757.0	78.5%
60-90	1,028.5	21.5%
70-100	439.1	9.2%
90-120	0.4	0%
0-90	4,785.5	100%
90-180	2.0	0%
0-180	4,787.5	100%

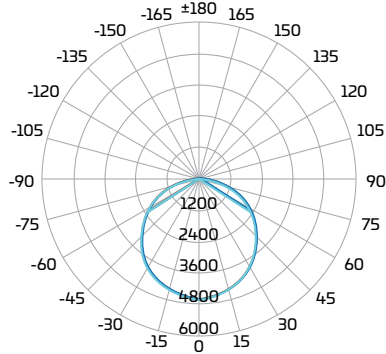


AVERAGE BEAM ANGLE (50%) : 112.4°

UNIT : cd | C0-180, 112.1 | C60/240, 112.6
C30/210, 112.3 | C90/270, 112.4

SLM24 - 2'X4'

ZONAL LUMEN SUMMARY		
Zone	Lumens	%Fixture
0-30	1,668.9	27%
0-40	2,741.5	44.3%
0-60	4,849.7	78.4%
60-90	1,333.8	21.6%
70-100	574.6	9.3%
90-120	0.5	0%
0-90	6,183.5	100%
90-180	0.6	0%
0-180	6,184.1	100%



AVERAGE BEAM ANGLE (50%) : 112.9°

UNIT : cd | C0-180, 113.1 | C60/240, 112.8
C30/210, 113.0 | C90/270, 112.6

The Vex Outdoor LED Wall Sconce is a minimalist profile featuring up and down lighting and delivers a wide range of optical control and illumination options. Independently controlled beam angles range from 10° - 120° achieved with a simple tool-free adjustment. Beams are lockable and can be set symmetric or asymmetric in both directions. Angle markers ensure consistency and precision from fixture to fixture. Vex is ideal for indoor or outdoor accent lighting, ambient lighting and wayfinding where beam angle is critical.

Key features

- Tool-free, independent, up/down beam angle adjustment 10° - 120°
- Asymmetric or Symmetric Beam Shaping
- Lockable
- Angle markers for consistent and precise aiming

SPECIFICATIONS

DELIVERED LUMENS	554.3
WATTS	18.7
VOLTAGE	Universal 120V - 277V
DIMMING	0-10V, ELV, TRAC, CL
LIGHT DISTRIBUTION	Symmetric or Asymmetric depending on barn doors position
MOUNTING OPTIONS	Wall
OPTICS	Adjustable beam spread
CCT	2700K, 3000K or 4000K
CRI	90+
COLOR BINNING	3-Step
BUG RATING	B0-U3-G0
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL, ADA
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 years
WEIGHT	2.4 lbs.



VEX
shown in black



VEX
shown in bronze



VEX
shown in charcoal



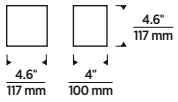
VEX
shown in white

*Visit techlighting.com for specific warranty limitations and details.
Ships with optional acrylic cover for protection against outdoor debris.

ORDERING INFORMATION

PRODUCT	CRI/CCT	LENGTH	FINISH	FUNCTION	INPUT VOLTAGE
7000WVEX	927 90 CRI, 2700K	4 4"	H CHARCOAL	UPLIGHT AND DOWNLIGHT	UNV UNV 120V-277V
	930 90 CRI, 3000K		Z BRONZE	DO DOWNLIGHT ONLY	
	940 90 CRI, 4000K		W WHITE		
			B BLACK		

SHIPS WITH OPTIONAL ACRYLIC COVER FOR PROTECTION AGAINST OUTDOOR DEBRIS.

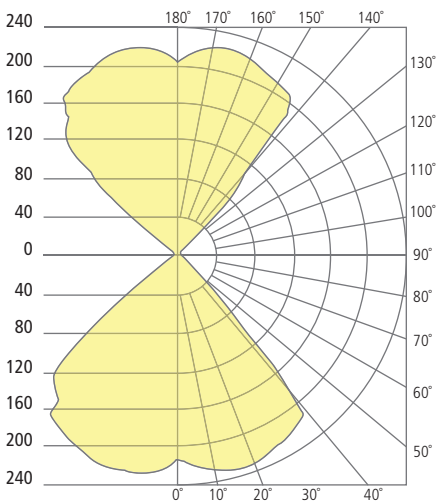


Vex Wall Sconce

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

VEX
 Total Lumen Output: 554.3
 Total Power: 18.7
 Luminaire Efficacy: 29.6
 Color Temp: 3000K
 CRI: 90+
 BUG Rating: B0-U3-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES





Color: Bronze

Weight: 7.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	26W
120V	0.22A	Color Temp	5000K (Cool)
208V	0.13A	Color Accuracy	70 CRI
240V	0.11A	L70 Lifespan	100,000 Hours
277V	0.10A	Lumens	3,851
Input Watts	28.7W	Efficacy	134.2 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: P0000170I

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IP Rating:

Ingress protection rating of IP66 for dust and water

Finish:

Formulated for high durability and long-lasting color

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.22A, 208V: 0.13A, 240V: 0.11A, 277V 0.10A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

10.68% at 120V, 10.68% at 277V

Power Factor:

95.4% at 120V, 95.4% at 277V

LED Characteristics

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Technical Specifications (continued)

LED Characteristics

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Patents:

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

Equivalency:

Equivalent to 150W Metal Halide

Buy American Act Compliance:

