



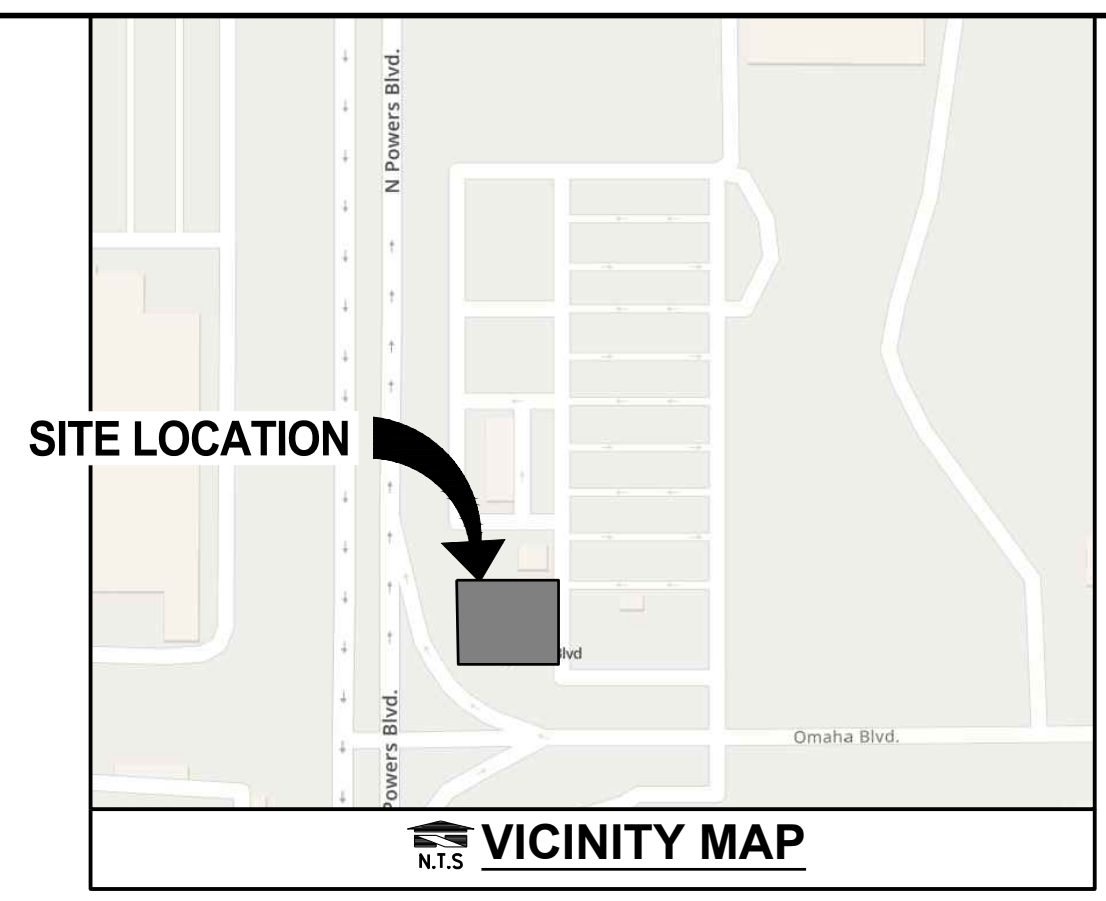
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DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

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

SITE LOCATION



Cover Sheet
5810 OMAHA BLVD
COLORADO SPRINGS, CO 80915

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

PROPOSED LINES AND SYMBOLS

- CONCRETE
- ASPHALT PAVING
- LANDSCAPING
- CURB AND GUTTER
- SPILL CURB
- BARRIER CURB
- EDGE OF PAVEMENT LINE
- SIDEWALK LINE
- WALL LINE
- HAND RAILING / RAILING
- ACCESSIBLE ROUTE
- CONTOUR LINE
- STORM DRAIN
- SAW CUT LINE
- SANITARY SEWER
- WATER
- GAS
- ELECTRICAL/POWER
- DATA/COMMUNICATIONS
- TELEPHONE
- PAINTED LINES

PAINTED DIRECTIONAL SYMBOLS

- PAINTED CROSSWALK
- SITE LOT LIGHT
- SIGN; SIGN AND POST
- SIGN PER ARCHITECTURAL
- GAS METER
- GREASE INTERCEPTOR
- GUARD POST/BOLLARD
- SANITARY SEWER CLEANOUT
- WATER METER/BACKFLOW
- STORM DRAIN CATCH BASIN
- STORM DRAIN CLEANOUT
- ELECTRICAL TRANSFORMER
- ELECTRICAL PULL BOX

