



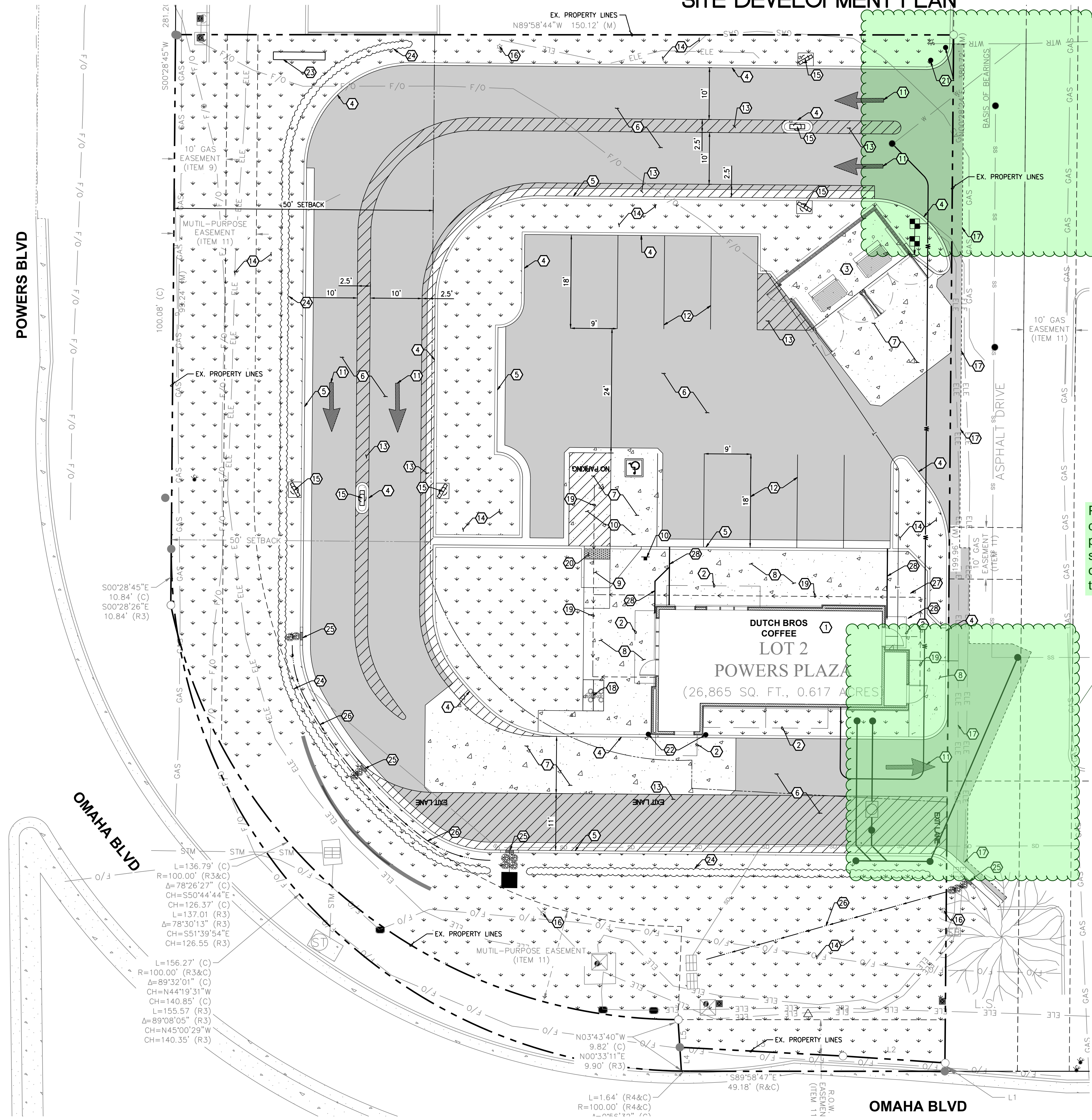


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# DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