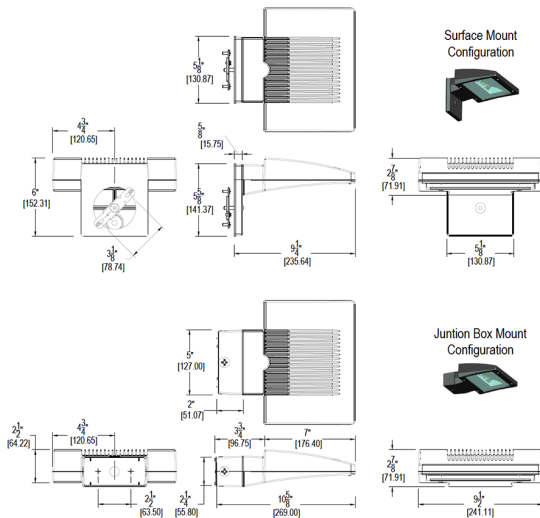
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Outdoor Cove Lighting
CROWN



Outdoor Cove Lighting CROWN



- Quick connection
- Dimmable, 1-10V dimming to 10%-100%
- Linkable, max. linkable length: 72' @120VAC, 156' @277VAC
- Lockable, precision aiming adjustment: ±85°vertical rotation
- IP rating: IP66 (for wet locations)
- Lifetime: 50,000hrs (ta=95°F, 35°C)
- Ta: -13°F~122°F (-25°C~50°C)
- 10W/ft, 1050lm/ft
- Material: Aluminum alloy
- Other color temp available



Dimensions: (inches/mm)



How to order using our catalog numbers
Example: CROWN-1230K110SS

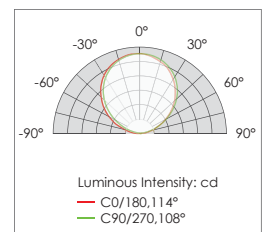
Series	Length	CCT (K)	Beam Angle	Finish	Installation
CROWN	12 - 11.8"(300mm)	30K - 3000K	110 - 110°	S - Silver	S - Screw Mounting
	47 - 47"(1120mm)	40K - 4000K			
	70 - 70"(1778mm)				

Specifications

Catalog No.	Model	Rated Input (VAC)	Ra	Power (W)	Luminous flux (TYP@4000K)lm
CROWN-1230K110SS	CROWN-L24-277V	120-277	85	10	1050
CROWN-1240K110SS					
CROWN-4730K110SS	CROWN-L90-277V	120-277	85	40	4200
CROWN-4740K110SS					
CROWN-7030K110SS	CROWN-L144-277V	120-277	85	60	6300
CROWN-7040K110SS					

* Included: 1 pc LED fixture, 2pcs screws, 1pc cable end cap.

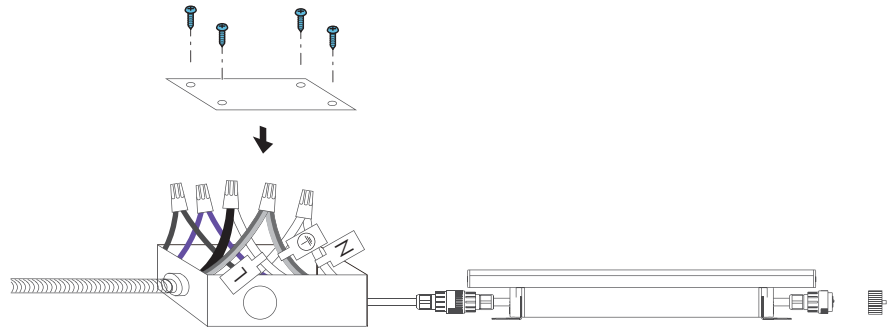
Photometrics



Outdoor Cove Lighting

CROWN/CROWN NARROW

Wiring Diagram

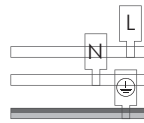


AC connection :

Black: " L "

White: " N "

Yellow/green: " ⊕ "

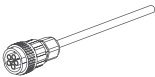


Dimming connection :


Violet: " + " ———

Gray: " - " ———

Accessories

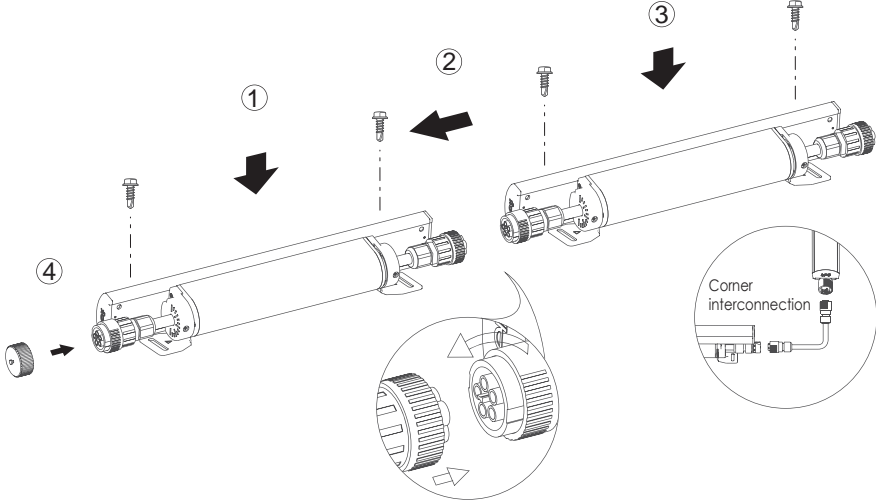
Catalog No.	Description	Length (inch)
IC-CROWN-59	 Input cable	59"

Accessories(optional)

