



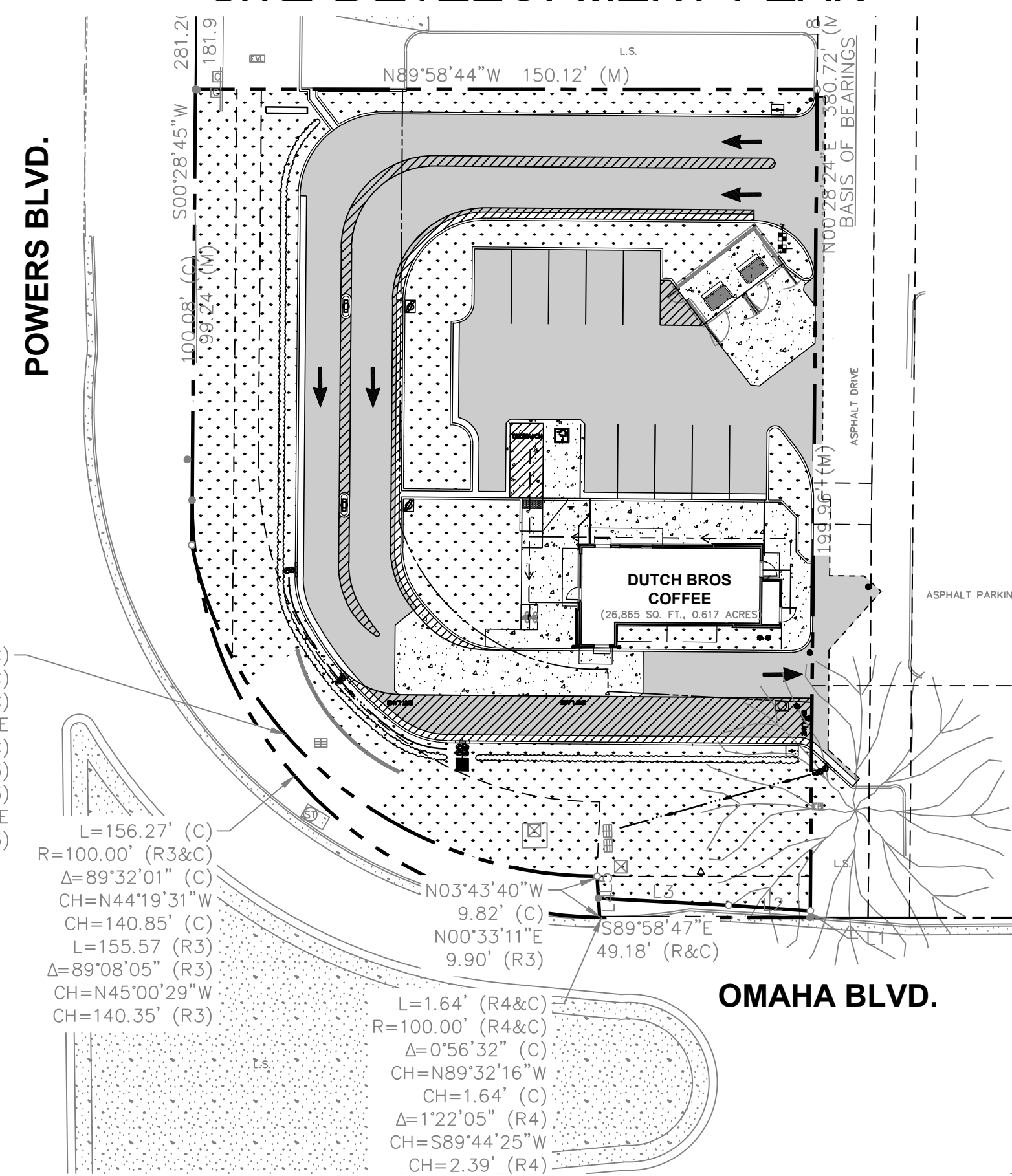
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Dial 811

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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



### OWNER

EASTBOUND & DOWN LLC  
c/o SANSOME PACIFIC  
221 PINE STREET, 4TH FLOOR  
SAN FRANCISCO, CA 94104  
TEL: (415) 963-4704  
CONTACT: TOM SOUZA  
EMAIL: TSOUZA@SPINC.COM

### DEVELOPER

DUTCH BROS COFFEE  
110 SW 4TH STREET  
GRANTS PASS, OR 97526  
TEL: (916) 765-7270  
CONTACT: RUSS ORSI

### BUILDING ARCHITECT

ARMET DAVIS NEWLOVE & ASSOCIATES  
1330 OLYMPIC BLVD.  
SANTA MONICA, CA 90404  
TEL: (310) 452-5533  
CONTACT: PAUL DEPPE

### GEOTECHNICAL

CMT ENGINEERING LABORATORIES  
2796 S REDMOND RD  
WEST VALLEY CITY, UT 84119  
TEL: (801) 590-0394  
CONTACT: PHIL PACK, P.E.

### ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVE. SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222  
CONTACT: ANTHONY E. MERLINO, P.E.  
EMAIL: AMERLINO@BARGHAUSEN.COM

### SURVEYOR

FORTH LAND SURVEYING, INC.  
1586 S. 21ST STREET, SUITE 10  
COLORADO SPRINGS, CO 80904  
TEL: (719) 722-7446  
CONTACT: CAMERON FORTH  
EMAIL: CAMERON@FORTHLS.COM

### SITE LOCATION



### PROJECT DATA:

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

PROPOSED USE: DRIVE-THRU COFFEE STAND

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

ZONING: CR (COMMERCIAL REGIONAL)

FLOOD PLAN: ZONE "X"

BUILDING: BUILDING AREA: 950 SQ. FT.  
BUILDING HEIGHT: 24'-0"  
FIRE SPRINKLERS: NO

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 MANUEVERING:	13,269 SF	(49.4%)
WALKWAYS:	1,352 SF	(5.0%)
LANDSCAPE:	10,529 SF	(39.2%)
EXISTING LANDSCAPING	497 SF	(1.8%)
	26,869 SF	(100.0%)

## GENERAL SITE 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 SCOPE 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 MINIMUM 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.

## LEGEND

### ABBREVIATIONS

AB	AGGREGATE BASE	SS	SANITARY SEWER
AC	ASPHALT CONCRETE PAVEMENT	MIN	MINIMUM
BNDY	BOUNDARY	PCC	PORTLAND CONCRETE CEMENT
BOW	BACK OF WALK	PL	PROPERTY LINE
@_CL	CENTER LINE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
ELEV	ELEVATION	RWC	RIGHT OF WAY
EP	EDGE OF PAVEMENT	SCH	SCHEDULE
EX	EXISTING	SHT	SHEET
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
IE	INVERT	SW	SIDEWALK
LF	LINEAR FEET	SWR	SEWER
MAX	MAXIMUM	TE	TRASH ENCLOSURE
MH	MANHOLE	TOP	TOP OF PIPE
SD	STORM DRAIN	TYP	TYPICAL

## GEOTECHNICAL REPORT NOTES

- THE FOLLOWING GEOTECHNICAL REPORTS FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:  
 GEOTECHNICAL ENGINEERING STUDY  
 PROPOSED DUTCH BROS COFFEE  
 5810 OMAHA BLVD, COLORADO SPRINGS, CO  
 PROJECT NO. 21112  
 DATE: DECEMBER 12, 2023  
 CMT ENGINEERING LABORATORIES  
 2796 S REDMOND RD  
 WEST VALLEY CITY, UT 84119
- 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.

## 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 @ 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.

## HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS, INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

## 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.

## OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

## ENGINEER OF RECORD

THE GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS COMPLETE AND 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.

ENGINEER OF RECORD SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

## DESIGN ENGINEER'S STATEMENT

THIS 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.

ANTHONY E. MERLINO, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

Please remove the "Not for Construction" Stamp from all pages that contain it

## EL PASO COUNTY

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

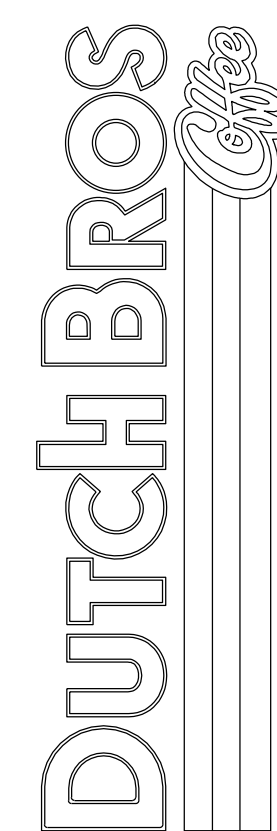
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

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 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER/ECM ADMINISTRATOR

## CIVIL SHEET INDEX

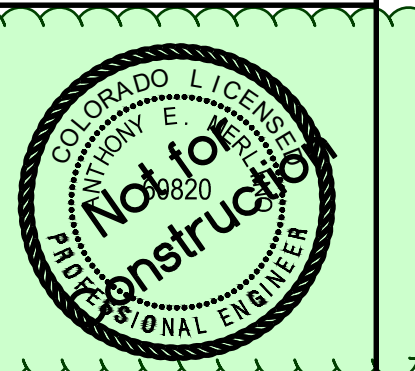
Sheet Number	Sheet Title
1	COVER SHEET
2	SITE AND PARKING LOT PLAN
3	LANDSCAPE PLANTING PLAN
4	LANDSCAPE PLANTING NOTES
5	PHOTOMETRIC SITE PLAN
6	BUILDING ELEVATIONS COLOR
7	FLOOR PLAN/DETAILS/SCHEDULES
8	SIGN PLAN
9	SIGN PLAN
10	SIGN DETAILS
11	SIGN DETAILS
12	SIGN DETAILS
13	SIGN DETAILS
14	SIGN DETAILS
15	SIGN DETAILS



Title:

COVER SHEET  
5810 OMAHA BLVD  
COLORADO SPRINGS, CO 80915

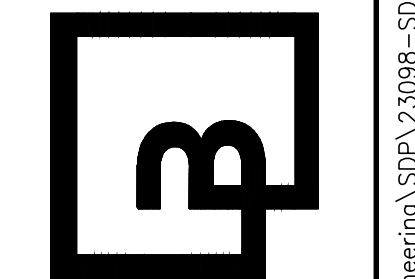
For:



Scale:  
Horizontal 1" = 30'  
Vertical N/A

Designed: EMM  
Drawn: EMM  
Checked: AEM  
Approved: AEM  
Date: 05/29/24

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



Job Number: 23098  
Sheet: 1  
2019 DBA  
Franchising USA, LLC

PPR2413

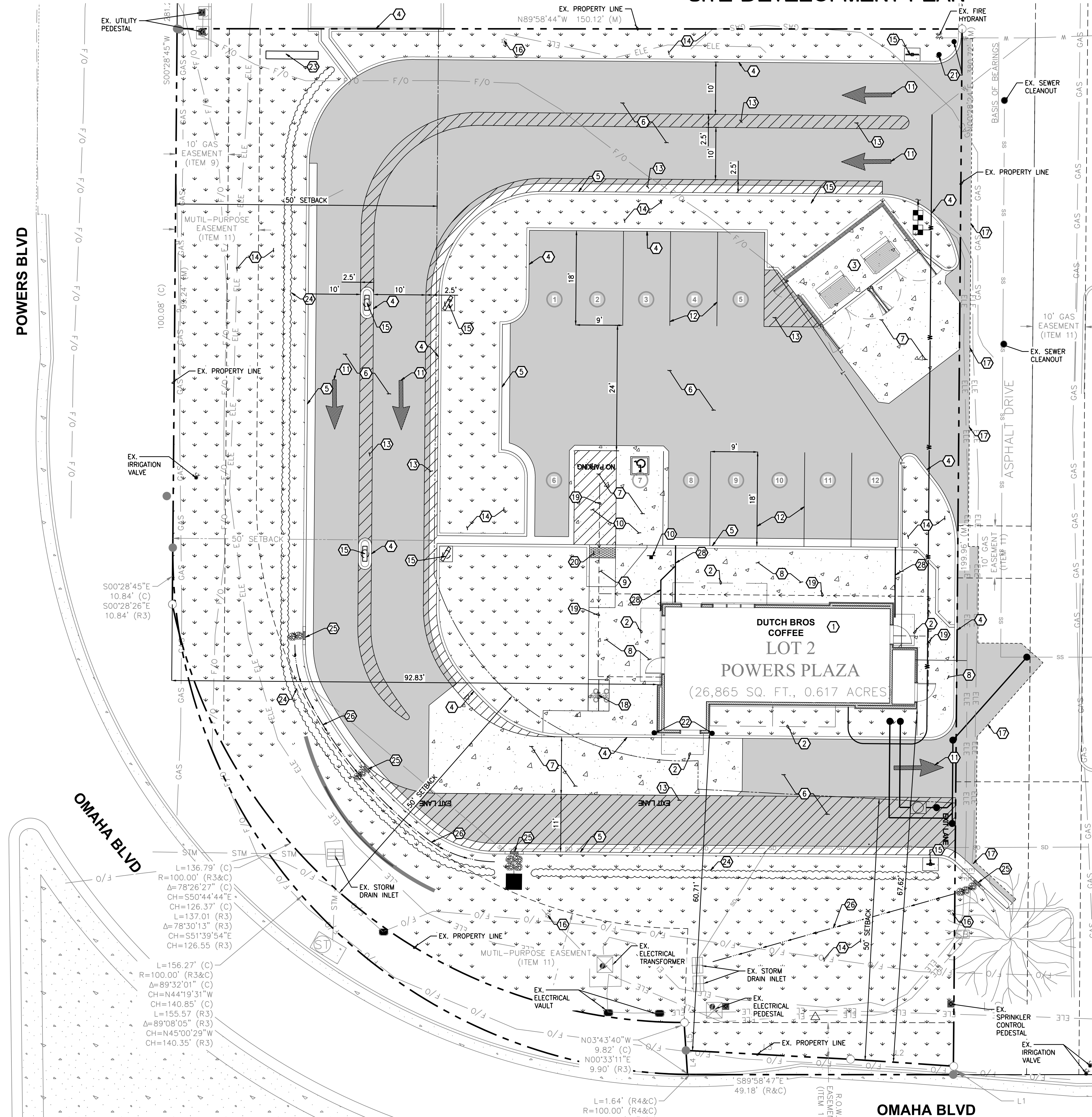


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# DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