## SITE DEVELOPMENT PLAN

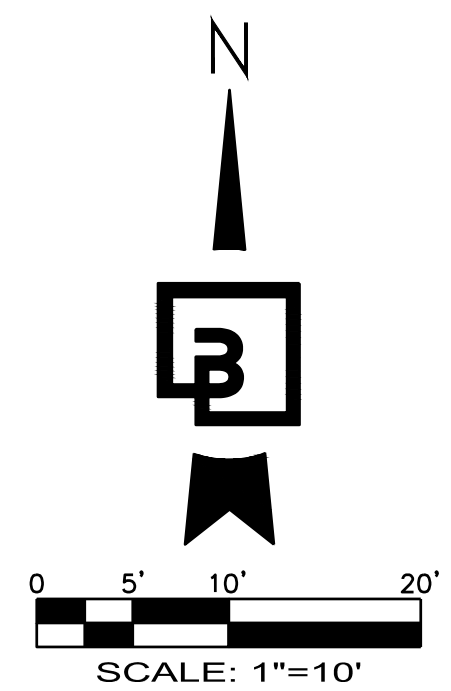


### CONSTRUCTION NOTES:

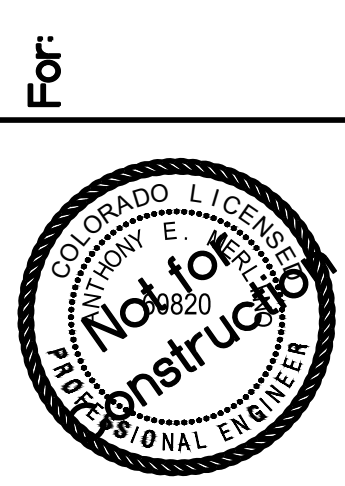
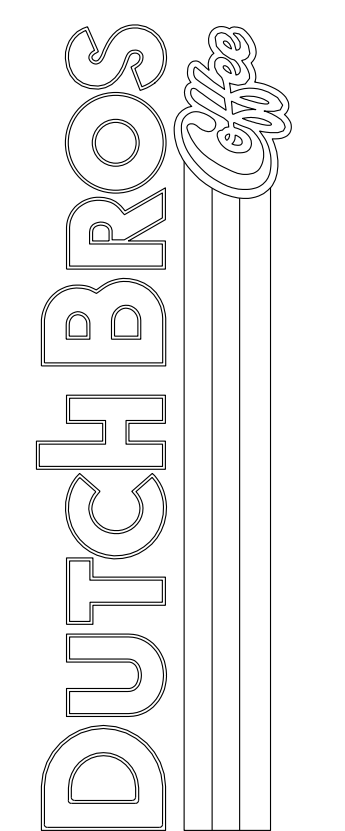
1. LOCATION OF DUTCH BROS COFFEE. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATION OF BUILDING CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS.
3. LOCATION OF TRASH ENCLOSURE WITH CONCRETE PAD. SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR DETAILS.
4. PROPOSED CONCRETE BARRIER CURB, TYP
5. PROPOSED CURB AND GUTTER, TYP
6. PROPOSED ASPHALT PAVEMENT, TYP
7. PROPOSED ON-SITE CONCRETE PAVEMENT, TYP
8. PROPOSED ON-SITE CONCRETE SIDEWALK, TYP
9. PROPOSED ACCESSIBLE RAMP PER EL PASO COUNTY STANDARDS AND SPECIFICATIONS
10. PROPOSED ACCESSIBLE PARKING STALL AND AISLE WITH ALL REQUIRED SIGNAGE
11. PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYP.
12. PROPOSED 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES. TYPICAL CONFORM WITH EL PASO COUNTY REQUIREMENTS AND SPECIFICATIONS.
13. PROPOSED 4" WIDE REFLECTIVE PAINT 45 DEGREE STRIPING AT 3' MAX ON CENTER. ALL STRIPING TO CONFORM TO EL PASO COUNTY REQUIREMENTS AND SPECIFICATIONS.
14. PROPOSED LANDSCAPE AREA, TYPICAL. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
15. PROPOSED SIGN. INSTALL WITH CONCRETE PAD IF IN LANDSCAPE AREA. REFER TO SIGN PLANS FOR EXACT PLACEMENT, DIMENSIONS, AND FOR ADDITIONAL INFORMATION.
16. EXISTING SITE LIGHTING. REFER TO ARCHITECTURAL/ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
17. APPROXIMATE SAWCUT LIMITS.
18. PROPOSED SHORT-TERM BICYCLE PARKING RACK; "MADRAX" ORION CIRCULAR BIKE RACK WITH 2-BIKE CAPACITY SURFACE MOUNT, WITH 3" DEEP ANCHORS. COORDINATE COLOR WITH OWNER AND ARCHITECT PRIOR TO ORDERING.
19. ADA ACCESSIBLE PATH. SEE ACCESSIBLE PATH NOTE ON THIS SHEET.
20. PROPOSED DETECTABLE WARNING STRIP PER EL PASO COUNTY STANDARDS AND SPECIFICATIONS.
21. PROPOSED GUARD POST/BOLLARD, TYP.
22. PROPOSED BOLLARDS IN CURB. SEE ARCHITECTURAL PLANS FOR DETAILS.
23. PROPOSED MONUMENT SIGN. REFER TO SIGN PLANS FOR EXACT PLACEMENT, DIMENSIONS, AND FOR ADDITIONAL INFORMATION.
24. PROPOSED LANDSCAPE HEDGE, 3 FT HIGH. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
25. PROPOSED CURB CUT, TYP
26. PROPOSED GRADED SWALE.
27. PROPOSED PAVEMENT SWALE.
28. PROPOSED SIDEWALK UNDERDRAIN, TYP.