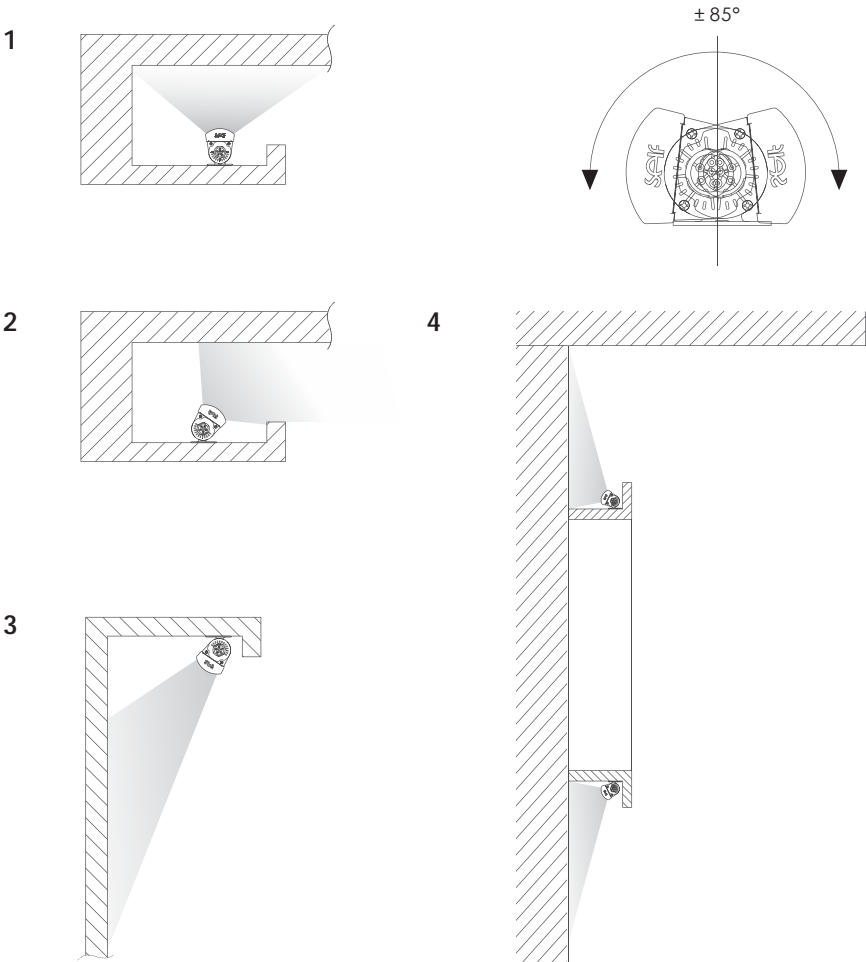
Catalog No.	Description	Length (inch)
SC-CROWN-12	 Soft connector	12"

Outdoor Cove Lighting CROWN/CROWN NARROW

Installation



Application



Project Name

Location

Prepared By



NUVO 65-226

LED VAPOR PROOF CEILING MOUNT

Notes

[www] 10-11-2021 02:00:29

General

Status	Active
Fixture Type	Vapor Proof
Finish	Silver
Wattage	20W
Lumen Output	1800L
CCT (Kelvin)	5000
Temperature	Natural Light
IP Rating	IP65
Indoor or Outdoor Fixture	Outdoor

Specifications

Technology	LED
CRI	80
Voltage	100V-277V
Rated Hours	50000
Operating Temperature	-30C (-22F) to a maximum of +50C (+122F)
Dimmable	Non-Dimmable
Lens Material	Glass
Weight (lb.)	3.79
Material	Die Cast Aluminum

Dimensions

Height (in.)	11.09
Width (in.)	5.66

Compliance

Safety Listing	cETLus
Location Rating	Wet
UL Application	Ceiling / Wall
Energy Star	Yes
ES Unique ID	ESID-2335321
California Status	California T24 Compliant
California Prop 65	Lead
RoHS Compliant	Yes
FCC Compliant	Yes

Additional Information

Warranty	5 Year Limited - Fixtures
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DRD5S & SurfaceFrame

Surface Mount LED Downlight

New Construction













DRDHNJO Octagonal Junction Box

Project:	Type:
Product Code:	Date:

Spec Sheet V-01.10.22



- Thinnest-in-class DRD5S delivers the pure, smooth light and the elegant look of a high-end recessed downlight
- Features multiple ratings to meet the demands of a wide range of situations
- Ultra-low profile allows it to install in as little as 2" of ceiling space when 5/8" drywall is used

Application New Construction		Aperture 4" Octagonal Junction Box	
Delivered Lumens 750 lm (9.0W), 1000 lm (12.0W)		Color Quality 90+ CRI, < 3-step SDCM	
Color Temperature  2700K 3000K 3500K		Optics  General	
Input Voltage 120V only (TRIAC/ELV), 120/277V (0-10V)	Dimming TRIAC/ELV 5% 0-10V 1%	Emergency Lighting Optional Emergency LED Driver with integrated Test Switch for lighting up to 90 minutes in event of power failure	
Shape Round, Square		Finish White	Module Ratings  UL Closet Rating Compliant (750 lm only)  UL Listed for Wet Location
Housing Ratings			
 Code compliant for use in appropriate fire-rated assemblies up to a maximum of 2-hours	 STC/IC Sound Rated	 ASTM E283 Certified Air Tight	 IC (Insulation Contact) Rated
Standards   		Guarantee 50,000 hrs 5 years	Additional Options  Non-Conductive Dead Front



PRODUCT BUILDER

HOUSING

PRODUCT CODE		APPLICATION		APERTURE		OPTION	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DRDH	Housing	N	New Construction	JO	SurfaceFrame Octagonal Junction Box	[Blank]	Integrated Driver
						70SEM	EM Driver ¹ , 0-10V, 750 lm
						100SEM	EM Driver ¹ , 0-10V, 1000 lm

