



BARGHAUSEN

July 3, 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 comment letter dated June 19, 2024. Enclosed are the following documents for your review and approval:

1. One (1) set of the Civil Plans prepared by Barghausen Consulting Engineers, Inc. dated July 2, 2024.
2. One (1) copy of the Drainage Report prepared by Barghausen Consulting Engineers, Inc. dated July 2, 2024.

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

Cherokee Metro

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

Response: This comment is noted. A note has been added to Sheet 2 under the Cherokee Metro District Notes.

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

Response: This comment is noted. A note was added on the Utility Plan.

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

Response: The symbology has been updated.

4. *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. Sewer and water that exits out of the building has been revised.

BARGHAUSEN CONSULTING ENGINEERS, INC.

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BRANCH OFFICES: CHEHALIS, WA PUYALLUP, WA RICHLAND, WA KLAMATH FALLS, OR LONG BEACH, CA ROSEVILLE, CA
barghausen.com

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

Response: The grease interceptor has been updated. The detail for the grease interceptor was added to the Detail Sheet 13.

6. *keep consistency for existing lines*

Response: The symbology has been updated.

7. *Proposed W looks like it is 5' from other Gas/E uts*

Response: This comment is noted.

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

Response: This comment is noted. Sewer and water exiting out of the building has been revised.

9. *Grease interceptor needs to be a minimum of 325 GAL*

Response: The grease interceptor has been updated. The detail is provided on Sheet 13.

PCD Engineering

Drainage Report

Page 6

1. *Calculations are missing from Appendix C*

Response: The calculations have been added to Appendix C.

Page 12

2. *Please include the calculations for the proposed basins. They appear to be missing.*

Response: The calculations have been added to Appendix C.

Civil Plans

Sheet 15

1. *Please clarify if this fits within the existing asphalt width. It does not appear that it does*

Response: The dimensions have been added to the plans.

2. *If curb, gutter, and cross pan removal and replacement are required, show that in the figure.*

Response: The dimensions have been added to the plans.

3. *Label the eastbound lane width and the narrowest location*

Response: The dimensions have been added to the plans.

4. *Please include ROW in the figure*

Response: The right-of-way has been added to the plans.

5. *Include lane control signs per MUTCD 2B.28*

Response: The signs have been added to the plans.

6. *Please provide the traffic engineers guidance on whether on not a dotted white line would be required to prevent through traffic in the new right only turn lane, MUTCD section 3B.07 or propose an alternate solution such as through arrows being added*

Response: The traffic engineer opted for the dotted white line. The dotted white line has been added to the plans.

Colorado Springs Airport Advisory Commission

1. *Airport staff recommends no objection with the following conditions:*

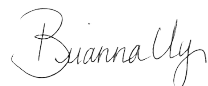
Avigation Easement: An avigation easement is requested or provide proof of previous recording (book/page or reception number) please add on plat.

FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Response: This comment is acknowledged. Dutch Bros will submit FAA Form 7460-1 "Notice of Proposed Construction or Alteration".

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated June 19, 2024. 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/sr
23098c.003
enc: As Noted