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



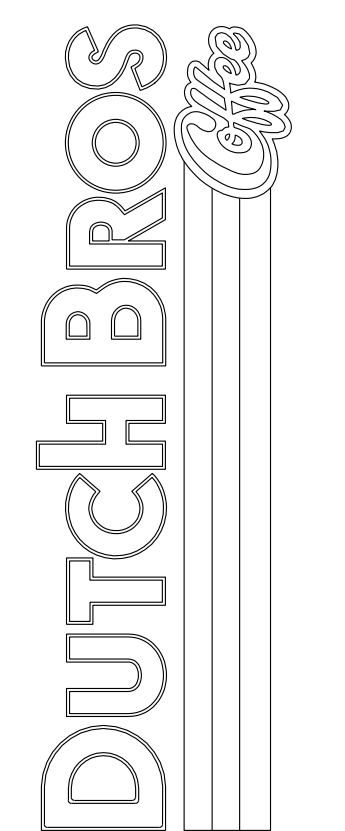
### CONSTRUCTION NOTES:

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.

### ACCESSIBLE SITE REQUIREMENTS:

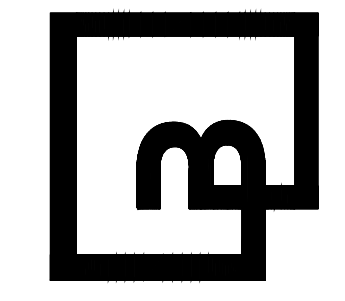
WALKING SURFACES SHALL BE CONTINUOUSLY ACCESSIBLE. ALL WALKWAYS MUST BE A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ACCESSIBILITY STANDARDS (SECTION 11B-405) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20). CURB RAMPS WHERE 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	Vertical
	1" = 10'	N/A
Designed	EMM	
Drawn	EMM	
Checked	AEM	
Approved	AEM	
Date	05/29/24	

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



Job Number  
**23098**  
Sheet  
**2**

PPR2413

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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

PCD FILE NO PPR2418

## 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

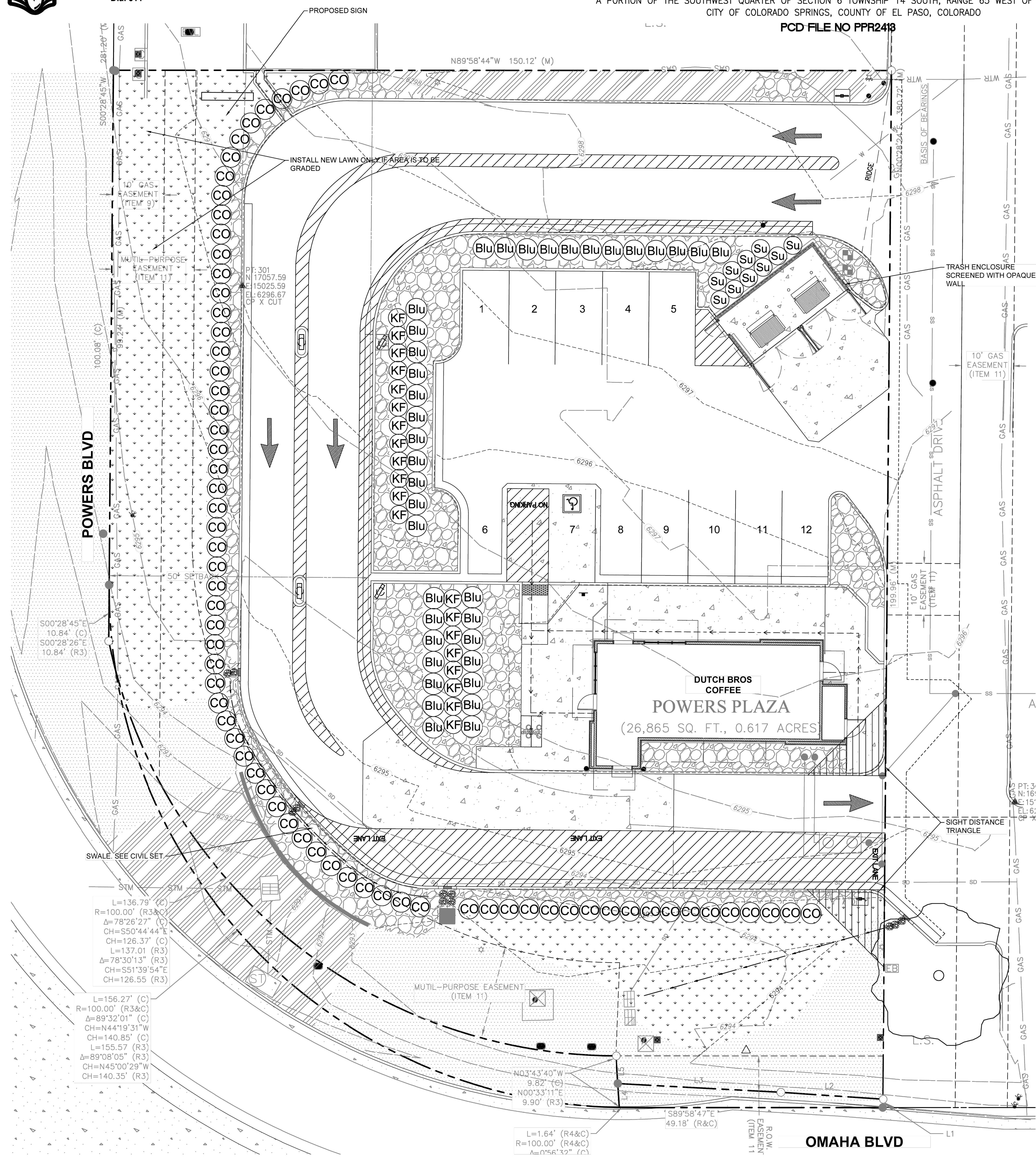
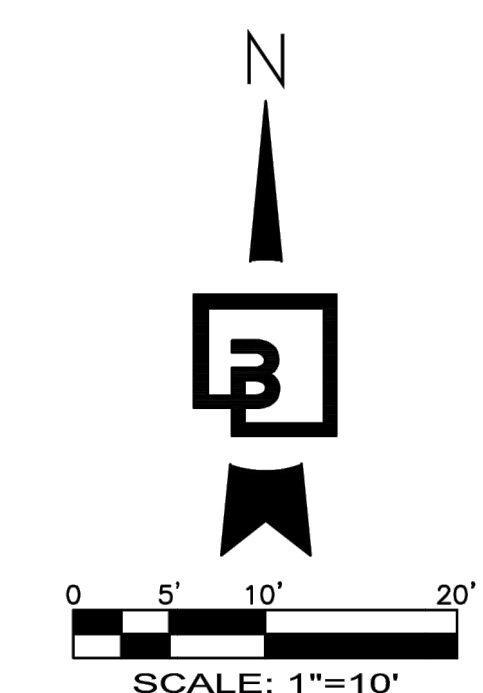
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LANDSCAPE:	10,529 SF	(39.2%)
EXISTING LANDSCAPING	497 SF	(1.8%)
<b>TOTAL</b>	<b>26,869 SF</b>	<b>(100.0%)</b>

## LANDSCAPE REQUIREMENTS:

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

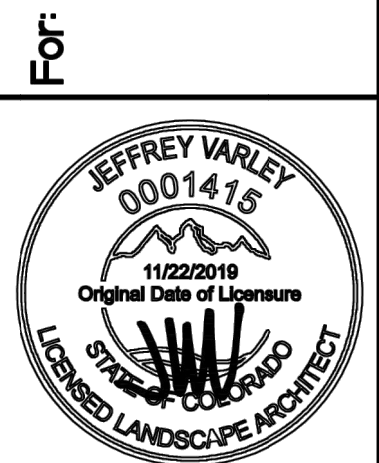
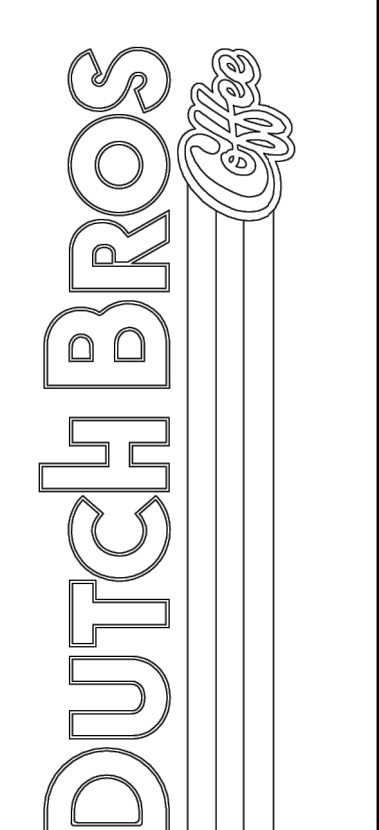
INTERNAL LANDSCAPING SHOWN. COVERS APPROXIMATELY 50% OF THE  
INTERNAL LANDSCAPE BEDS



## PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE CONDITION	SPACING	REQUIRED QUANTITY	PROVIDED QUANTITY	REMARKS
<b>SHRUBS:</b>						
Blu	JUNIPERUS HORIZONTALIS / 'WILTONI' BLUE RUG JUNIPER	1 GALLON	AS SHOWN	37	37	FULL & BUSHY
Su	RHUS TRILOBATA 'GRO-LOW' / THREE LEAF SUMAC	1 GALLON	AS SHOWN	10	10	FULL & BUSHY
CC	COTONEASTER ACUTIFOLIA 'PEKING' / PEKING COTONEASTER	24" HT.	48" O.C.	69	69	FULL & BUSHY
<b>ORNAMENTAL GRASSES:</b>						
KF	CALAMAGROSTIS ACUT. 'KARL FOERSTER' / FEATHER REED GRASS	1 GALLON	AS SHOWN	20	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  
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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Job Number: 23098  
Sheet: LP-1  
PPR2418

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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

PCD FILE NO PPR2413

## 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.

### 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 ENCRICLING 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 WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE 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 BY THEIR 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.
- TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/4 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- 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 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREQ, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
- 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).
- MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- TREE STAKING AND GUYING
  - STAKES: 6" LONG GREEN METAL T-POSTS.
  - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
  - STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
  - 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 +/-0.1' 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 SULFATE: 2 LBS. PER CU. YD.

#### B. FINISH GRADE

- 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.

