



May 30, 2024

El Paso County
Planning & Community Development Department
2880 International Circle
Colorado Springs, CO 80910

RE: Responses to Site Development Comments
Dutch Bros Coffee (CO0907)
5810 Omaha Boulevard, Colorado Springs, Colorado
City File No. PPR2413 / Our Job No. 23098

Barghausen Consulting Engineers, Inc. has revised the plans and technical documents for the above-referenced project in accordance with your comments. Enclosed are the following documents for your review and approval:

1. One (1) set of the Construction Plans prepared by Barghausen Consulting Engineers, Inc. dated May 29, 2024
2. One (1) set of the Site Development Plans prepared by Barghausen Consulting Engineers, Inc. dated May 29, 2024
3. One (1) set of the Trash Enclosure Plan prepared by ADNA dated May 21, 2024.
4. One (1) copy of the Drainage Report prepared by Barghausen Consulting Engineers, Inc. dated May 29, 2024
5. One (1) copy of the Shopping Center Covenants Maintenance and Reciprocal Easements Document recorded in El Paso County Book 3621 Page 592.
6. One (1) copy of the Post Construction Stormwater Management Applicability Evaluation Form.
7. One (1) copy of the Traffic Impact Study prepared by Hales Engineering dated May 20, 2024.
8. One (1) copy of the revised Type C Application Form (1-2B).

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

Comments from Excel Spreadsheet

Falcon School District 49

- o *District 49 does not have any comments at this time but respectfully reserves the right to comment on any future submittals.*

Response: This comment is acknowledged.

Pikes Peak Regional Building Department

1. *If the trash enclosure exceeds 7' therefore, a separate address will need to be assigned along with a separate permit. No further comment. Amy Vanderbeek Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2930 E: Amy@pprbd.org*

Response: The trash enclosure is 6 feet tall. Refer to Sheet A9.0.

BARGHAUSEN CONSULTING ENGINEERS, INC.

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

Colorado Springs Utilities, Dev, Svc.(includes water resources) – Attachment Yes

- *Good afternoon Lacey, Please see the attached CSU 1st review comments for PPR2413. Additional comments are requested. Best, Matthew Alcuran, MPA| Engineering Support Specialist Sr. Utilities Development Services | Colorado Springs Utilities 1521 South Hancock Expressway| MC 1812 | Colorado Springs, CO 80903 O: 719-668-8261 [|malcuran@csu.org](mailto:malcuran@csu.org)*

Response: This comment is acknowledged.

Cimarron Hills Fire

- *Good morning, Lacey, The Cimarron Hills Fire Department (CHFD) has reviewed and approves Barghausen Consulting Engineers, Inc., site development plan for a Dutch Brothers Coffee Shop, File No. PPR2413. No further comments. Thomas P. Joyce Division Chief Cimarron Hills Fire Department Office: 719-591-0960 Cell: 719-828-1987 tjoyce@cimarronhillsfire.org*

Response: This comment is acknowledged.

Cherokee Metro Dist

- *Please submit utility drawings on next round*

Response: Please refer to Sheet 11 – Utility Plan.

EPC Stormwater Review

- *Review 1: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following uploaded documents (to be uploaded by Project Manager): - Drainage Report - Grading Plan - PBMP Applicability Form Reviewed by: Mikayla Hartford Stormwater Engineer | MikaylaHartford@elpasoco.com*

Response: This comment is acknowledged.

PCD Project Manager

- *Review 1: EPC Planning comments have been provided (in green text boxes) on the following uploaded documents: - Application/Petition Form - Landscape Plan Drawings (**NOTE: You can copy and paste this link (<https://epc-assets.elpasoco.com/wp-content/uploads/sites/12/LDC-Resolution/LDC-Clean-Final.pdf>) to reference the updated Landscape Code to address comments) - Lighting Plan - Sign Plan - Site Development Plan - Floor Plans - Elevation Plans Reviewed by: Lacey Dean Planner | laceydean2@elpasoco.com*

- *Application/Petition Form – Attachment Yes*
- *Landscape Plan Drawings – Attachment Yes*
- *Lighting Plan – Attachment Yes*
- *Sign Plan - Attachment Yes*
- *Site Development Plan - Attachment Yes*
- *Floor Plans – Attachment Yes*
- *Elevation Plans - Attachment Yes*

Response: This comment is acknowledged.