LED MODULE

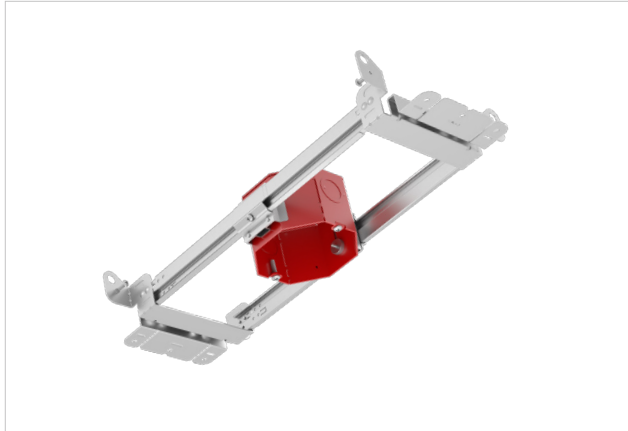
PRODUCT CODE		APERTURE		SHAPE		LUMENS		CRI		CCT		DRIVER	
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DRD5S	Module	4	4" Aperture	R	Round	07	750 lm	9	90+ CRI	27	2700K	T	Integrated TRIAC/ELV, 120V only
				S	Square	10	1000 lm			30	3000K	O	Integrated 0-10V, 120/277V
										35	3500K	TDF	Integrated TRIAC/ELV, 120V only, Non-Conductive ¹
												ODF	Integrated 0-10V, 120/277V, Non-Conductive ¹
												EM	Emergency ¹ w/ Test Switch

¹ EM option (housing) and Emergency driver (module) must be selected together

² Only available for Round shape, 750 lm, 2700K or 3000K CCT



HOUSING



SurfaceFrame

New Construction Octagonal Junction Box

DRDHNJO

SUMMARY

JUNCTION BOX: Equipped with (4) 1/2" trade size knockouts (two side, two top) to allow straight conduit runs. Approved for 6 (three in, three out) #12 AWG 70°C through wiring conductors.

MOUNTING: Pre-installed mounting brackets allow vertical adjustment of bar hangers up to 1"

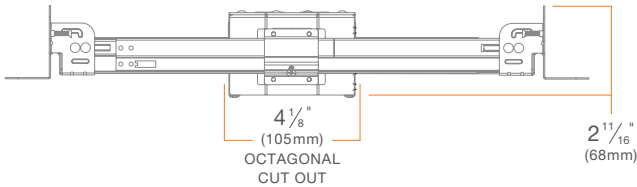
CEILING: 1/2" up to 1 3/4"

CUTOUT: 4 1/8" (105mm) octagonal opening

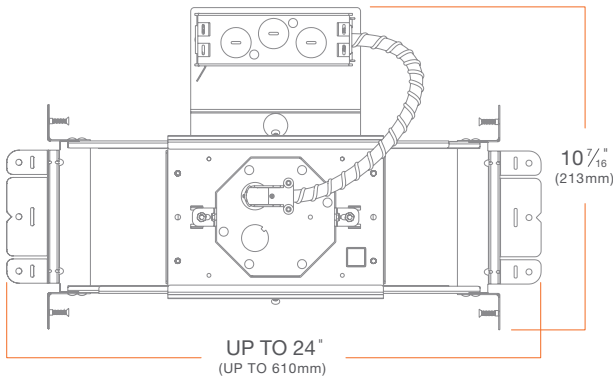
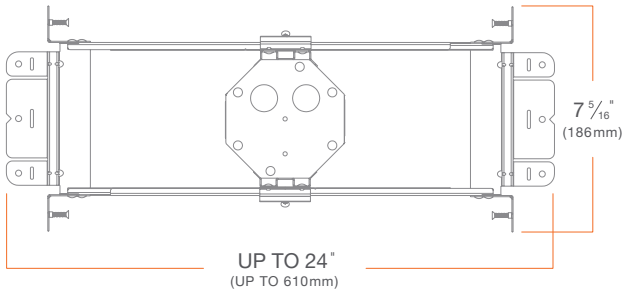
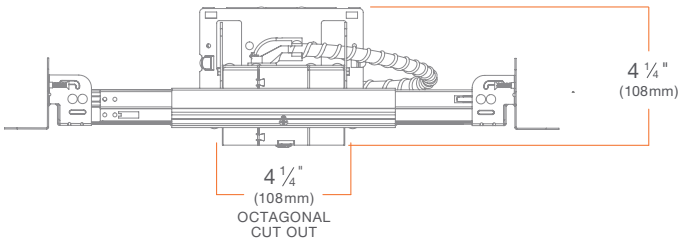
LISTINGS: Metallic outlet box certified UL514A, code compliant for use in appropriate fire-rated assemblies for up to 2-hours, STC/IIC Sound Rated, ASTM E283 certified Air Tight, IC (Insulation Contact) rated

WARRANTY: 5 year limited warranty

SurfaceFrame
DRDHNJO



SurfaceFrame w/ Emergency Lighting
DRDHNJO EM



MODULE



DRD5S

Surface Mount LED Module

DRD5S

SUMMARY

LED: Optimized LED array

SHAPE: 4" Round, 4" Square

MODULE LUMENS: 750 lm (9.0W), 1000 lm (12.0W)

COLOR QUALITY: 90+ CRI, less than 3-step SDCM

CCT: 2700K, 3000K, 3500K

INPUT VOLTAGE: 120V only (TRIAC/ELV), 120/277V (0-10V)

DIMMING: Down to less than 5% for TRIAC/ELV at 120V, 1% for 0-10V at 120/277V

MAX INPUT CURRENT (120V): 0.075 amps, 0.1047 amps

MAX INPUT CURRENT (277V): 0.034 amps, 0.047 amps

POWER FACTOR: Greater than 0.9

TOTAL HARMONIC DISTORTION: Less than 20%

AMBIENT OPERATING TEMPERATURE: -20°C to 40°C

EMERGENCY LIGHTING: Optional Emergency LED Driver with Integrated Test Switch for lighting up to 90 minutes in event of power failure