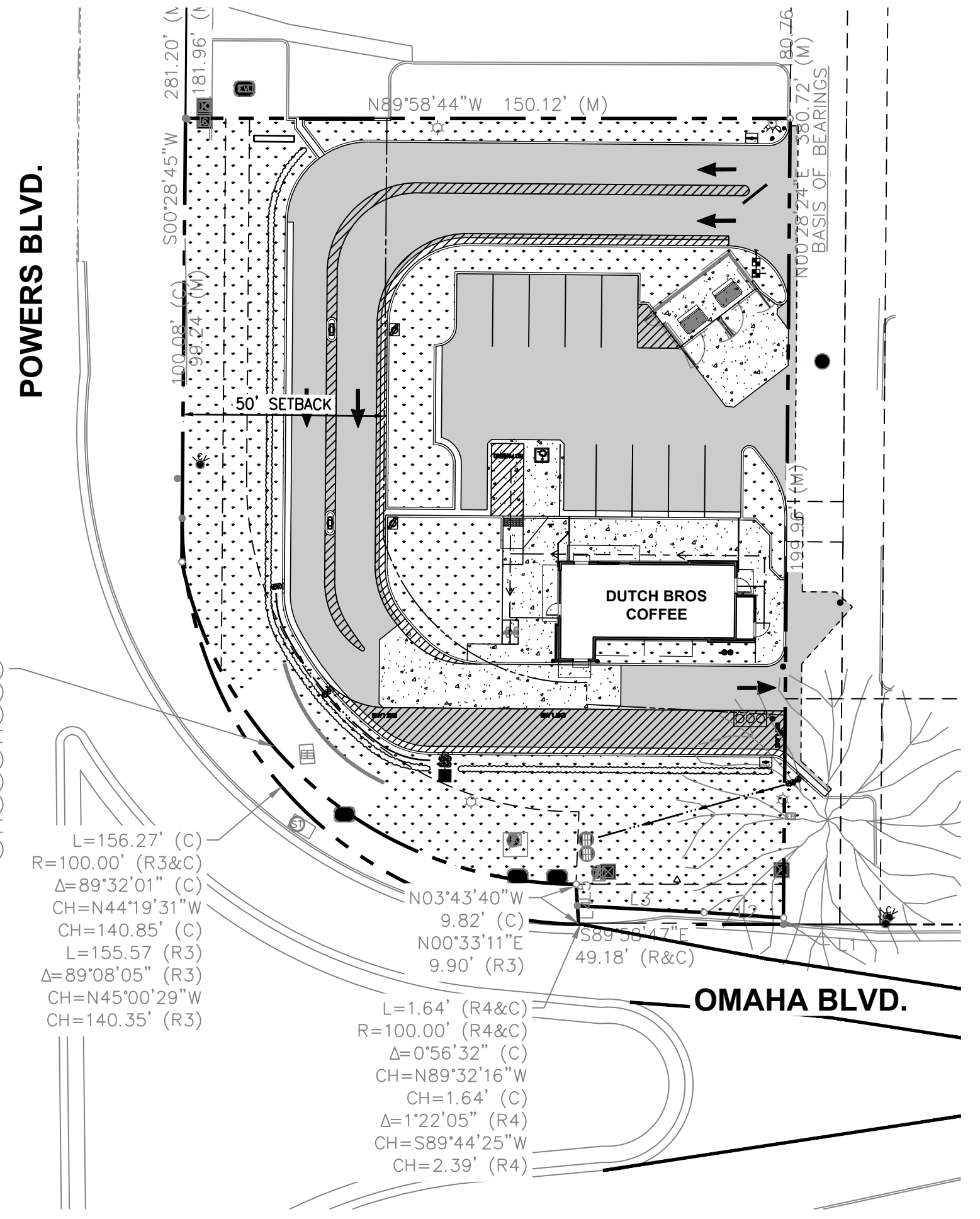
EXISTING LINES AND SYMBOLS

- EASEMENT LINES
- PROPERTY LINE
- CURB LINES
- SIDEWALK LINES
- GUTTER LINE
- CONCRETE LINE
- CONTOUR LINE
- FIBER/DATA LINE
- ELECTRIC LINE
- WATER LINE
- GAS LINE
- SANITARY LINE
- WATER METER
- SANITARY SEWER MANHOLE
- LOT LIGHT
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SIGN AND POST
- UTILITY PEDESTAL
- IRR. CONTROL VALVE
- PIPE BOLLARD
- CLEANOUT
- POWER/UTILITY POLE
- STORM DRAIN CATCH BASIN
- TRANSFORMER
- TREES