Please include sight distance triangles and any plantings, signs, walls, structures, or other visual obstructions within the triangles where applicable.

**ACCESSIBLE SITE REQUIREMENTS:**  
WALKING SURFACES SHALL BE CONTINUOUSLY ACCESSIBLE. ALL WALKWAYS MUST BE A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ACCESSIBILITY STANDARDS (SECTION 11B-405) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20). CURB RAMPS WHERE PROVIDED SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS (SECTION 11B-406) AND BE PROVIDED WITH A CONTINUOUS 36" WIDE DETECTABLE WARNING STRIP MEETING ACCESSIBILITY REQUIREMENTS (SECTION 11B-705) SHALL BE PLACED WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND IS NOT SEPARATED BY A CURB, RAILING, OR OTHER ELEMENT MEETING ACCESSIBILITY STANDARDS.



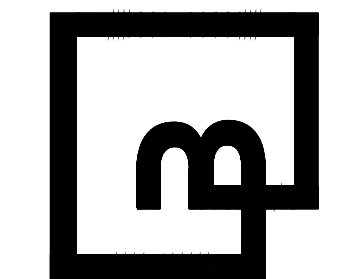
Title:  
**SITE AND PARKING LOT PLAN**  
5810 OMAHA BLVD  
COLORADO SPRINGS, CO 80915



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

Designed: EMM  
Drawn: EMM  
Checked: AEM  
Approved: AEM  
Date: 04/09/24

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)



Job Number: **23098**  
Sheet: **2**  
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# DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

## LEGEND

- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION. SIZE OF SYMBOL EQUATES TO SIZE OF DRIFLINE
- EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING ROCK MULCH TO BE RETAINED

## PROJECT DATA:

DUTCH BROS COFFEE - CO0907  
LOCATION: 5810 OMAHA BLVD, COLORADO SPRINGS, CO 80915  
APN: 540-630-4025

PROPOSED USE: DRIVE-THRU COFFEE STAND  
WITH A COMMERCIAL AIRPORT OVERLAY DISTRICT (CAD-0)

LOT AREA: GROSS PROJECT AREA: 26,869 SF (0.62 ACRES)  
PARCEL AREA: 26,869 (0.62 ACRES)

ZONING: CR (COMMERCIAL REGIONAL)  
WITH A COMMERCIAL AIRPORT OVERLAY DISTRICT (CAD-0)