PCD Engineering Division

- *Engineering Review 1 comments have been provided on the following documents (to be uploaded by the Project Manager): - TIS (unlocked version) - Site Development Plan - Grading Plan - Drainage Report Reviewed by: Bret Dilts, PE Engineer III bretdilts@elpasoco.com*

Response: This comment is acknowledged.

Cherokee Metro Dist

- *Notes for Sheet 2 "General notes" need to explicitly state that CSU 2023 standards with Cherokee additions (can be found on cherokeemetro.org)*

Response: A note has been added to Sheet 2.

- *Any valves emplaced must open with a left turn.*

Response: This comment is noted.

- *on page 10, symbology for existing water line is inconsistent with legend.*

Response: This comment is noted. The symbology of the existing water line has been revised.

- *on page 10 water and sewer entrance and exit are within 10 ft in a parallel formation. Secondary containment needs to be specified on the sewer line.*

Response: This comment is noted.

- *The Grease interceptor needs to be a minimum of 325 gallons. Provide more detailed schematic*

Response: This comment is noted. The grease interceptor is not a gravity grease interceptor. The grease interceptor is hydramechanic. The note for the grease interceptor has been updated and a detail of the grease interceptor has been added to the plans.

El Paso County Conservation Dist

- *Please see attached .PDF with brief comments. Thanks!*

Response: This comment is acknowledged. A note for Hydroseed mix has been added to the plans.

Site Development Application Redlines – Planning

- *Please uncheck "Minor" box and check "Major" box*

Response: The application has been revised to reflect this being an application for a Major Site Development Plan.

- *If signing on behalf of the owner, please attach an "Authority to Represent/Owner's Affidavit"*

Response: The application was signed by the owner under "Owner's Signature".

Civil Redlines

Cherokee Metro

Sheet 10

- *Keep consistency for existing lines*

Response: This comment is noted. The existing lines symbology has been updated.

- *Proposed W looks like it is 5' from other Gas/E Uts*

Response: This comment is noted.

- *Water and sewer mostly in compliance except where water enters and sewer exits*

Response: This comment is noted.

- *Grease interceptor needs to be a minimum of 325 gallons*

Response: This comment is noted. The grease interceptor is a hydromechanical grease interceptor. A detail has been added to Sheet 13.

Sheet 11

- *Remove meter pit*

Response: This comment is noted. The plans have been updated to remove the meter pit.

- *Replace existing meter pit with new in building up to current standards*

Response: This comment is noted.

- *Grease drop needs detail*

Response: Detail of the grease interceptor was added to Sheet 13.

- *Either in SS or W construction notes explicitly express W/WW line crossings must be perpendicular to each other*

Response: A note has been added to the plans.

El Paso County

Sheet 1

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

Response: There are 12 spaces. The parking spaces have been numbered for reference.

- *Joshua Palmer*

Response: The name of the engineer has been revised.

Sheet 7

- *Please label*

Response: The plans have been revised with labeled above-ground utilities.

- *Please indicate setback distances from the building to the property lines to the South and East*

Response: The dimensions have been added to the plans.

- *Please include a graphical depiction of the screening mechanism.*

Response: Please refer to Sheet A9.0.

- *Comments from Enumerations: If the trash enclosure exceeds 7' therefore, a separate address will need to be assigned along with a separate permit. No further comment.*

Response: The trash enclosure is 6 feet tall. Please refer to Sheet A9.0.

Sheet 9

- *Please ensure that a construction easement is obtained to complete work beyond the property line*

Response: The covenants for the shopping center allow for construction within the common areas. A consent form is being routed to the adjacent property owner for signature.

Colorado Springs Utilities

Sheet 11

- ***Add note "Gas meters must be a minimum of 3-feet away from any opening in walls. Ensure gas meter has 3-feet radial separation from doors, operable windows, and sources of ignition."*

Response: A note was added to the plans.

- ***Gas and electric meter locations on plan view and building elevations must be shown and labeled.*

Response: The project will not be using gas services. Please refer to the Utility Plan – Sheet 11 for the electric meter location. Dry Utility Construction Note #2 is the meter location. The meter will be located on the outside of the building.

Sheet 12

- Please acknowledge the following items, if applicable:

- Information Items:

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development. In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.

Response: This comment is acknowledged.

2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing Form will be required to be submitted to CSU prior to Service Contract issuance and plan set approval.

Response: This comment is acknowledged. The water purveyor is Cherokee Water.

3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.

Response: This comment is acknowledged.

9. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. With regard to natural gas extensions, CSU may require an extension contract and advance payment for the estimated costs to construct the necessary gas extensions.

Response: This comment is acknowledged.

10. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or CSU' policies.

Response: This comment is acknowledged.

11. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.

Response: This comment is acknowledged.

12. *Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.*

Response: This comment is acknowledged.

13. *CSU requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to UDS via www.csu.org.*

Response: This comment is acknowledged.

Engineering

Sheet 1

- *PCD File No. PPR2413*

Response: This has been added to the title block.

- *“Design Engineer’s Statement: The grading and erosion control plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said plan has been prepared according to the criteria established by the County for grading and erosion control plans. I accept responsibility for any liability caused by any negligent acts, errors, or omissions on my part in preparing this plan.”*

Response: The engineering statement has been revised.

- *Joshua Palmer, PE*

Response: The name on the signature block has been revised.

- *Remove Review Engineer statement*

Response: The Review Engineer statement has been removed.

Sheet 3

- *Restart list at 1*

Response: The ALTA Survey is provided as reference only. The numbers cannot be relisted as they correlate to the exception numbers in the Title Report.

Sheet 5

- *Why is this included? Will some of the site be blanketed? I don't see this in plan view.*

Response: The Erosion Control Plan has been updated. There is no erosion control blanket.

Sheet 10

- *Which storm drain is this tying into? How? Should swale or storm drain so it is clear.*

Response: Labels have been added to the existing and proposed storm drain for clarity. The existing inlets are tied to the existing storm drain. The proposed inlet ties into the existing 30-inch storm drain on site.

- *How will the proposed connect to the existing? Storm drain? Calculations will be need in the drainage report to demonstrate the storm drain will function and not negatively impact the site.*

Response: The proposed inlet ties to the existing storm drain via the storm drain. Calculations have been added to the Stormwater Report.

Drainage Report Redlines

El Paso County

- *PPR2413*

Response: This comment is noted.

- *El Paso County*

Response: This comment is noted. The report has been revised.

- *El Paso County Signature blocks have been added in place of the City signature blocks*

Response: The signature blocks have been revised.

- *Ensure that these values are based on DCM table 5-1*

Response: This comment is noted. The values have been updated per DCM table 5-1.

- *Ensure that these values are based on DCM table 5-1*

Response: This comment is noted. The values have been updated per DCM table 5-1.

- *Please use DCM table 5-1 for runoff coefficients*

Response: This comment is noted. The values have been updated per DCM table 5-1.

EPC Stormwater

- *This drainage report is very brief. See Chapter 4 of the El Paso County DCM Volume 1 for the required components for the drainage report.*

Response: The Drainage Report has been updated per the El Paso County DCM.

- *What does this mean? What predetermined storm basin requirements? The proposed redevelopment will need to follow all El Paso County Standards.*

Response: The text has been updated. The site will conform with El Paso County Standards.

- *Discuss in more detail, how many inlets? What size storm drains etc.*

Response: This comment is noted. Discussions of the inlets and storm drains were added to the report.

- *In the above paragraph inlets is plural. The basins for the project site should have one discharge point each. If there are multiple inlets there should be multiple sub-basins.*

Response: There are existing dual inlets collecting the runoff for the existing site.

- *Water quality/exemption from water quality needs to be discussed in the report.*

Response: Water quality exemption has been discussed in the report.

- *Provide hydraulic calculations for proposed drainage features and how they will interact with existing drainage features. Ensure modifications to the site are hydraulically working with no negative impacts. See comments on the drainage map.*

Response: Hydraulic calculations have been added to Appendix C. Since the proposed site reduces the amount of impervious and maintains existing drainage patterns, the proposed site should not negatively impact existing drainage facilities.

- *Does this section of the road drain to those inlets? If not, there should be multiple basins for each design point.*

Response: The basins have been revised.

- *This column is the second Tc column and 60 minutes is an unreasonable Tc for the site. What Tc was actually used?*

Response: A minimum Tc of 5 minutes was used. The table has been revised.

- *How does parking lot runoff get from the curb cut to the existing inlets? Label swale or other design mechanism.*

Response: Runoff from the curb cuts is conveyed to the existing inlets via a graded swale.

- *Provide calculations for this swale sizing.*

Response: Calculations have been added to Appendix C.

- *What is the bypass at each of these curb cuts? Provide calculations. If not all of the flow is making it to the existing inlets this needs to be discussed.*

Response: Curb cuts are graded to collect flows and are conveyed via a graded swale to the existing inlets.

- *This column is the second Tc column and 60 minutes is an unreasonable Tc for the site. What Tc was actually used?*

Response: A minimum Tc of 5 minutes was used. The table has been revised.