PHOTOMETRIC TESTING: Tested in accordance to IESNA LM-79-2008

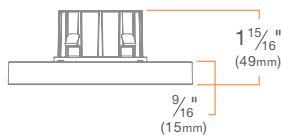
LISTINGS: ENERGY STAR® qualified, California Title 24 2019 JA8 compliant, UL Listed for Wet Location, UL Closet Rating compliant (750 lm only), cULus Listed

LIFETIME: 50,000 hours at 70% lumen maintenance

WARRANTY: 5 year limited warranty

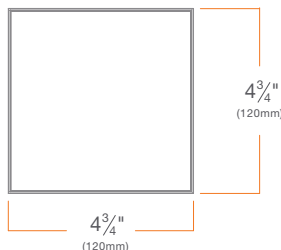
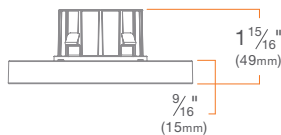
4" Round

DRD5S4R



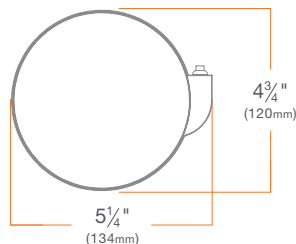
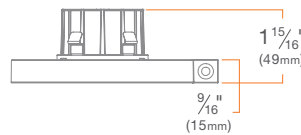
4" Square

DRD5S4S



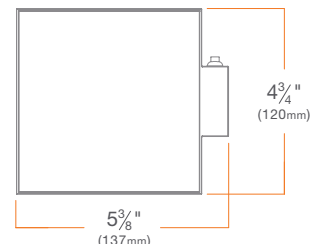
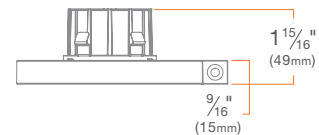
4" Round w/ EM Test Switch

DRD5S4R EM



4" Square w/ EM Test Switch

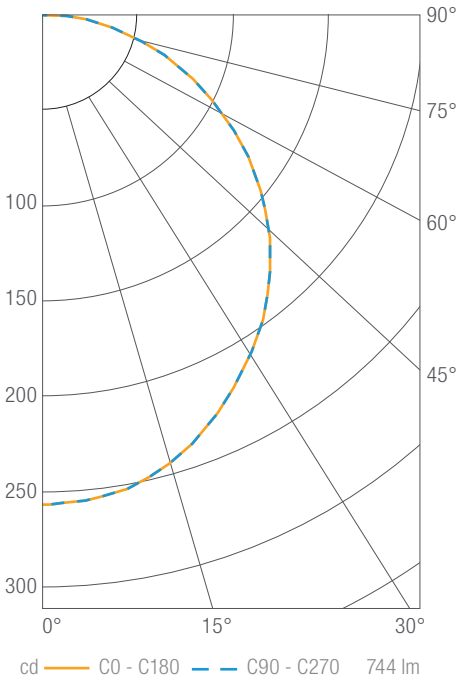
DRD5S4S EM





PHOTOMETRY

DRD5S 4" Round, 750 lm, 90 CRI, 3000K DRD5S4R07930



Luminous Intensity

Gamma	C 0°
0°	258
5°	256
10°	253
15°	247
20°	237
25°	226
30°	213
35°	200
40°	185
45°	169
50°	151
55°	132
60°	113
65°	93
70°	73
75°	54
80°	35
85°	18
90°	6

Values in candela

Zonal Lumen Summary

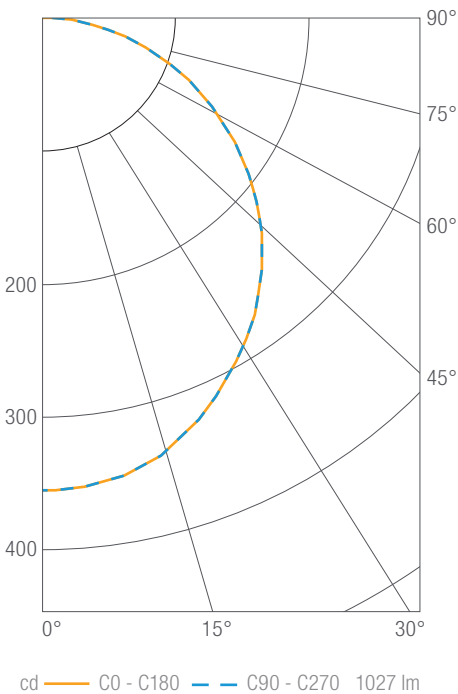
Zone	Lumens	Luminaire %
0-30	199	27
0-40	324	44
0-60	573	77
0-90	744	100
0-180	744	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3.0'	29	8.8'
6.0'	7	17.7'
9.0'	3	26.5'
12.0'	2	35.3'

Beam Angle: 70°

DRD5S 4" Round, 1000 lm, 90 CRI, 3000K DRD5S4R10930



Luminous Intensity

Gamma	C 0°
0°	356
5°	354
10°	349
15°	340
20°	327
25°	312
30°	294
35°	276
40°	255
45°	233
50°	209
55°	183
60°	155
65°	128
70°	101
75°	74
80°	48
85°	25
90°	9

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	274	27
0-40	447	44
0-60	790	77
0-90	1027	100
0-180	1027	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3.0'	40	8.8'
6.0'	10	17.7'
9.0'	4	26.5'
12.0'	2	35.3'

Beam Angle: 63°

**DIMMER COMPATIBILITY****Recommended Phase-control Dimmers** (Dims down to 5% nominal measured light output)

Brand	Series	Model Number	Max Load 750lm DRD5S4R07	Max Load 1000lm DRD5S4R10
Cooper	Aspire	9573	29	23
Leviton	Vizia	VPE06	64	48
Lutron	CL Series	AYCL-253, DVCL-253	26	20
	Grafik Eye 3000	QSGR-3P, QSGR-6P	31	24
	Grafik Sys / Homeworks	RPM-4U	44	35
	Maestro CL	MACL-153M, MSCL-OP153M, MSCL-VP153M	16	12