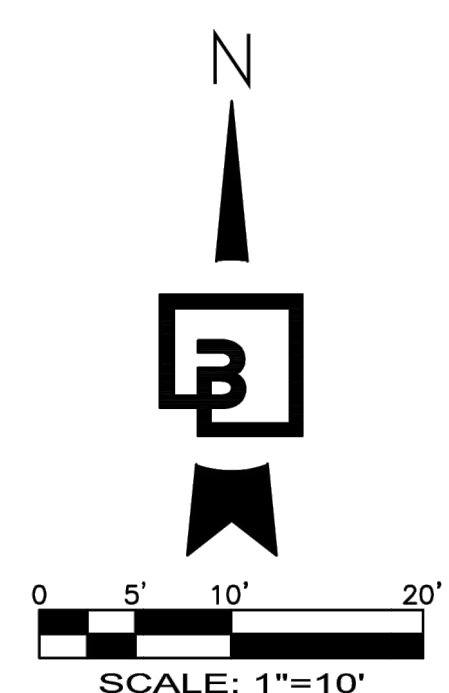
PARKING SPACES:  
- REQUIRED: 1 PER 100 SF OF GROSS FLOOR AREA, 10 SPACES  
- PROPOSED: 12 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE

PROPOSED GROUND COVER SUMMARY:

BUILDINGS (INCLUDES TRASH ENCLOSURE):	1,222 SF	(4.6%)
PARKING AND MANEUVERING:	13,269 SF	(49.4%)
WALKWAYS:	1,352 SF	(5.0%)
LANDSCAPE:	10,529 SF	(39.2%)
EXISTING LANDSCAPING	497 SF	(1.8%)
<b>TOTAL</b>	<b>26,869 SF</b>	<b>(100.0%)</b>

## LANDSCAPE REQUIREMENTS:

PARKING LOT TREES:  
1.4.3 LANDSCAPE AND WATER CONSERVATION MANUAL  
TREES ARE REQUIRED FOR PARKING AREAS WITH 15+ PARKING SPACES.  
12 SPACES PROPOSED, NO TREES REQUIRED  
SHRUBS ARE OPTIONAL, GROUND COVER IS REQUIRED  
TURFGRASS IS DISCOURAGED