- *Drainage maps show different Tc*

Response: A minimum Tc of 5 minutes was used. The table has been revised.

Elevations Redlines

Sheet A6.1

- *Please include: File Number PPR2413*

Response: The file number has been added to the plans.

Floor Plan Redlines

Sheet A2.0

- *Please include: File Number PPR2413*

Response: The file number has been added to the plans.

Landscaping Redlines

Sheet 1

- *Please include: File Number PPR2413*

Response: The file number has been added to the plans.

Sheet 2

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

Response: Sight triangles have been added to the plans.

Sheet LP-1

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

Response: 12 spaces are shown. The parking spaces are numbered for reference.

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

Response: This comment is noted. The table has been revised.

Photometrics Redlines

Sheet E0.02

- *Per Section 6.2.3.B.1.e. of the Land Development Code, light levels measured at the property line of the development site adjacent to public right of way shall not exceed 0.1 foot candles as a direct result of the on-site lighting.*

Response: Sheet E0.02 has been revised to not exceed 0.1 foot candles at the property line adjacent to the public right-of-way.

- *Per the plat notes for Powers Plaza:*
 - *All exterior lighting plans shall be approved by the Director of Aviation to prevent a hazard to aircraft*
 - *The Colorado Springs Airport Advisory Committee has been added as a review agency and a request for comment has been sent.*

Response: This comment is noted.

- *Per Section 6.2.3. of the Land Development Code, maximum on-site lighting levels shall not exceed 10 foot candles, except for loading and unloading platforms where the maximum lighting levels shall be 20 foot candles.*

Response: Sheet E0.02 has been revised to not exceed 10 foot candles for on-site lighting.

- *Please include: File Number PPR2413*

Response: The file number has been added to all sheets.

Sign Plan Redlines

Sheet 1

- *Please provide a table for each sign type to go over allowed sq ft vs what is provided*

Response: Please refer to the revised Sign Package.

El Paso County Conservation District

- *Ground Disturbance: If the ground is disturbed, it should be mulched or revegetated within 45 days of disturbance. It is generally important that some type of native grass should be planted for the protection of natural resources, erosion control, native vegetation preservation, sedimentation prevention, habitat protection, stormwater management, and soil health. Please make sure the "native" grasses and plants already in place are in fact native to the area. The EPCCD store inventory generally includes both our Shotgun Native Grass Seed Mix as well as the El Paso Low Grow Grass Seed Mix; these are our recommendations should grass seed need to be implemented.*

- *Our Shotgun Native Grass Seed Mix is formulated specifically for the Pikes Peak Front Range by our NRCS District Conservationist and Rangeland Management partners. It is drought-tolerant and includes: about 20% each of Big Bluestem Native and Wheatgrass, Western Native, and about 10% each of Grama, Sideoats Native, Green Needlegrass Native, Little Bluestem Native, Prairie Sandreed Native, Switchgrass Native, and Yellow Indiangrass Native.*
- *The El Paso Low Grow Grass Seed Mix is a great drought-tolerant and low-grow grass seed mix designed for the Pikes Peak Front Range; it includes: about 24% Western Wheatgrass, about 20% Blue Grama, Native, about 18% Buffalograss, about 13% Sideoats Grama, about 6% Green Needlegrass, and about 1.5% Sand Dropseed. More information about these grass seed mixes, as well as clover, cover crop, and wildflower seeds, and many waterwise/Coloradoscape plants, is available on our website at <https://epccd.org/>*

Response: The note has been added to the plans for the Hydroseed Mix.

- *Integrated Noxious Weed Management: Early intervention and integrated control measures are generally important, especially in areas where the ground is disturbed or undergoing development for: preservation of native vegetation, protection of land and soil, fire risk reduction, maintenance of water quality, cost savings, and long-term health and sustainability. An integrated noxious weed control plan typically includes a combination of prevention, mechanical, biological, and/or chemical control, and ongoing assessment and monitoring. It is a proactive approach to address the threat posed by invasive weeds and protect the ecological and economic health of the region. If there is no integrated noxious weed control plan in place, we recommend a weed program be reviewed and approved by the NRCS, Colorado Department of Agriculture, Colorado State University Extension - El Paso County, El Paso County Environmental Services Department, or a qualified weed management professional prior to the land use authority approval.*

Response: This comment is noted.

Post Construction Stormwater Management Applicability Evaluation Form Redlines

EPC Stormwater

- *PPR247*

Response: The note has been revised on the form.