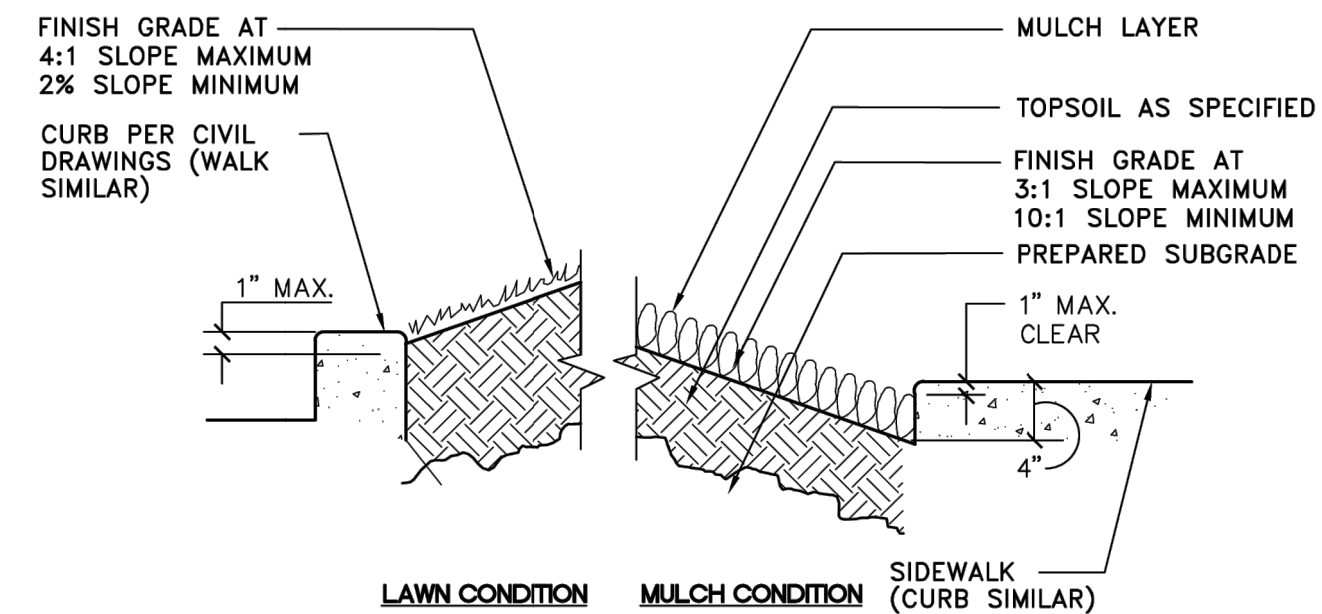
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ONCE SOIL PREPARATION IS COMPLETE, 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 TREE/SHRUB, 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.
- 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.
  - 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 CONTAINERS 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 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:
      - #15 CONT. - 24" BOX TREES TWO STAKES PER TREE
      - 26"-48" BOX TREES THREE STAKES PER TREE
      - OVER 48" BOX TREES GUY AS NEEDED
      - MULTI-TRUNK 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).

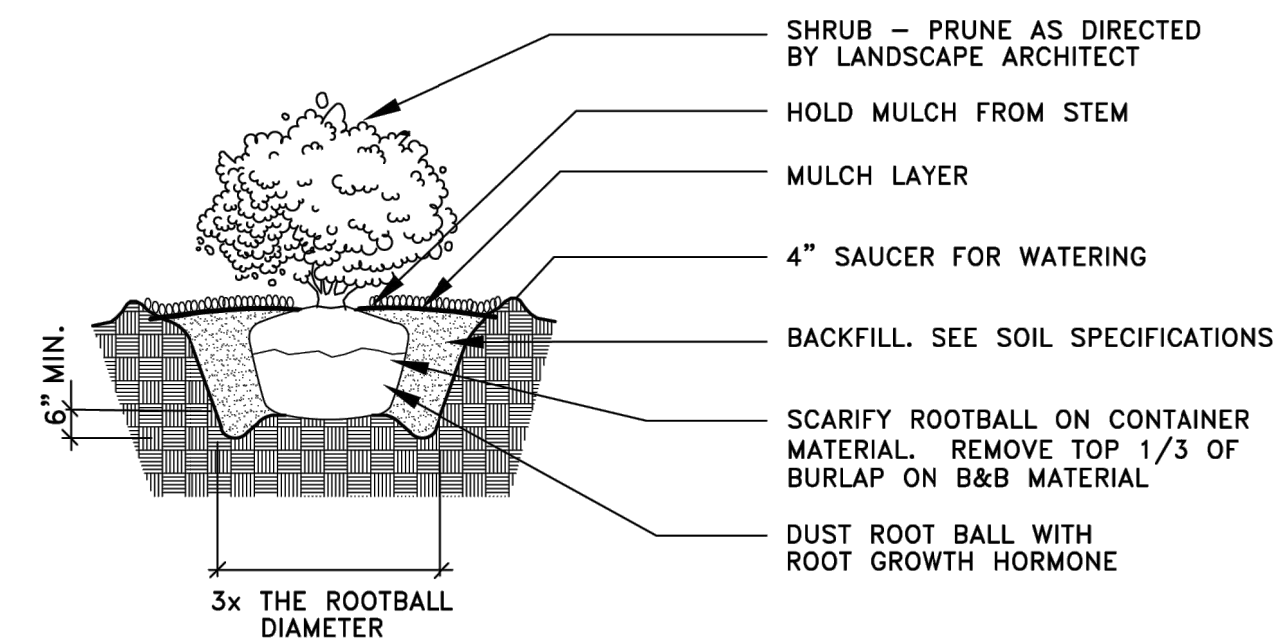
#### C. LANDSCAPE MAINTENANCE

- 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 PLANTING AREA.
- 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.
  - 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.
    - 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.
        - 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 (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RETIING 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.
            - 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.
              - 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.



**PLANTER SECTION DETAIL**

NOT TO SCALE



NOTE:

- APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
- PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

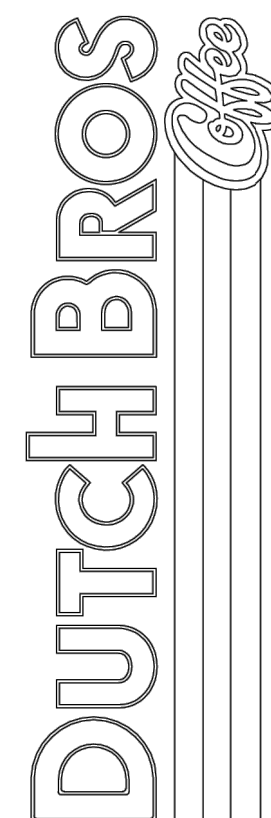
**SHRUB PLANTING DETAIL**

NOT TO SCALE

No.	Date	By	Issd.	Appr.	Revision

Title:

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



For:



Scale:

Horizontal	N/A	Vertical	N/A
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Designed: JMV

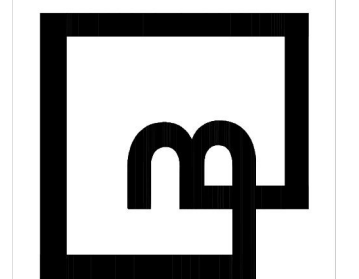
Drawn: JMV

Checked: JMV

Approved: JMV

Date: 03/29/24

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Job Number

**23098**

Sheet

**LP-2**

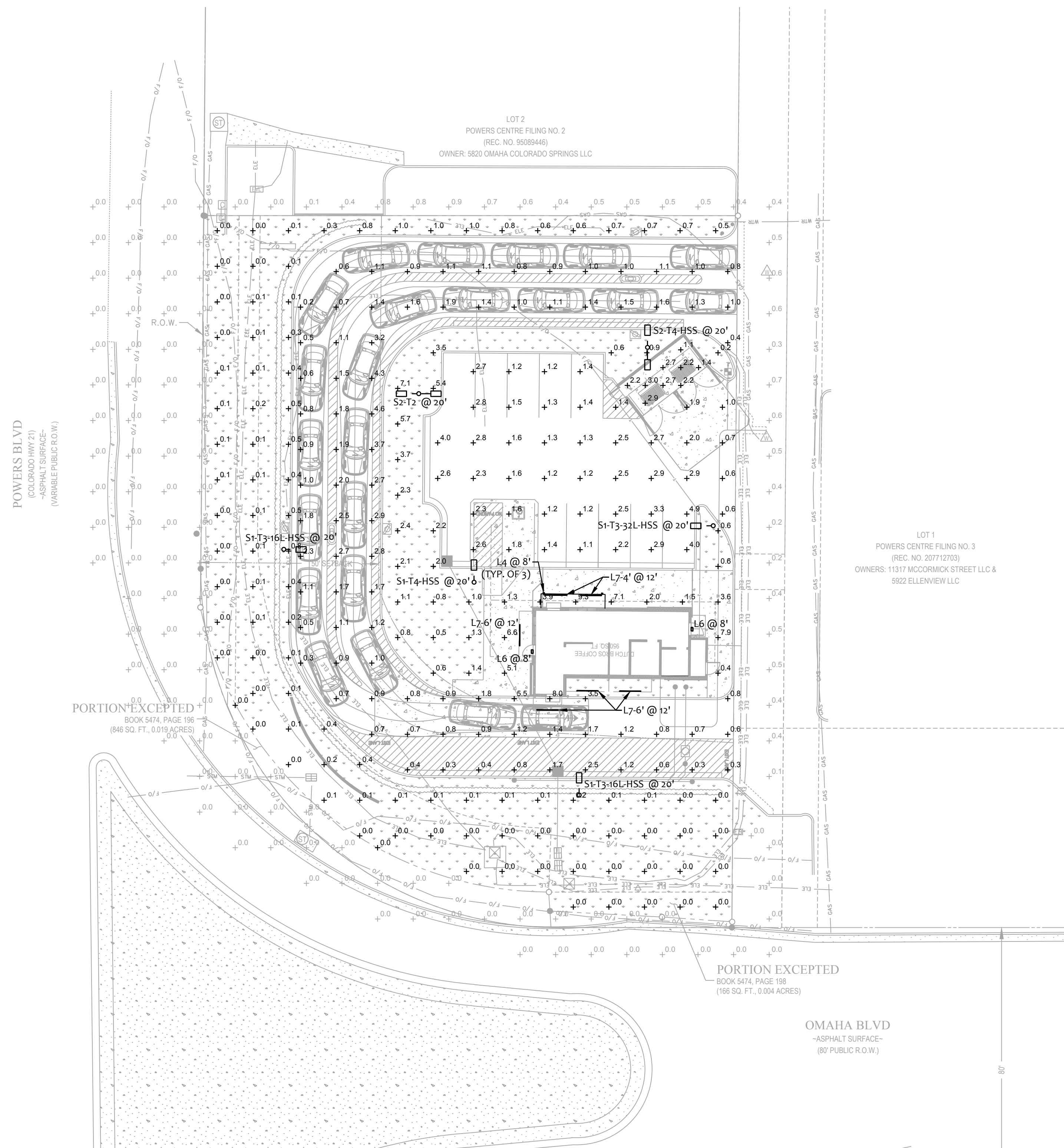
2018 IBC

2018 IBC

Franchising USA, LLC

PPR2413

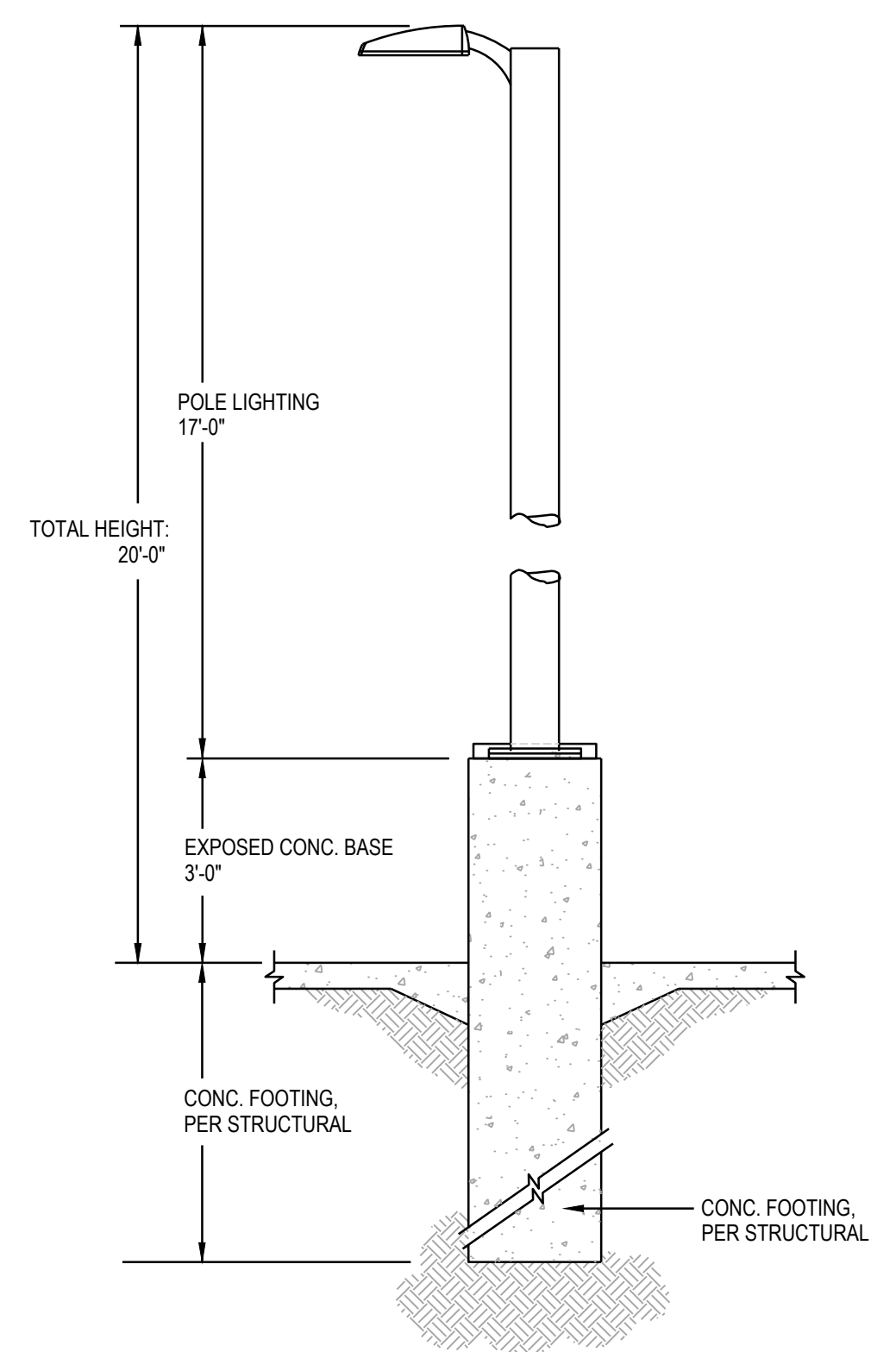
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**1** PHOTOMETRIC SITE PLAN  
SCALE: 1/20" = 1'-0"  
NORTH