Compatible Phase-control Dimmers¹ (Dims down to 20% nominal measured light output)

Brand	Series	Model Number	Max Load 750lm DRD5S4R07	Max Load 1000lm DRD5S4R10
Cooper	Decorator	DLC03P, DAL06P	29	23
Legrand	Adorne	ADTP703	48	38
	Digital Light Management	LMRC-221	250	195
Leviton	IllumaTech	IPE04	32	25
	Vizia	VPE04	42	32
Lutron	CL Series	AYCL-153, CTCL-153, DVCL-153, LGCL-513, SCL-153, TGCL-513	15	11
	Maestro Wireless	MRF2-6ELV, MRF2-6CL	15	12
	Radio RA	RRD-6NA, RRD-6CL, RRD-6D	15	12
	Skylark Contour CL	CTCL-153P	15	12

¹ Dimmer compatibility reflects performance compatibility only. Please reference your local codes for application.



DIMMER COMPATIBILITY

Recommended 0-10V Dimmers (Dims down to 1% nominal measured light output)

Brand	Series	Model Number	Max Load 750lm DRD5S4R07	Max Load 1000lm DRD5S4R10
Legrand	Titan	CD4FB	200	150
Leviton	IllumaTech	IP710-DLZ	120	90
Lithonia	Synergy	ISD BC	120	90
Lutron	Diva	DVTV	100	75
	Nova	NFTV	200	150
	Nova	NTSTV-DV	100	75
	Vive-PowPak	RMJS-8T-DV-B	60	45
Watt Stopper	Micro-Decorator	DCLV1	60	45
	DLM	LMRC-211	100	75



SurfaceFrame Options

Shallow Recessed LED Downlight

DRD2 & SurfaceFrame

DRDHNJO Octagonal Junction Box

DRD2 & SurfaceFrame Alt/EM

Alternate Dimming and/or Emergency Lighting

DRDHNJO Octagonal Junction Box

Surface Mount LED Downlight

DRD5S & SurfaceFrame

DRDHNJO Octagonal Junction Box



Nuvo Lighting 26W, Blink Plus Surface Mount LED Light Fixture, White Finish Features:

- Comes in gunmetal grey, white, or bronze finish.
- Fixture requires 1, 26W LED module, Included.
- 3000K Color Temperature provides a warm yellow-toned light perfect for hospitality applications.
- Has a 5 Year Warranty.
- up to 50,000 average rated hours.
- Compatible dimmer at 120V only.
- Ceiling mount installation/application.
- Dimensions: 1"(H), 15" MOD.

Image may not depict product actual color, inclusions or accessories



Similar Flush Mount LED Lights Products

FREE SHIPPING



ESL Vision 6-in 15W LED Disk Light, Round, Dimmable, 1150 lm...

DSK-6-15W-340-WH

\$10.50 Each

FREE SHIPPING



ESL Vision 6-in 15W LED Disk Light, Round, Dimmable, 1050 lm...

DSK-6-15W-327-WH

\$10.50 Each

FREE SHIPPING



HomEnhancements 5/6-in 15W LED Disk Light, Dim, 1150 lm, Whi...

LED-DL56-WH(AC15W/3000K)PLUS

\$19.45 Each

FREE SHIPPING



NaturaLED 15W LED Flush Mount Compact Light, Dimmable, 900 l...

9367

\$11.36 Each

FREE SHIPPING



GlobaLux 7-in 15W LED Disk Light, Edge Lit, Dimmable, 1016 l...

RDL-7-15-120D-930-WH

\$29.99 Each

NEW LOW PRICE ?

Add to cart to see price

Free Shipping

1

ADD TO CART

SKU **NUV-621191**

In Stock

Usually ships **3 to 7 Business Days**



[Visit The Nuvo Store](#)

Product Specifications

Part Number	62-1191, 62/1191
Bulb Included	Yes
Bulb Type	LED
Certificate	ETL Listed
Color / Finish	White
Color Temperature	3000K
CRI	90
Dimmable	Yes
Lamp Base	Connector
Lamp Type/Light Source	LED
Maximum Voltage	120V-277V
Number of Lights	1
Replaceable Light Source	No
Style	Utility
Warranty	5 Yr
Wattage	26W
Weight	0.50 lb

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.



NV-1 with DPS3

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLC P)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010



LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

Project Name: _____ Type: _____

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Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV Size 1 (NV-1)	Type 2 (T2)	16 (16L)	350	3000K	120-277	Direct Pole Single, D180 3" (DPS3)	Bronze (BRZ)	Bird Deterrent (BD) Marine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (UNV Voltage) (FSP-20) *9'-20" Heights (FSP-40) *21'-40" Heights Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB) Round Pole Adaptor 3"- 4" Pole (RPA4) Round Pole Adaptor 5"- 6" Pole (RPA5) Rotated Optic Left (ROL) Rotated Optic Right (ROR) Automotive House Side Shield (AHS) House Side Shield (HSS) *HSS not applicable with N3 - NEMA 30° Optics
	Type 3 (T3)	32 (32L)	(35)	(30K)	(UNV)		White (WHT)	
	Type 4 (T4)	48 (48L)	530	4000K	347-480	7" (DPS7)	Silver (SVR)	
	Type 5 (T5)	64 (64L)	(53)	(40K)	(HV)	Knuckle Mount (KM) Wall Mount (WM) Trunnion Mount (TM)	Black (BLK)	
	Nema 3 30° Narrow Beam (N3)		1050	700	5000K	(50K)	Tennis Arm (TA)	
						*Standard finish is stainless steel. Can be painted to match fixture *See next page for Arm Configurations *For Round Pole, please specify RPA4 or RPA5	Grey (GRY)	
							Custom (CS)	

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI >70
- Color temperatures: 3000K, 4000K, 5000K
- Surge Protection: 20KVA supplies as standard.