- *This is only applicable to roadways. Not parking areas/drive throughs.*

Response: This comment is noted.

- *Per the drainage report, this does not appear to be applied and as such should not be selected. See section I.7.C.6 for all requirements for this use of this design standard. In this case the site does not appear to need water quality and as such nothing in the 'Yes' column would be required. See further comments in the notes box.*

Response: This comment is noted.

- *The site disturbs less than 1 acre of soil and as such would not require a PBMP. Add notes to this effect.*

Response: A note has been added to the form.

- *Stamp and sign.*

Response: This comment is noted.

Traffic Impact Study Redlines

- *Please include a sheet for these two signature blocks*

Response: The signature blocks have been included in the updated report.

- *Please add: PCD File No. PPR2413*

Response: This has been added.

- *Are there any other recent traffic studies in the project area to reference?*

Response: Clarifying text has been added. Based on our call with Carlos Hernandez with El Paso County on February 6, 2024, we were told to include studies that have been completed within the last three years. On the EDARP website, we did not find any such studies nearby that have reports that are three years old or newer.

- *Please include discussion of storage length at Omaha/Access Rd intersection where vehicles will be exiting off of Powers Blvd and turning left into the proposed site.*

Response: The storage length has been included in the table and discussions have been added to the Executive Summary on the following page of the report.

- *Please confirm that this is correct. Paonia St does not intersect with Powers Blvd. Possibly in reference to Paonia/Palmer Park?*

Response: The text has been revised.

- *Please include discussion of long term impacts in the report*

Response: Per our call with Carlos Hernandez on February 6, 2024, and per the County requirements, a development of this size is only required to study opening day conditions.

- *Omaha Boulevard*

Response: The text has been revised.

- *Please add Powers Boulevard to this section*

Response: The text has been revised.

- *El Paso County classifies both of these as Major Collectors*

Response: The text has been revised.

- *Omaha Boulevard*

Response: The text has been revised.

- *Include discussion of Omaha / Access Rd intersection*

Response: This intersection's queue lengths have been included in the report.

- *Are there any improvements that could be implemented prior to a full grade separated intersection?*

Response: The text has been revised to include mention of potential innovative intersections, such as a CFI.

- *Include discussion of having two drive through lanes and the possible affect that will have on trip generation. The ITE does have some data for two lane drive through scenarios.*

Response: This discussion has been included. Technically, there is only one pick-up window after the two lanes merge. However, we have run the ITE numbers with two lanes and they were still lower than the Dutch Bros data, so the analysis remains the same. Table 6 has since been updated to include two drive-through lanes for the ITE trip generation.

- *Please identify the use type referenced from the ITE*

Response: The ITE LU Number is mentioned here in addition to Table 6.

- *Colorado Springs*

Response: The text has been revised.

- *Please correct this cell*

Response: This equation is correct; we have updated the notation to match what is in the ITE Trip Gen Manual.

- *Please confirm this is the correct rate*

Response: The 15.08 rate is correct per ITE Trip Gen 11th Edition.

- *Please include this distribution on the provided figures*

Response: The distributions have been included in Figures 4a and 4b.

- *Please confirm that the turn pocket length is adequate or propose the required length for the new traffic*

Response: This is confirmed. The current left-turn pocket is sufficient to accommodate the queues per our analysis. This has been added to the Executive Summary.

- *Please include a discussion of the Omaha/Access Rd intersection*

Response: This has been added.

- *Please include discussion and analysis for potential exclusive right turn lane at Omaha/Access Rd intersection per ECM 2.3.7.D.2. Turning movement shown in figure 5b is above the threshold. The current configuration is a joint through and right turn.*

Response: It appears that the existing volumes are high enough to warrant a right-turn lane. This analysis is included in Chapter IV, Section F of the updated report.

- *What is the red dot?*

Response: This is a stop sign.

- *Include storage length at Omaha Blvd / Access Rd intersection; specifically looking for data on Eastbound LT*

Response: The storage length has been included.

- *Please include ECM criteria for storage and tapers in the table*

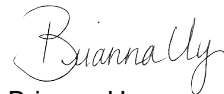
Response: The ECM criteria is evaluated in Chapter IV, Section F.

- *Please include discussion of the queuing of the private access and if any improvements are suggested.*

Response: Discussion regarding the queuing of the private access and right-turn lane information has been added to the Executive Summary.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letters. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Brianna Uy
Project Planner

BU/sdb/sr
23098c.002
enc: As Noted