Symbol	Label	Quantity	Manufacturer	Catalog Number / BUG Rating	Description	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	L4	3	LIGMAN	UMT-31416-DBNA-14/14W-N-W40 UNDER CANOPY	EXTERIOR LIGHT SCONCE, 3" SQUARE, UP/DOWN 4000K, WET LOCATION	MT-31416-N-N-W40.IES	1100	0.72	28.6
□	L6	2	RAB LIGHTING INC.	WPLED26Y-WPLED26Y/D10 UNDER CANOPY	CAST FINNED METAL HOUSING, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH	rab02623.ies	3295	0.72	29.7
	L7-4'	2	Self	CROWN-47-40K-110-S-SSP UNDER CANOPY	CROWN-L90-277V 840_BA110	CROWN-L90-277V-840_BA110_IESNA2002.ies	4200	0.72	40
	L7-6'	4	Self	CROWN-70-40K-110-S-SSP UNDER CANOPY	CROWN-L144-277V 840_BA110	CROWN-L144-277V-840_BA110_IESNA2002.ies	6300	0.72	60
□	S1-T3-16L-HSS	2	NLS Lighting LLC	NV-1-T3-16L-1-30K-UNV-HSS B0-UG-G1	NV Series Area Lighting Fixture	NV-1-T3-16L-1-30K-HSS.IES	3530	0.91	56
□	S1-T3-32L-HSS	1	NLS Lighting LLC	NV-1-T3-32L-1-30K-UNV-HSS B1-UG-G2	NV Series Area Lighting Fixture	NV-1-T3-32L-1-30K-HSS.IES	6682	0.91	106
□	S1-T4-HSS	1	NLS Lighting LLC	NV-1-T4-16L-1-30K-UNV-HSS B0-UG-G1	NV Series Area Lighting Fixture	NV-1-T4-16L-1-30K-HSS.IES	3473	0.91	56
□	S2-T2	1	NLS Lighting LLC	NV-1-T2-16L-1-30K-UNV B1-UG-G1	NV Series Area Lighting Fixture	NV-1-T2-16L-1-30K.IES	(2) 6162	0.91	112
□	S2-T4-HSS	1	NLS Lighting LLC	NV-1-T4-16L-1-30K-UNV-HSS B0-UG-G1	NV Series Area Lighting Fixture	NV-1-T4-16L-1-30K-HSS.IES	(2) 3473	0.91	112

Description	Symbol	AVG	MAX	MIN	MAXMIN	AVGMIN
Drive-thru	+	1.5 FC	8.0 FC	0.2 FC	40.0:1	7.5:1
Hardscape	+	2.8 FC	9.3 FC	0.0 FC	N/A	N/A
Parking	+	2.0 FC	4.9 FC	0.6 FC	8.2:1	3.3:1
Trash Enclosure	+	2.3 FC	3.0 FC	1.1 FC	2.7:1	2.1:1
Outside PL	+	0.1 FC	0.9 FC	0.0 FC	N/A	N/A



**POLE BASE DETAIL**  
SCALE: N.T.S.

NOTE:  
PROVIDE A CONCRETE CHRISTY BOX WITH TRAFFIC RATED COVER BY EACH LIGHT POLES FOR THE INTERFACE OF CONDUITS

NOTE:  
REFER TO STRUCTURAL/ARCHITECTURAL DETAIL FOR ADDITIONAL REQUIREMENT.



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS  
1330 OLYMPIC BLVD.  
SANTA MONICA, CALIFORNIA 90404  
PH 310 452-5533 FAX 310 450-4742

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Project No: CO0907  
Dutch Bros Coffee - New Freestanding Store  
DB2550-A2  
5810 OMAHA BLVD.  
COLORADO SPRINGS, CO 80915

**ACIES**  
ENGINEERING  
400 N. McCarthy Blvd., Suite 250  
Milpitas CA, 95035  
ph: (408)522-5255 | fr: (408)522-5260  
info@acies.net | Copyright © 2024

DATE: 03/08/2024  
REV: DATE: DESCRIPTION:

SHEET NUMBER:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

E0.02

FILE NUMBER PPR2413

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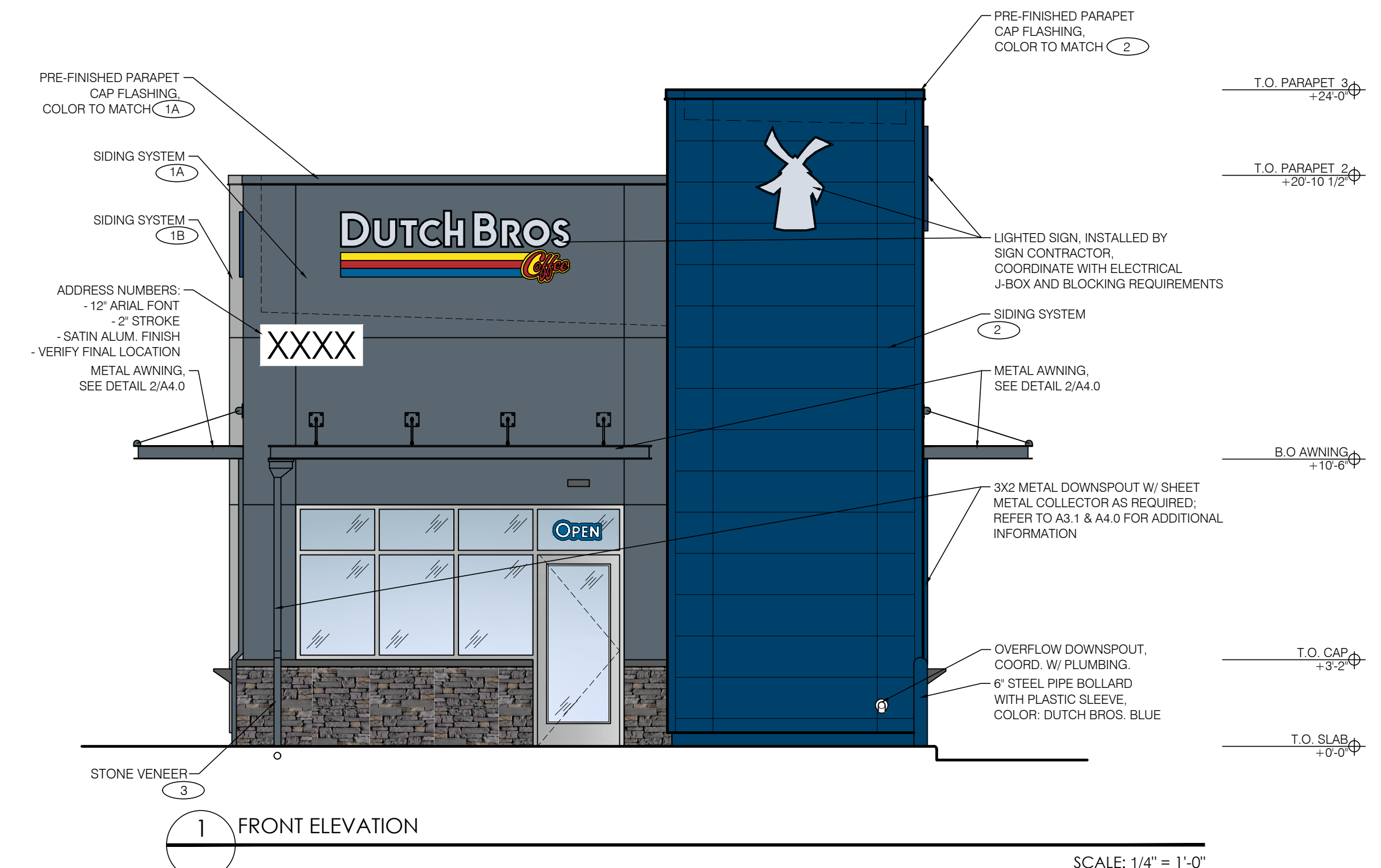
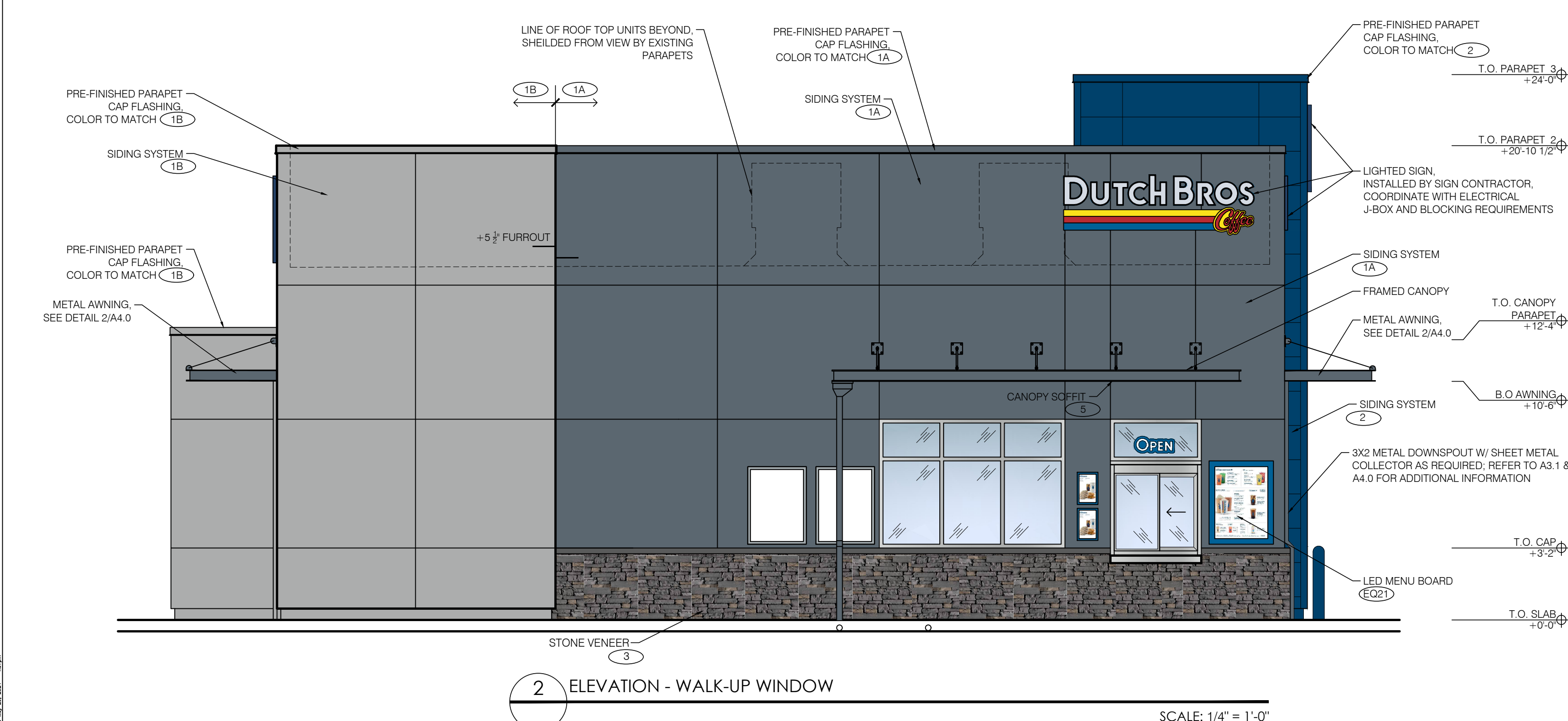
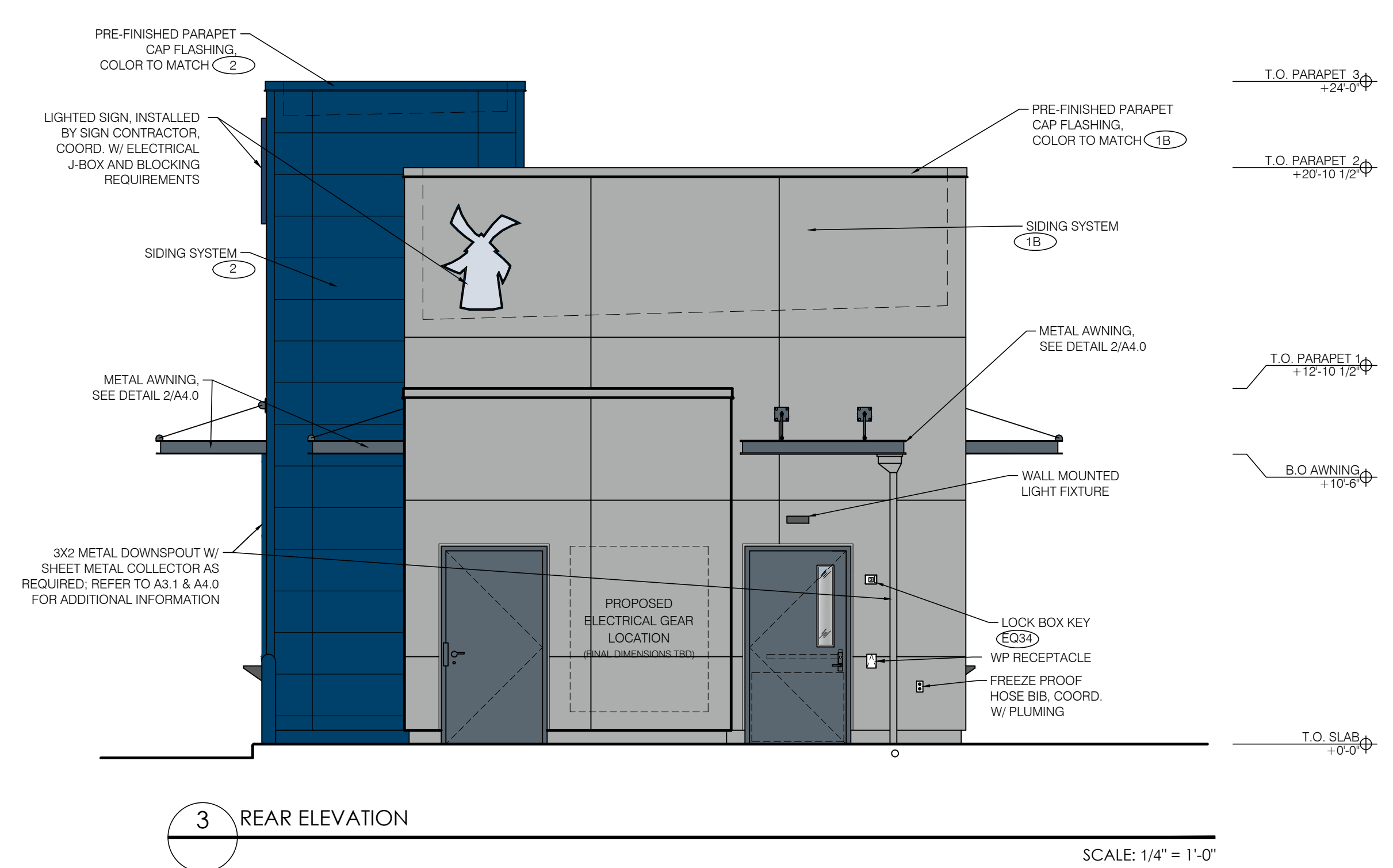
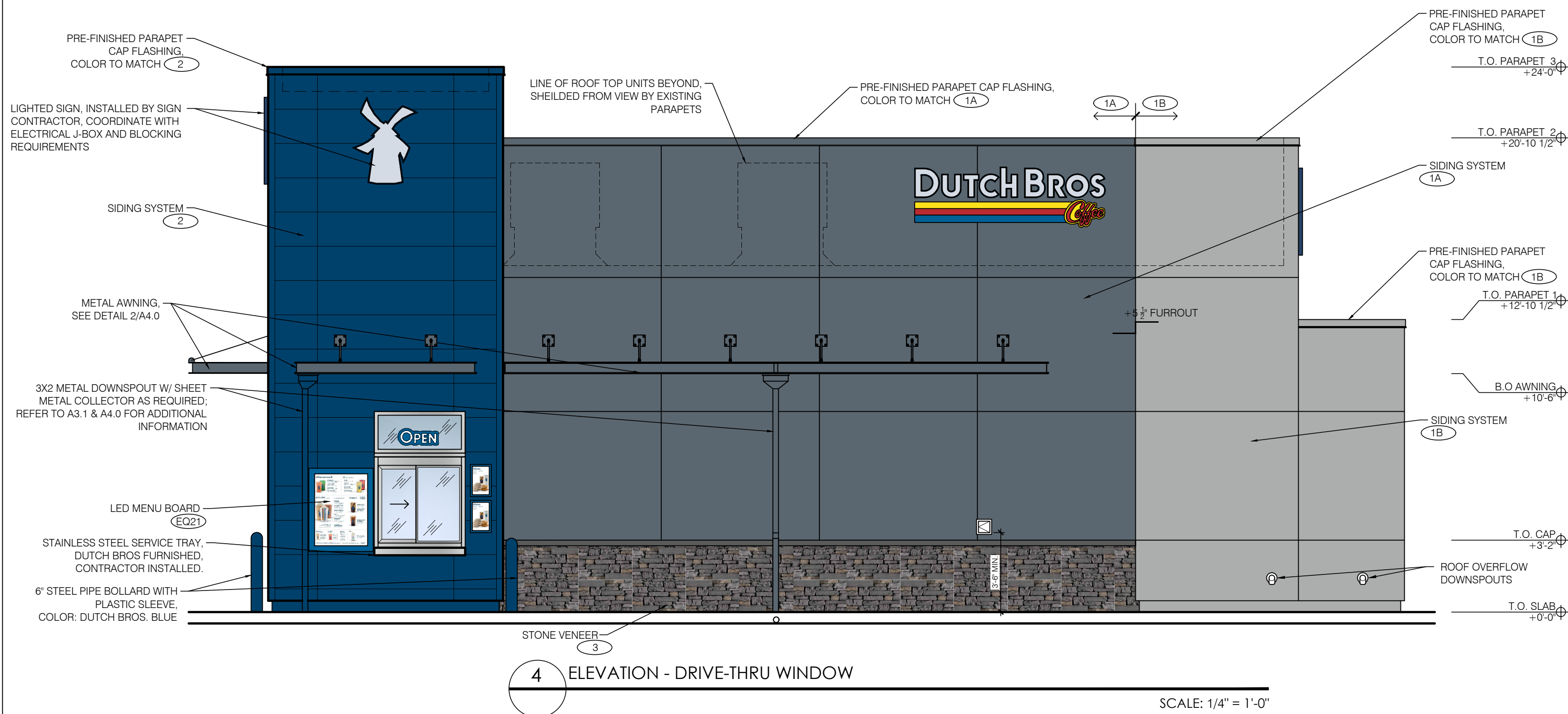
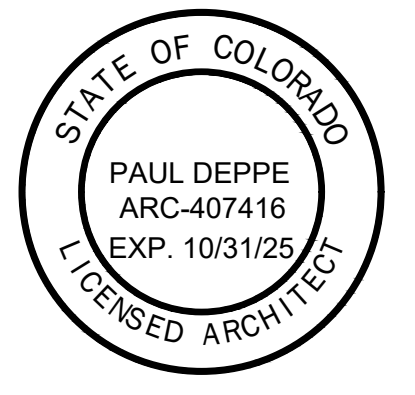
EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	8656-11295 - BLDG DB DARK GRAY	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	8656-12046 - BLDG DB LIGHT GRAY	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
ZONE 2 (TOWER) (Z2)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (3'-2" BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	
	STONE VENEER SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL; PEWTER	
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS; DOWNSPOUT COLOR TO MATCH BODY MATERIAL PER ELEVATION				



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.  
SANTA MONICA, CALIFORNIA 90404  
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Project No: CO0907  
Dutch Bros Coffee - New Freestanding Store  
DB2550-A2  
5810 OMAHA BLVD.  
COLORADO SPRINGS, CO 80915

DATE: 03/08/2024  
REV: DATE: DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS  
COLOR

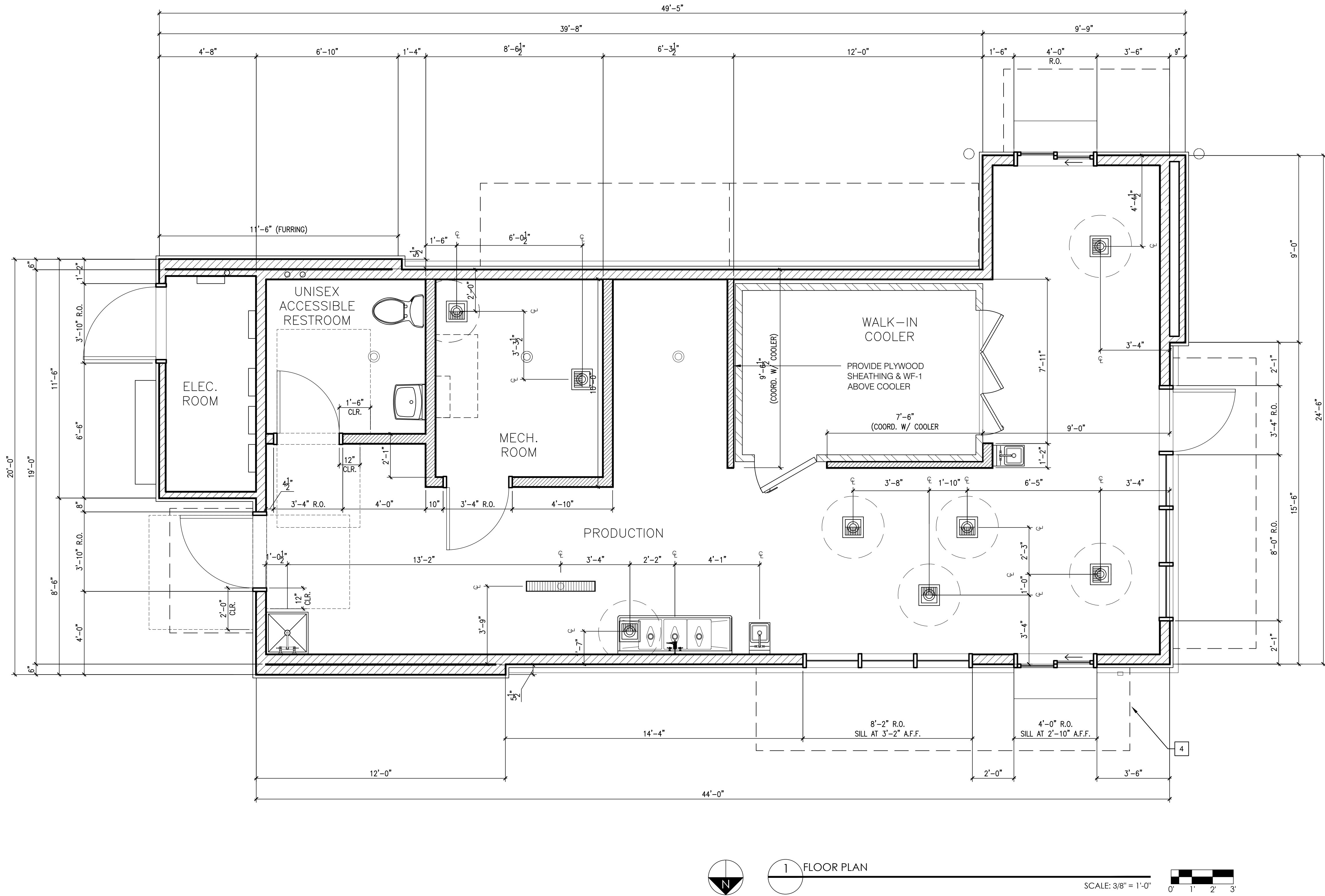
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A6.1