OPTIONS

- **BIRD DETERRANT (BD)**—offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)**— When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

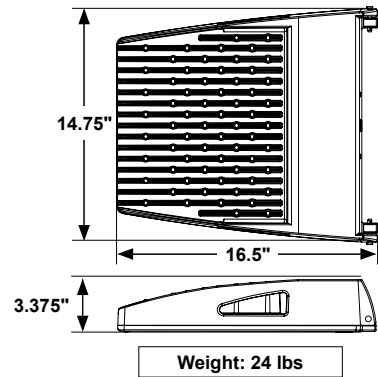
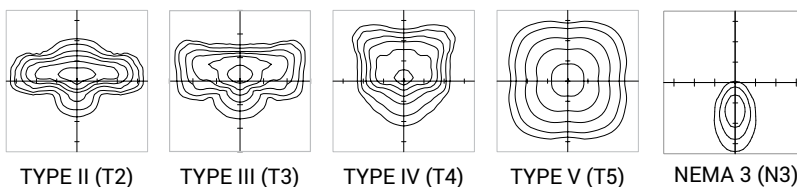
CONTROLS

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-20 mounting heights 9-20 feet
 - FSP-40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

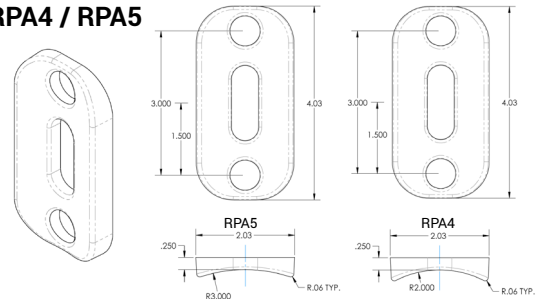
OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

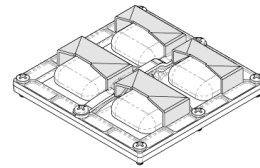
- IES Types



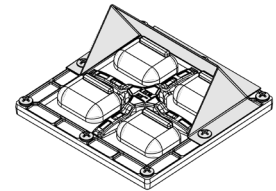
RPA4 / RPA5



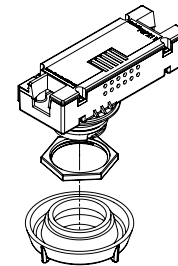
HOUSE SIDE SHIELD



AUTOMOTIVE HOUSE SIDE SHIELD



FSP-211



LUMENS

PART NUMBER	N3	LM/W	T2	LM/W	DLC	T3	LM/W	DLC	T3 HSS	LM/W	T4	LM/W	DLC	T4 AHS	LM/W	T4 HSS	LM/W	T5	LM/W	DLC	W
NV-1-16L-35-30K	2016	112	2106	117	P	2106	117	P	1134	63	2187	116	P	1296	72	1116	62	2231	118	P	18
NV-1-16L-35-40K	2088	116	2268	126	P	2286	127	P	1206	67	2250	125	P	1368	76	1188	66	2304	128	P	18
NV-1-16L-35-50K	2160	120	2376	132	P	2394	133	P	1278	71	2358	131	P	1440	80	1260	70	2412	134	P	18
NV-1-16L-53-30K	3136	112	3192	114	P	3220	115	P	1764	63	3119	113	P	2016	72	1736	62	3248	116	P	28
NV-1-16L-53-40K	3248	116	3472	124	P	3472	124	P	1876	67	3444	123	P	2128	76	1848	66	3500	125	P	28
NV-1-16L-53-50K	3360	120	3612	129	P	3640	130	P	1988	71	3584	128	P	2240	80	1960	70	3668	131	P	28
NV-1-16L-7-30K	4032	112	3960	110	P	3960	110	P	2268	63	3973	109	P	2592	72	2232	62	3996	111	P	36
NV-1-16L-7-40K	4176	116	4428	123	P	4284	119	P	2412	67	4212	117	P	2736	76	2376	66	4320	120	P	36
NV-1-16L-7-50K	4320	120	4644	129	P	4500	125	P	2556	71	4428	123	P	2880	80	2520	70	4500	125	P	36
NV-1-16L-1-30K	6272	112	6160	110	S	6384	114	P	3528	63	6232	112	P	4032	72	3472	62	6440	115	P	56
NV-1-16L-1-40K	6496	116	6832	122	P	6888	123	P	3752	67	6776	121	P	4256	76	3696	66	6944	124	P	56
NV-1-16L-1-50K	6720	120	7168	128	P	7224	129	P	3976	71	7112	127	P	4480	80	3920	70	7280	130	P	56
NV-1-32L-7-30K	7952	112	7810	110	S	7810	110	S	4473	63	7739	109	S	5112	72	4402	62	7881	111	S	71
NV-1-32L-7-40K	8236	116	9017	127	P	8449	119	P	4757	67	8307	117	P	5396	76	4686	66	8520	120	P	71
NV-1-32L-7-50K	8520	120	9159	129	P	8875	125	P	5041	71	8733	123	P	5680	80	4970	70	8946	126	P	71
NV-1-32L-1-30K	11872	112	11660	110	S	12084	114	S	6678	63	11820	112	S	7632	72	6572	62	12190	115	S	106
NV-1-32L-1-40K	12296	116	12932	122	P	13038	123	P	7102	67	12826	121	P	8056	76	6996	66	13144	124	P	106
NV-1-32L-1-50K	12720	120	13568	128	P	13674	129	P	7526	71	13462	127	P	8480	80	7420	70	13780	130	P	106
NV-1-48L-7-30K	11648	112	11440	110	S	11440	110	S	6552	63	11336	109	S	7488	72	6448	62	11544	111	S	104
NV-1-48L-7-40K	12064	116	13208	127	P	12376	119	P	6968	67	12168	117	P	7904	76	6864	66	12480	120	P	104
NV-1-48L-7-50K	12480	120	13520	130	P	13000	125	P	7384	71	12792	123	P	8320	80	7280	70	13104	126	P	104
NV-1-48L-1-30K	17472	112	17160	110	S	17784	114	S	9828	63	17472	112	S	11232	72	9672	62	17940	115	S	156
NV-1-48L-1-40K	18096	116	19032	122	P	19188	123	P	10452	67	18876	121	P	11856	76	10296	66	19344	124	P	156
NV-1-48L-1-50K	18720	120	19968	128	P	20124	129	P	11076	71	19812	127	P	12480	80	10920	70	20280	130	P	156
NV-1-64L-7-30K	15232	112	14960	110	S	14960	110	S	8568	63	14824	109	S	9792	72	8432	62	15096	111	S	136
NV-1-64L-7-40K	15776	116	17272	127	P	16184	119	P	9112	67	15912	117	P	10336	76	8976	66	16320	120	P	136
NV-1-64L-7-50K	16320	120	17680	130	P	17000	125	P	9656	71	16728	123	P	10880	80	9520	70	17136	126	P	136
NV-1-64L-1-30K	22960	112	22550	110	S	23370	114	S	12915	63	22960	112	S	14760	72	12710	62	23575	115	S	205
NV-1-64L-1-40K	23780	116	25010	122	P	25215	123	P	13735	67	24805	121	P	15580	76	13530	66	25420	124	P	205
NV-1-64L-1-50K	24600	120	26240	128	P	26445	129	P	14555	71	26035	127	P	16400	80	14350	70	26650	130	P	205