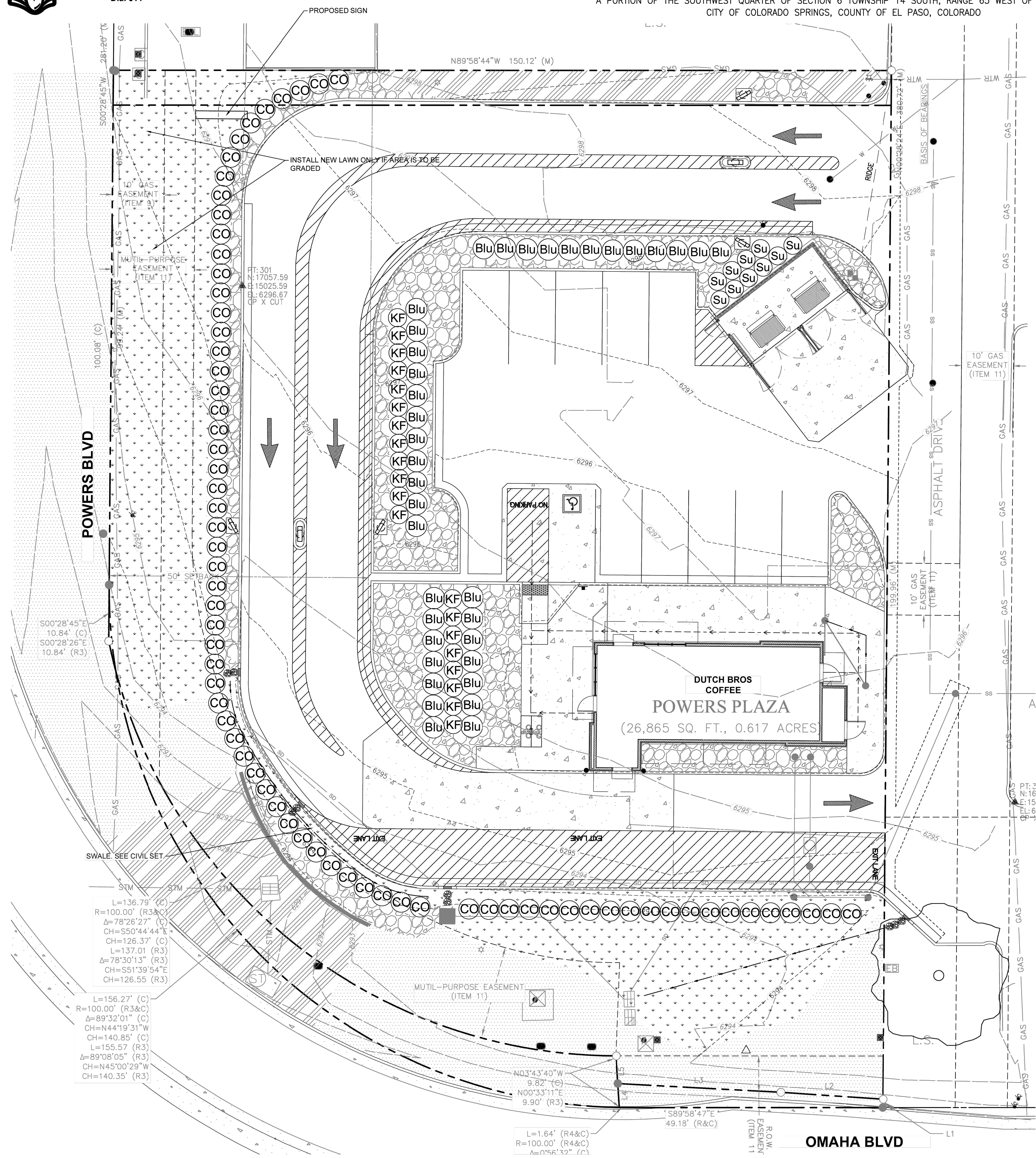


Only 10 spaces are shown on the site plan. Please make this match what is shown.

Please include within this table the required vs provided number count for landscaping items

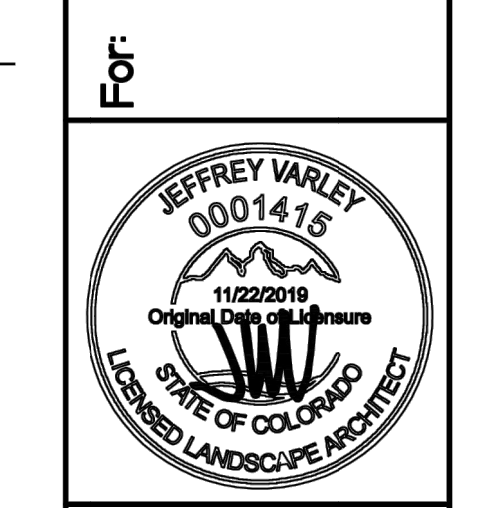
## PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	REMARKS
<b>SHRUBS:</b>					
	JUNIPERUS HORIZONTALIS / 'WILTONI' BLUE RUG JUNIPER	1 GALLON	AS SHOWN	37	FULL & BUSHY
	RHUS TRILOBATA 'GRO-LOW' / THREE LEAF SUMAC	1 GALLON	AS SHOWN	10	FULL & BUSHY
	COTONEASTER ACUTIFOLIA 'PEKING' / PEKING COTONEASTER	24" HT.	48" O.C.	71	FULL & BUSHY
<b>ORNAMENTAL GRASSES:</b>					
	CALAMAGROSTIS ACUT. 'KARL FOERSTER' / FEATHER REED GRASS	1 GALLON	AS SHOWN	20	FULL & BUSHY
<b>GROUND COVER:</b>					
DROUGHT TOLERANT FESCUE-TYPE TURFGRASS, SEED OR SOD					
<b>MULCH:</b>					
PROPOSED ROCK MULCH AREA. MATCH EXISTING TYPE AND DEPTH. INSTALL IN ALL LANDSCAPE BEDS IN ADDITION TO AREAS SHOWN WITH HATCH PATTERN. DO NOT INSTALL TOPSOIL OR IRRIGATION IN THESE AREAS					



Revision	No.	Date	By	Check	Appr.

**Title:**  
LANDSCAPE PLANTING PLAN  
5810 OMAHA BLVD  
COLORADO SPRINGS, CO 80915



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

Designed: JMV  
Drawn: JMV  
Checked: JMV  
Approved: JMV  
Date: 03/29/24

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