FILE NUMBER PPR2413

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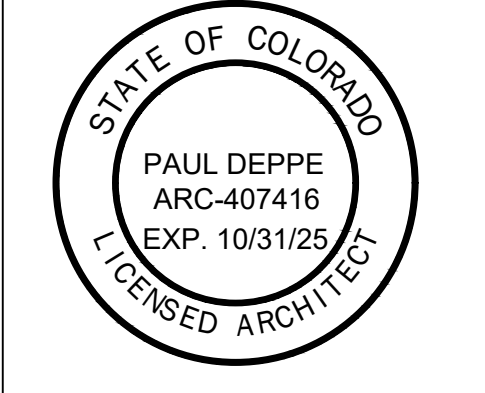
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**adn**  
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**Project No: CO0907**  
 Dutch Bros Coffee - New Freestanding Store  
 DB2550-A2  
 5810 OMAHA BLVD.  
 COLORADO SPRINGS, CO 80915

DATE: 03/08/2024	DESCRIPTION:
REV: DATE:	

SHEET NAME:  
 FLOOR PLAN/  
 DETAILS/ SCHEDULES

SHEET NUMBER:  
**A2.0**

SUMMARY - BUILDING SIGNS & MENUS



89975 Prairie Rd.  
Eugene, OR 97402  
541.485.5546 | esasigns.com

SUMMARY DRAWING:  
**37012**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

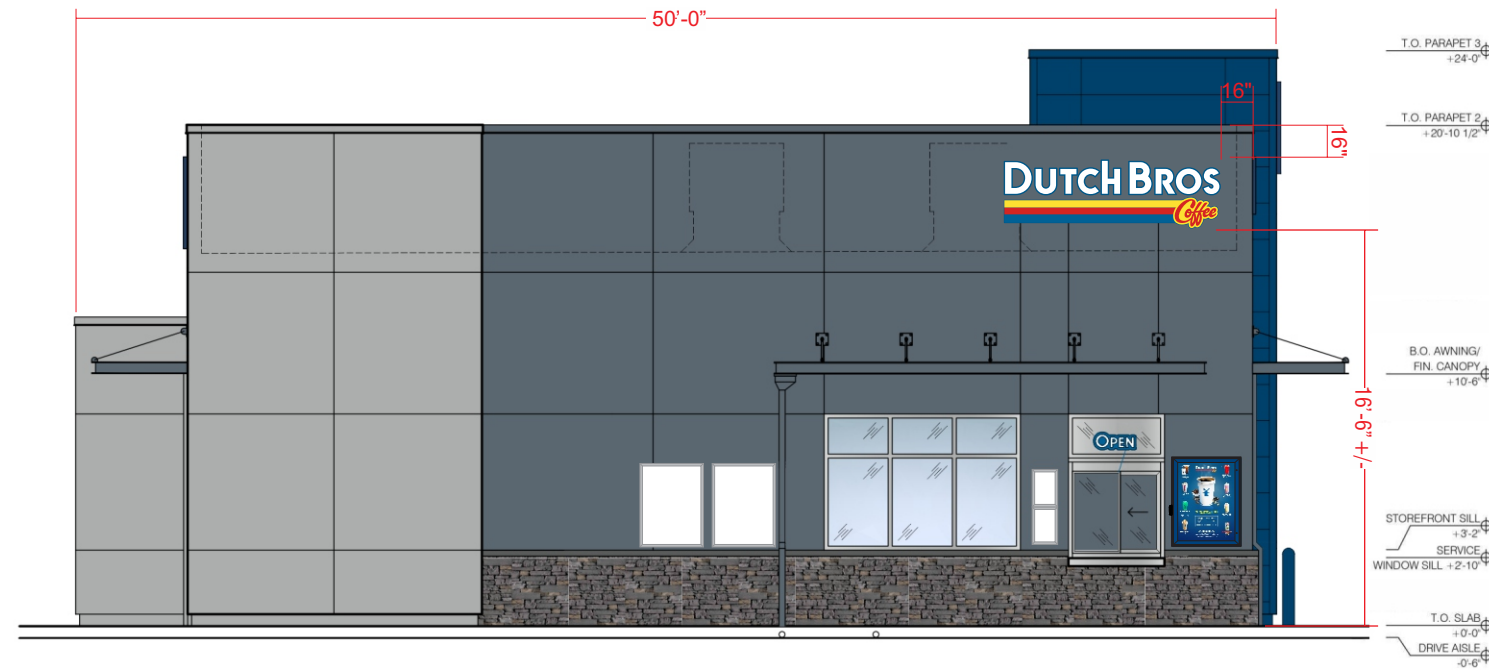
PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

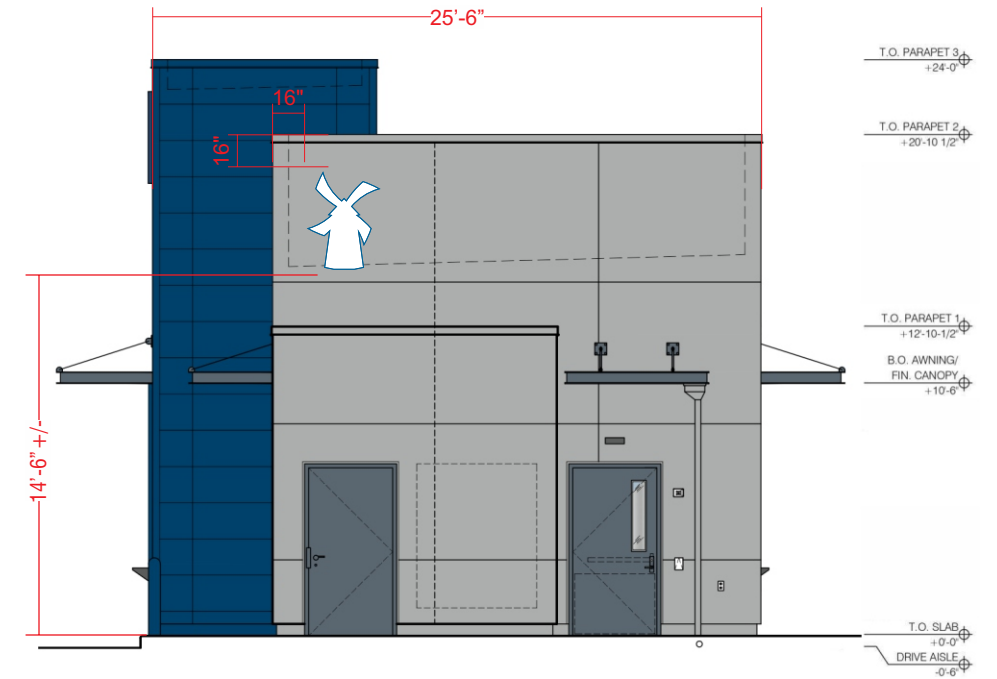
REVISIONS:

- 1.29.24 Updated site plan.
- 1.30.24 Moved address from West.
- 5.21.24 Changed building removing canopy and adding 18' awning.
- 6.11.24 Updated site plan.



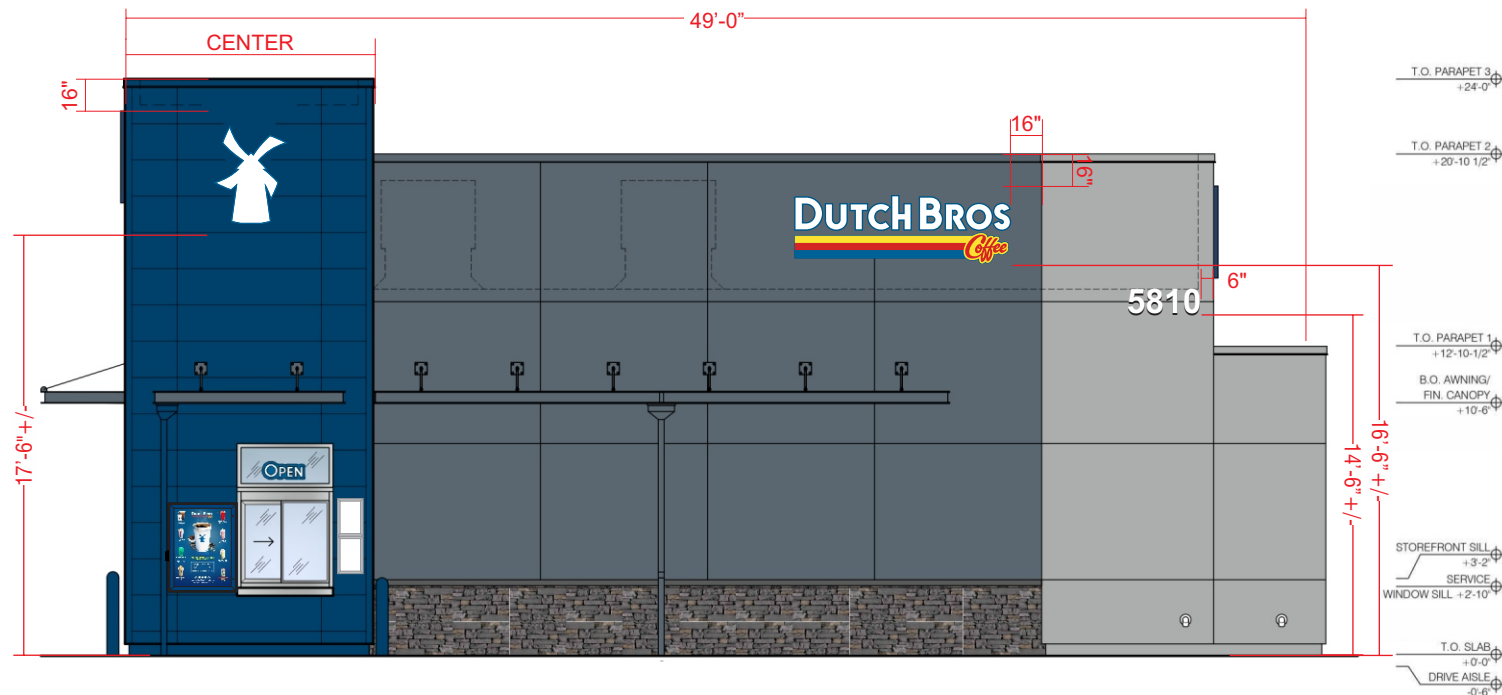
NORTH ELEVATION  
SCALE: 1/8"=1'-0"

**DBCL9 @ 25.5 SF**



EAST ELEVATION  
SCALE: 1/8"=1'-0"

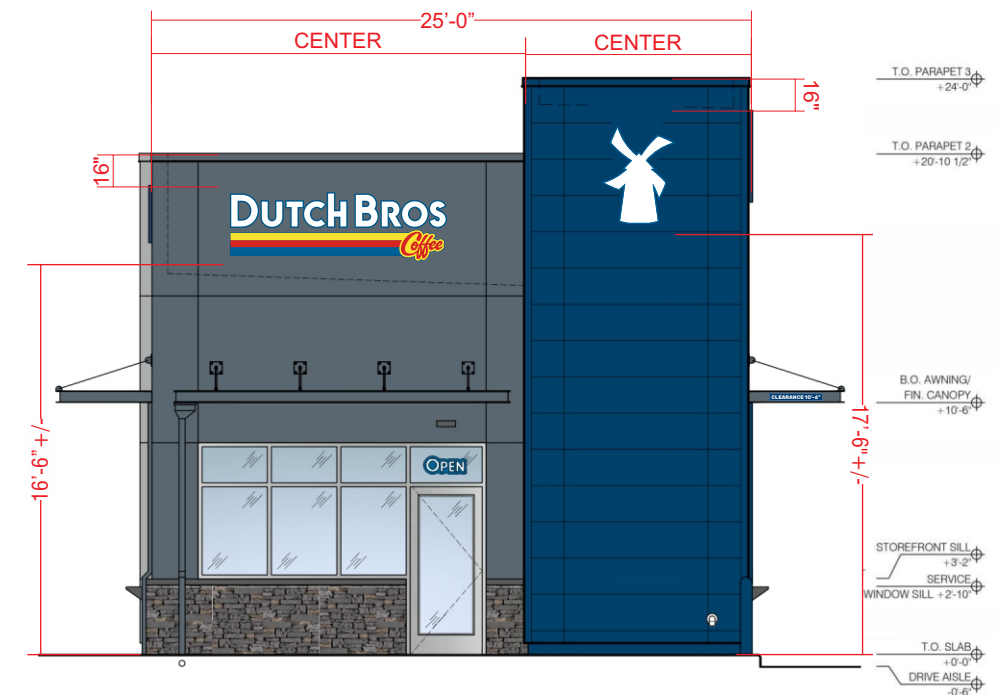
**DBW11 @ 12.6 SF**



SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

**DBW11 @ 12.6 SF**

**DBCL9 @ 25.5 SF**



WEST ELEVATION  
SCALE: 1/8"=1'-0"