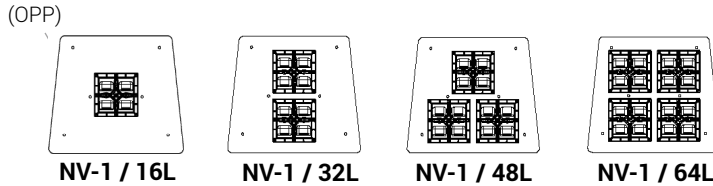
*DLC S= Standard  P= Premium 

BUG RATINGS

PART NUMBER	T2	T3	T3 HSS	T4	T4 HSS	T5
NV-1-16L-35-30K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV-1-16L-35-40K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV-1-16L-35-50K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G2
NV-1-16L-53-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-53-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-53-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-7-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-7-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-7-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-1-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-1-40K	B1-U0-G1	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-16L-1-50K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-32L-7-30K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-32L-7-40K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G2	B3-U0-G2
NV-1-32L-7-50K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B3-U0-G2
NV-1-32L-1-30K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-32L-1-40K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B3-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-32L-1-50K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B3-U0-G3	B0-U0-G2	B4-U0-G2
NV-1-48L-7-30K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-7-40K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-7-50K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-1-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-48L-1-40K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-1-48L-1-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-1-64L-7-30K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-7-40K	B3-U0-G3	B3-U0-G3	B0-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-7-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-1-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G3	B5-U0-G3
NV-1-64L-1-40K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3
NV-1-64L-1-50K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3

OPTICAL CONFIGURATIONS

Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.



* **OPTIC PLATE PAINTED TO MATCH FIXTURE FINISH (OPP)**– Optic Plate standard clear anodized, Grade 2. When (OPP) specified, Optic Plate finish will match fixture finish.

EPA

EPA	SGL	D90	D180	T90	T120	QD
NV-1-DP	0.46	1.14	0.92	1.34	1.37	1.34
NV-1-KM	0.54	N/A	1.08	N/A	N/A	N/A
NV-1-ASA	0.75	1.29	1.50	1.99	2.05	1.99

L70/L90 DATA

TEMP.	NV-1	
	L70 (64L-1050mA)	L90 (64L-1050mA)
25°C	483,000	160,000

DPX ARM LENGTH

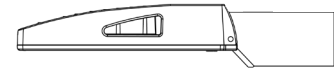
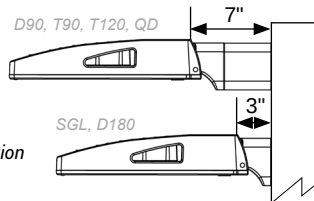
DPX ARM LENGTH	SGL	D90	D180	T90	T120	QD
NV-1	3"	7"	3"	7"	7"	7"

MOUNTING OPTIONS

DIRECT POLE (DP)

Standard mounting is extruded aluminum in lengths of 3" and 7".

*Arm lengths may vary depending on configuration



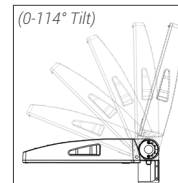
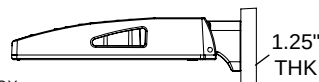
TENNIS ARM (TA)

Steel fitter slips over 3.5" x 1.5" rectangular arm.

*See Tennis Arm Spec Sheet for details

WALL MOUNT (WM)

Cast Aluminum Plate for direct wall mount. 3" extruded aluminum arm mounts directly to a cast wall mount box.



KNUCKLE MOUNT (KM)

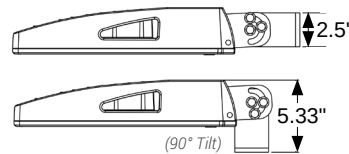
Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.

- Max Uptilt of 114 degrees
- Adjustable in 6 degree increments

TRUNNION MOUNT (TM)

Steel, bolt-on-mounting for adjustable installation with a maximum uplift of 90 degrees.

*Unpainted stainless steel is standard



OPTIONAL

Optional Cast Aluminum Bracket, **Quick Mount Bracket (QMB)** and **Retrofit Quick Mount Bracket (RQMB)**, designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.