**DBCL9 @ 25.5 SF**

**DBW11 @ 12.6 SF**



SUMMARY - FREESTANDING SIGNS & MENUS



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5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

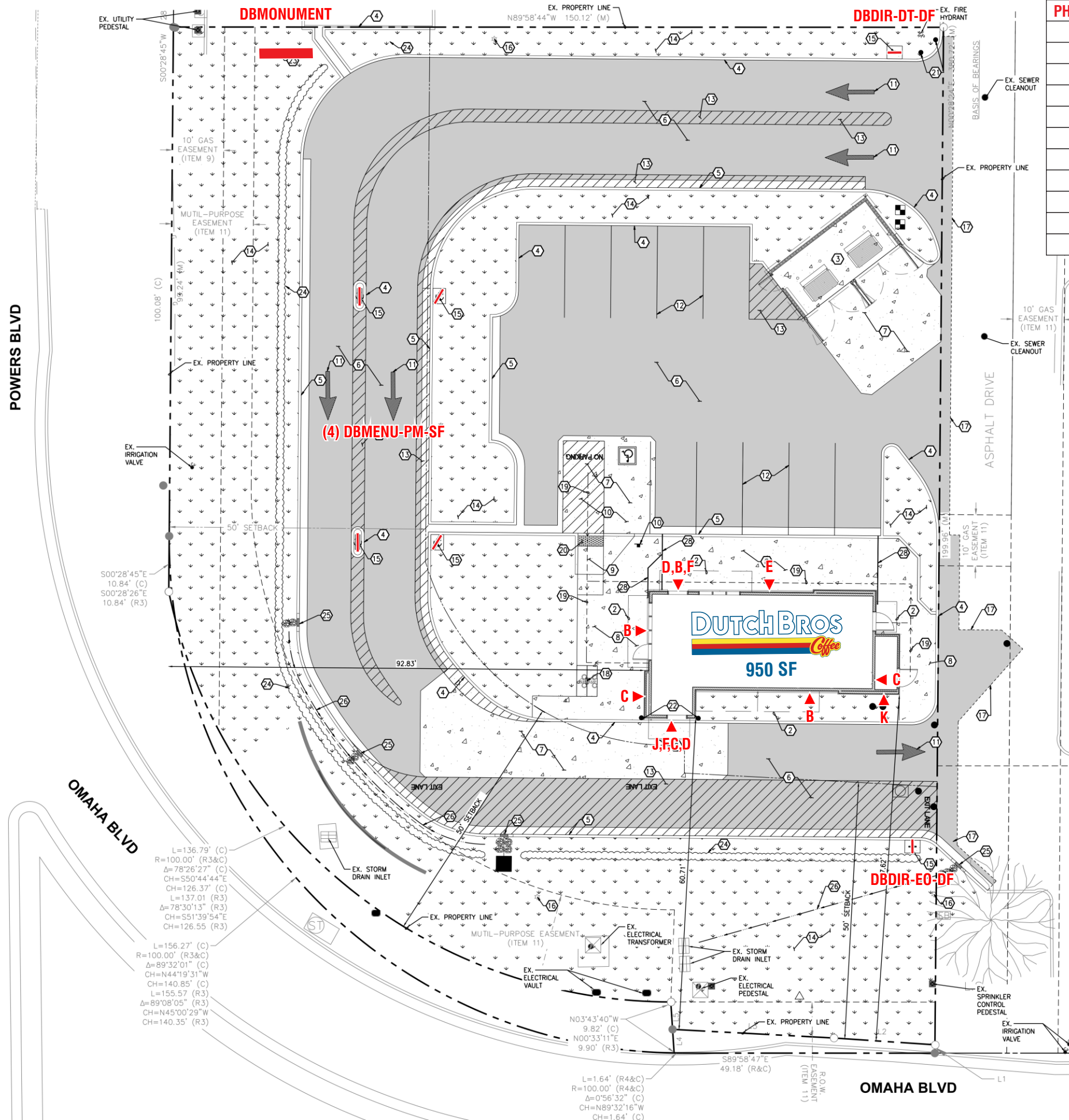
PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

REVISIONS:

- 1.29.24 Updated site plan.
- 1.30.24 Moved address from West.
- 5.21.24 Changed building removing canopy and adding 18' awning.
- 6.11.24 Updated site plan.



SITE OVERVIEW		
PHASE	SIGN TYPE	QTY
A	DB MONUMENT 4' x 10' @ 7' OAH	1
B	DBCL9	3
C	DBW11	3
D	DBSnapFrame-NL-11x17SC	4
E	DBSnapFrame-NL-30x40SC	2
F	DBMenu-WM	2
G	DBMenu-PM-SF	4
H	DBDIR-DT-DF	1
I	DBDIR-EO-DF	1
J	DBCclearance panel	1
K	DBAddress	1





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SHOP DRAWING #:  
**37012A**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

REVISIONS:  
4.23.24 Changed footer &  
pipe size per engineering-  
SK  
5.14.24 Added fabrication  
detail pg. 2- SK

COLOR CODE

- 230-015 YELLOW PSV
- 230-33 RED PSV
- 230-127 INTENSE BLUE PSV
- WHITE
- DB LIGHT GREY (PMS 429)
- DB CUSTOM DARK BLUE

SCOPE OF WORK: MANUFACTURE & INSTALL (1) D/F ILLUMINATED MONUMENT SIGN

FRONT VIEW  
SCALE: 3/4"=1'-0"

SIDE VIEW  
SCALE: 3/4"=1'-0"



FABRICATED ALUMINUM CABINET PAINTED DB CUSTOM DARK BLUE.  
REVEAL PAINTED DB CUSTOM LIGHT GREY.  
BACKED-UP WHITE ACRYLIC LETTERS.  
1ST SURFACE 230-015 YELLOW, 230-33 RED, & 230-127 INTENSE BLUE PSV.  
WHITE LED ILLUMINATION.  
FABRICATED ALUMINUM SKIRT WITH MASONRY BOARD BY ES&A.  
STONE VENEER & CAP BY G.C.



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SHOP DRAWING #:  
**37012F**



CLIENT:  
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5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH  
LEAD DESIGN: CH  
SALES: NJ

REVISIONS:  
5.14.24 added LED layout-  
SK

COLOR CODE

-  DIGITAL PRINT
-  POWDER COATED DB CUSTOM DARK BLUE

SCOPE OF WORK: PROVIDE (2) ILLUMINATED MENU SIGNS V5 - WALL-MOUNTED



- A** WALL-MOUNTED, BACKLIT MENU SIGN
  - PRINTED MENU PANEL NOT INCLUDED
  - LED OUTDOOR LIGHT BOX
  - LOCKABLE HINGED DOOR
  - ALUMINUM CONSTRUCTION
- B** PRINTED LIGHT GUIDE PANEL
  - AS SEPARATE ORDER



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SHOP DRAWING #:  
**37012G**



CLIENT:  
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5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH  
LEAD DESIGN: CH  
SALES: NJ

REVISIONS:  
5.14.24 added LED Layout-SK

COLOR CODE

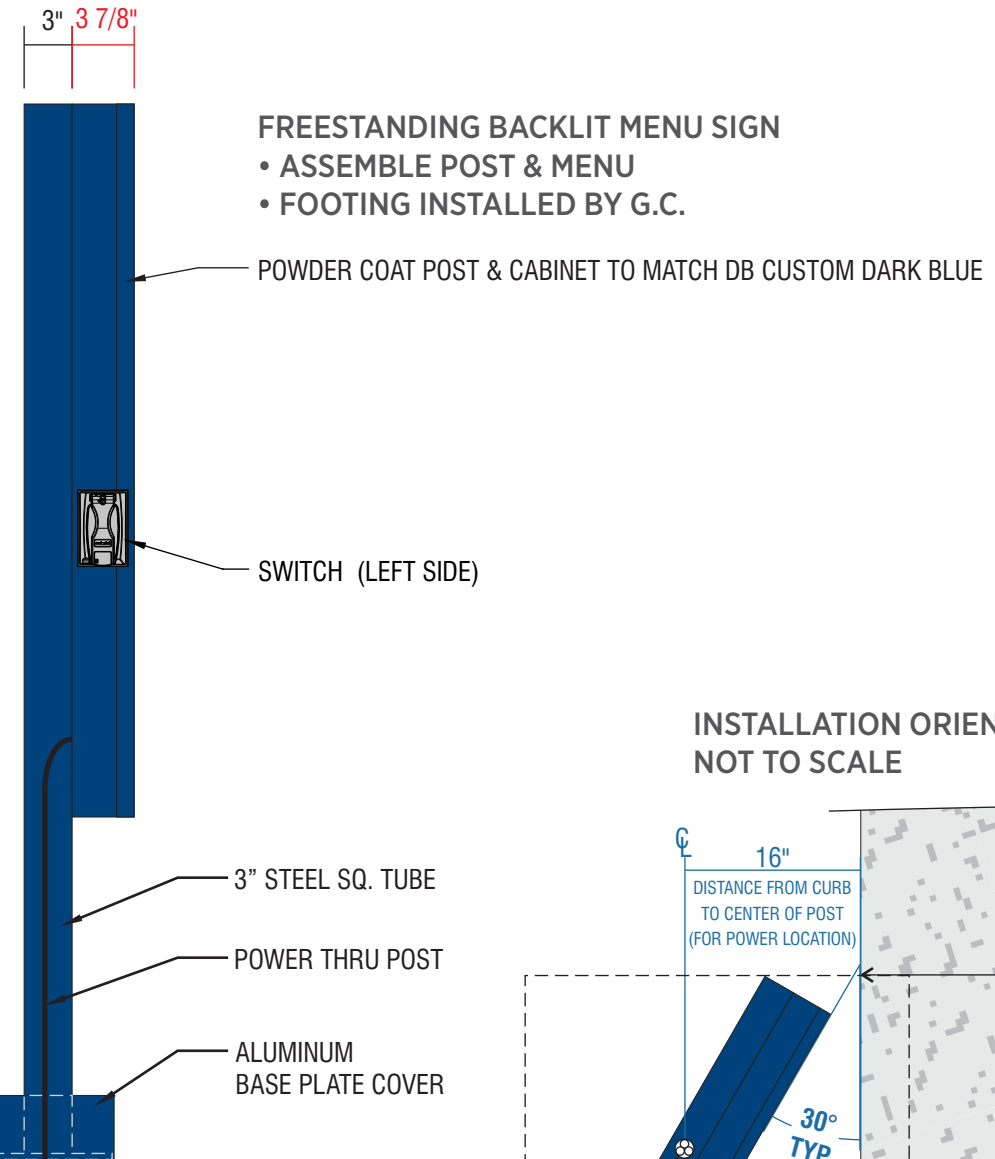
-  DIGITAL PRINT
-  POWDER COATED DB DARK BLUE

SCOPE OF WORK: PROVIDE (4) S/F ILLUMINATED MENU SIGNS V5 - PLATE-MOUNTED

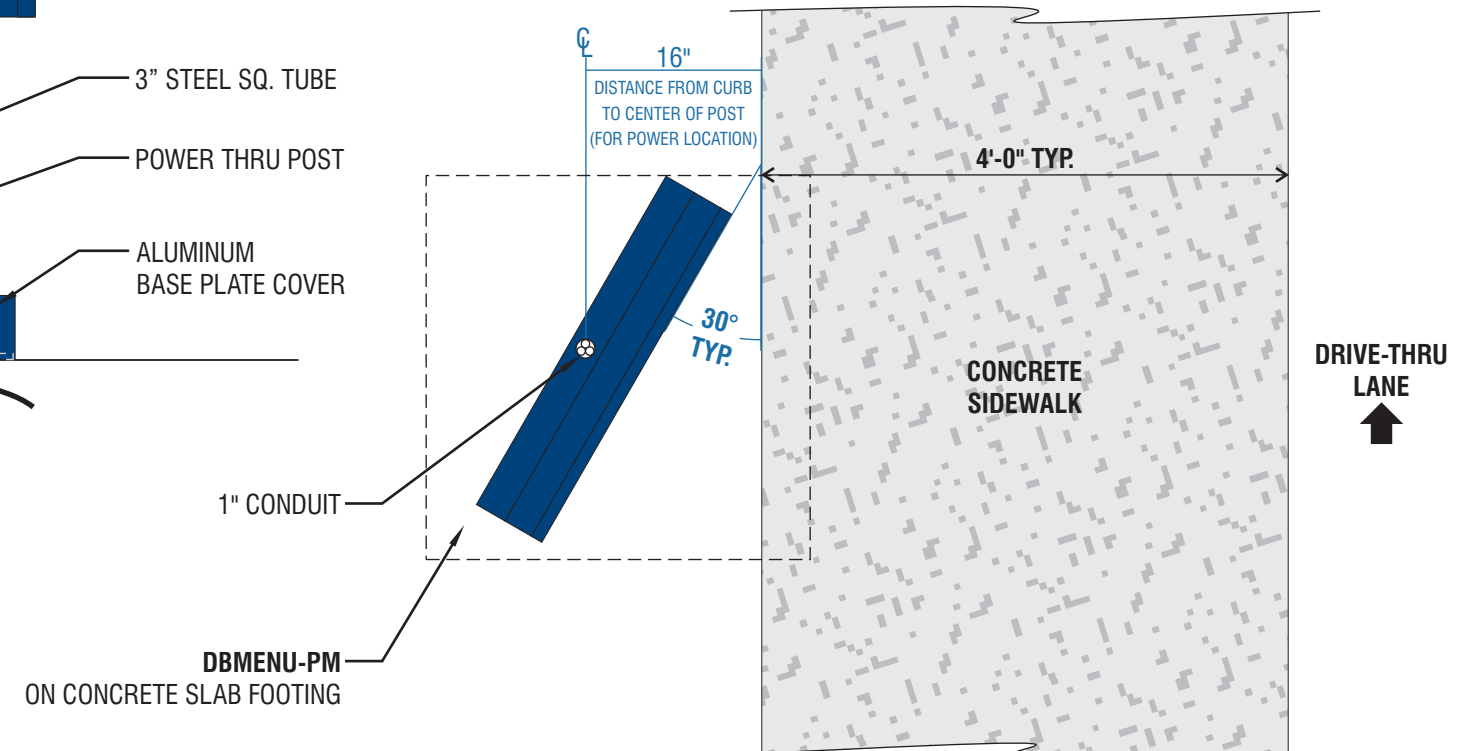
SCALE: 1"=1'-0"



SIDE VIEW



INSTALLATION ORIENTATION DETAIL  
NOT TO SCALE



SCOPE OF WORK: MANUFACTURE & INSTALL (1) D/F NON-ILLUMINATED 'DRIVE THRU' SIGN



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SHOP DRAWING #:  
**37012H**

CLIENT:  
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5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

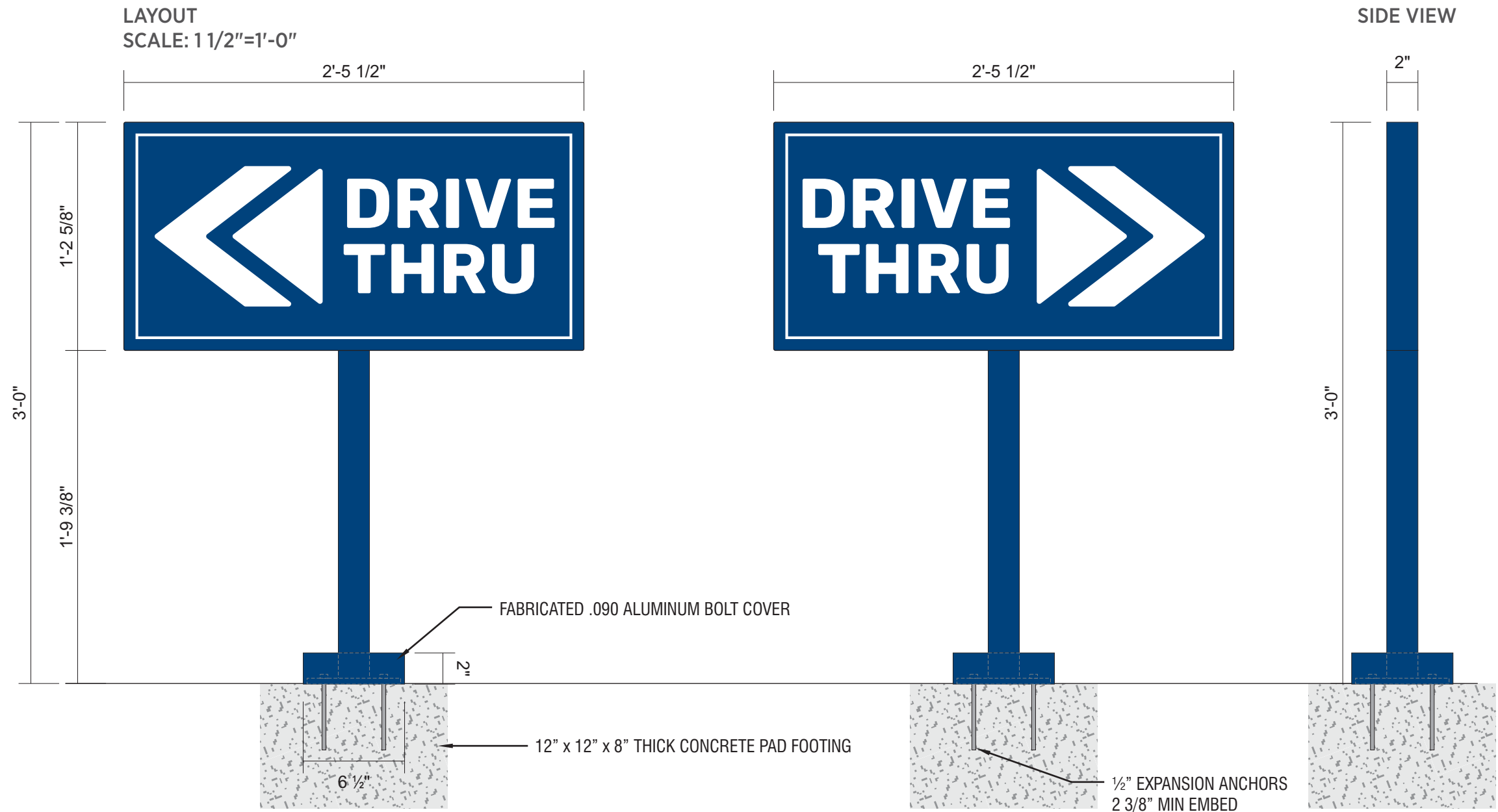
LEAD DESIGN: CH

SALES: NJ

REVISIONS:

COLOR CODE

- DB CUSTOM DARK BLUE
- WHITE



DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED BACKGROUND TO MATCH DB CUSTOM DARK BLUE  
(SPECIAL PRODUCTION NOTE: GRAPHICS TO BE INSET FROM EDGE 1/8").

- 2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 1/4" X 6" X 6" PLATE
- FABRICATED .090 ALUMINUM BOLT COVER
- PAINT DB CUSTOM DARK BLUE
- INSTALL PLATE-MOUNT SIGN WITH 1/2" EXPANSION ANCHORS
- PAD FOOTING INSTALLED BY GC

SCOPE OF WORK: MANUFACTURE & INSTALL (1) D/F NON-ILLUMINATED EXIT SIGN



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SHOP DRAWING #:  
**370121**

CLIENT:  
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5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**

PROD. DETAILS: CH

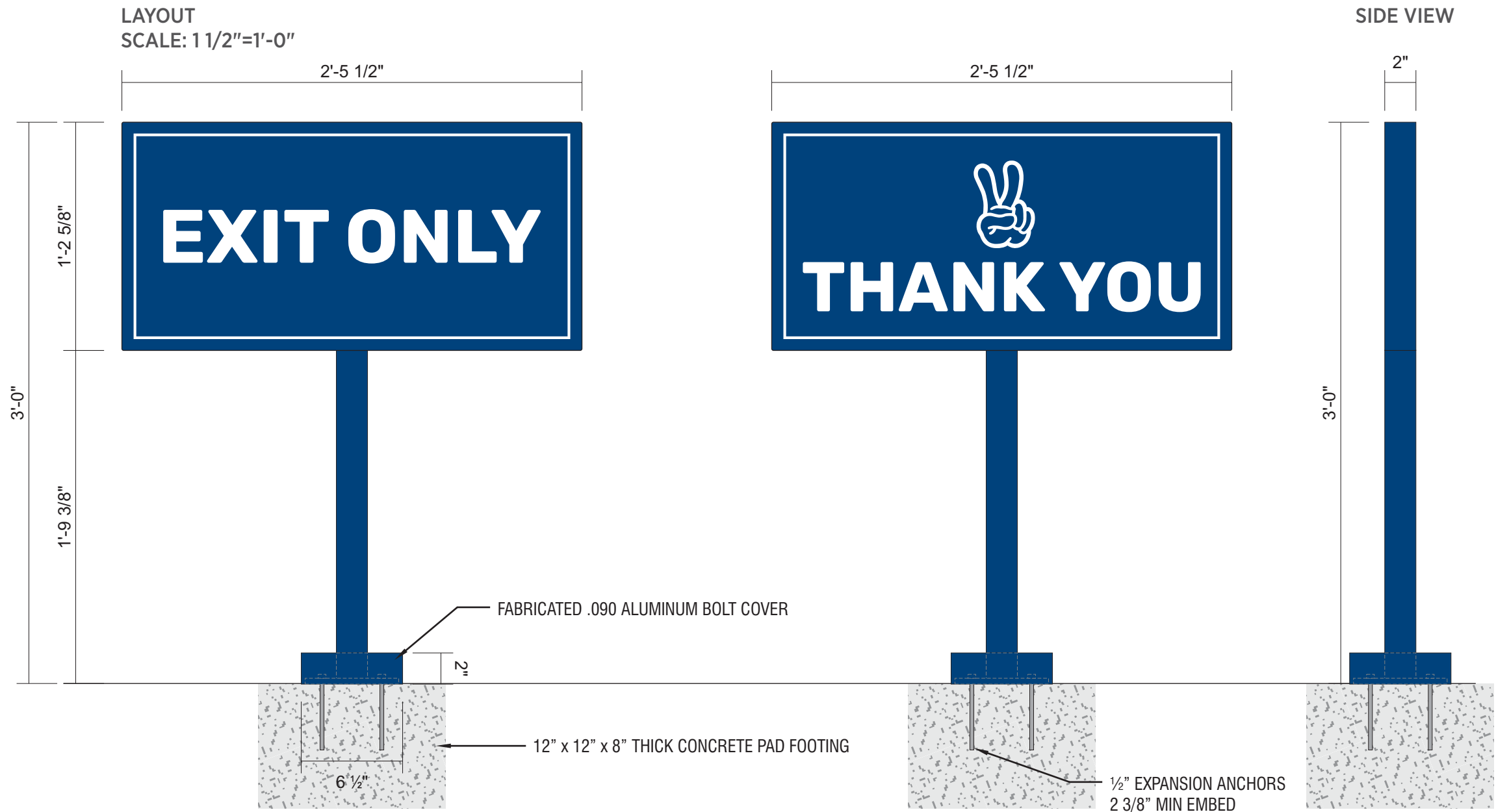
LEAD DESIGN: CH

SALES: NJ

REVISIONS:

COLOR CODE

- DB CUSTOM DARK BLUE
- WHITE



DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED BACKGROUND TO MATCH DB CUSTOM DARK BLUE  
(SPECIAL PRODUCTION NOTE: GRAPHICS TO BE INSET FROM EDGE 1/8").  
2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 1/4" X 6" X 6" PLATE  
FABRICATED .090 ALUMINUM BOLT COVER  
PAINT DB CUSTOM DARK BLUE  
INSTALL PLATE-MOUNT SIGN WITH 1/2" EXPANSION ANCHORS  
PAD FOOTING INSTALLED BY GC



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SHOP DRAWING #:  
**37012J**

CLIENT:  
Dutch Bros - CO0907  
5810 Omaha Blvd.  
Colorado Springs, CO

DATE OF SHOP DRAWING:  
**10/31/23**



PROD. DETAILS: CH

LEAD DESIGN: CH

SALES: NJ

REVISIONS:

COLOR CODE

-  REFLECTIVE WHITE PSV
-  DB CUSTOM DARK BLUE

CLEARANCE SIGN  
SCALE: 3"=1'-0"



3MM ACM SIGN PANEL PAINTED DB CUSTOM DARK BLUE.  
WHITE REFLECTIVE VINYL COPY & BORDER (NUMBERS SHIPPED LOOSE & FIELD APPLIED).  
MOUNT DIRECTLY TO ALUMINUM AWNING DRIVE-THRU ENTRANCE SIDE  
WITH EXTERIOR GRADE 3M VHB TAPE.

ELEVATION  
SCALE: 1/2"=1'-0"