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



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@SPINNC.COM

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

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

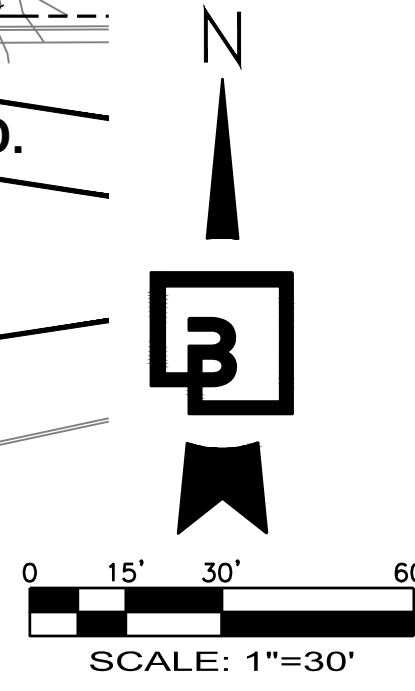
GEOTECHNICAL
CMT ENGINEERING LABORATORIES
2796 S REDMOND RD
WEST VALLEY CITY, UT 84119
TEL: (801) 590-0394
CONTACT: PHIL PACK, P.E.

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

CIVIL SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	ALTA - NSPS LAND TITLE SURVEY
4	DEMOLITION PLAN
5	EROSION AND SEDIMENT CONTROL PLAN
6	EROSION CONTROL DETAILS
7	SITE PLAN
8	HORIZONTAL CONTROL PLAN
9	GRADING PLAN
10	DRAINAGE PLAN
11	UTILITY PLAN
12	CIVIL DETAILS
13	CIVIL DETAILS
14	AGENCY DETAILS
15	STRIPING PLAN - OMAHA BLVD



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.

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: 09/03/2024

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: 9/3/2024

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.

DESIGN ENGINEER SIGNATURE: _____ DATE: 9/3/2024

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.

COUNTY ENGINEER SIGNATURE: _____ DATE: 10/3/2024

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 E.C.M. 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.
COUNTY ENGINEER/ECM ADMINISTRATOR

- Conditions of Approval:
1. Signing and Striping notes have been added to Sheet 2
 2. See additional redlines provided on Sheet 15.

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.

LEGAL DESCRIPTION:

TRACT 1:
LOT 2, POWERS PLAZA, EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF COLORADO SPRINGS IN WARRANTY DEED RECORDED IN BOOK 5259 AT PAGE 1296 AND IN CORRECTION WARRANTY DEED IN BOOK 5474 AT PAGE 196 AND IN WARRANTY DEED RECORDED IN BOOK 5474 AT PAGE 198, COUNTY EL PASO, STATE OF COLORADO.

TRACT 2:
NON-EXCLUSIVE EASEMENT SET FORTH IN THE COVENANTS FOR OPERATIONS MAINTENANCE AND RECIPROCAL EASEMENTS RECORDED OCTOBER 13, 1982 IN BOOK 3621 AT PAGE 592 AND AMENDED BY INSTRUMENT RECORDED DECEMBER 3, 1985 IN BOOK 5095 AT PAGE 982

BASIS OF BEARING

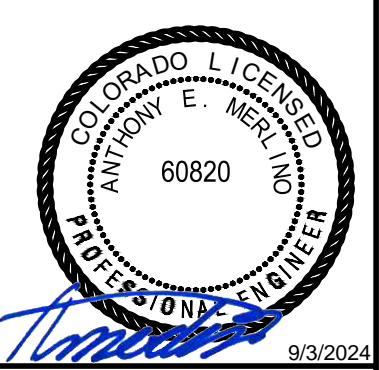
BEARINGS ARE BASED ON THE EAST LINE OF LOT 2 OF POWERS PLAZA, LOT 2 OF POWERS CENTRE FILING NO.2, AND LOT 2 OF POWERS CENTRE, MONUMENTED ON THE SOUTH END WITH A NAIL AND ILLEGIBLE 1" WASHER, FOUND FLUSH IN CONCRETE CURB, AND ON THE NORTH END WITH A NO. 5 REBAR WITH NO CAP FOUND WITH GRADE, AND IS ASSUMED TO BEAR N0028'24"E A MEASURED DISTANCE OF 380.72 FT

FLOOD ZONE:

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 08041C0751G, EFFECTIVE DATE OF DECEMBER 7, 2018. ZONE X IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EXISTING TOPOGRAPHY / SURVEY INFORMATION NOTE:

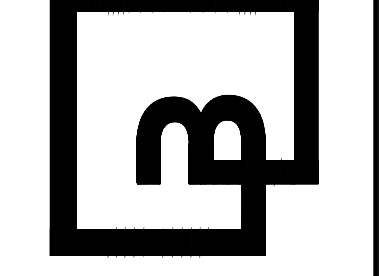
AN A.L.T.A./N.S.P.S. TOPOGRAPHIC AND BOUNDARY SURVEY DATED DECEMBER 2, 2022; PERFORMED BY FORTH LAND SURVEYING, INC. AND HAS BEEN PROVIDED TO BARGHAUSEN CONSULTING ENGINEERS, INC. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. SITE DESIGN HAS BEEN BASED ON ABOVE REFERENCED SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. IMMEDIATELY.



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

Designed: EMM, Drawn: EMM, Checked: AEM, Approved: AEM, Date: 09/03/24

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



Job Number: 23098
Sheet: 1

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
PCD FILE NO PPR2413

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON-SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A RECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH AN INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF RE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY OMT ENGINEERING LABORATORIES, DATED DECEMBER 12, 2023 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN(SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

CHEROKEE METRO DISTRICT NOTES

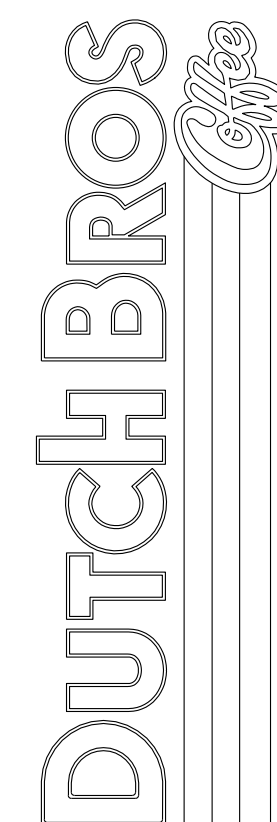
CSU 2023 STANDARDS WITH CHEROKEE METRO DISTRICT ADDITIONS CAN BE FOUND ON CHEROKEEMETRO.ORG

Signing and Striping Notes:

1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
3. Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development.
4. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
5. Street name and regulatory stop signs shall be on the same post at intersections.
6. All removed signs shall be disposed of in a proper manner by the contractor.
7. All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 35 mph or higher shall have 8" upper-lower case lettering on 12" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs". Signal pole mounted and overhead street name signs shall be per MUTCD size standards.
8. All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
9. All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
10. All signs shall be single sheet aluminum with 0.100" minimum thickness.
11. All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Stop bars shall be 24" in width. Crosswalks lines shall be 24" wide and a minimum of 9' long.
12. Word and symbol markings shall be the narrow type.
13. All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
14. The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
15. The contractor shall obtain a work in the right of way permit from the El Paso County Department of Public Works (DPW) prior to any signage or striping work within an existing El Paso County roadway.

GENERAL NOTES
5810 OMAHA BLVD
COLORADO SPRINGS, CO 80915

Title:



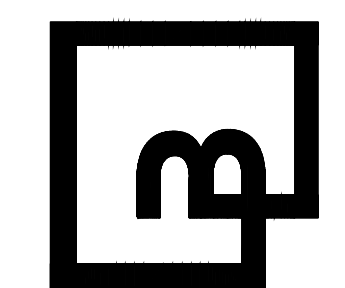
For:



Scale:
Horizontal N/A
Vertical N/A

Designed	EMM
Drawn	EMM
Checked	AEM
Approved	AEM
Date	09/03/24

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



Job Number
23098

Sheet
2
2019 DB
Franchising USA, LLC

PPR2413

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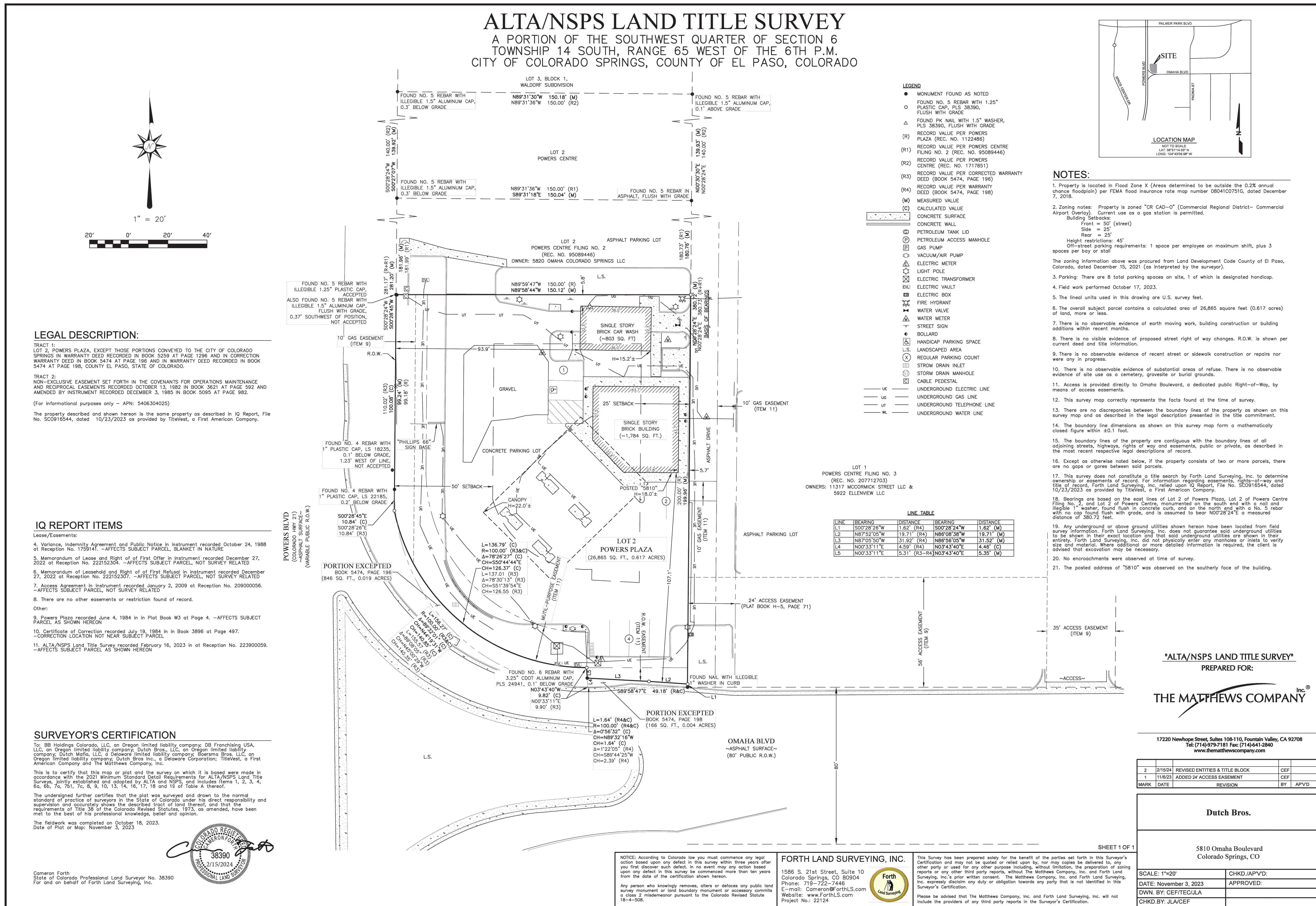
Know what's below.
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DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

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

ALTA/NSPS LAND TITLE SURVEY

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



LEGAL DESCRIPTION:

TRACT 1:
LOT 2, POWERS PLAZA, EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF COLORADO SPRINGS IN WARRANTY DEED RECORDED IN BOOK 5259 AT PAGE 1296 AND IN CORRECTION WARRANTY DEED IN BOOK 5474 AT PAGE 198 AND IN WARRANTY DEED RECORDED IN BOOK 5474 AT PAGE 198, COUNTY EL PASO, STATE OF COLORADO.

TRACT 2:
NON-EXCLUSIVE EASEMENT SET FORTH IN THE COVENANTS FOR OPERATIONS MAINTENANCE AND RECREATIONAL EASEMENTS RECORDED OCTOBER 13, 1982 IN BOOK 3621 AT PAGE 592 AND AMENDED BY INSTRUMENT RECORDED DECEMBER 3, 1985 IN BOOK 5095 AT PAGE 982.

(For informational purposes only - APN: 5406304025)

The property described and shown herein is the same property as described in IQ Report, File No. SC0916544, dated 10/23/2023 as provided by TitleVest, a First American Company.

IQ REPORT ITEMS

- Lease/Easements:
- Variance, Indemnity Agreement and Public Notice in Instrument recorded October 24, 1988 at Reception No. 1759141. -AFFECTS SUBJECT PARCEL, BLANKET IN NATURE.
 - Memorandum of Lease and Right of First Offer in Instrument recorded December 27, 2022 at Reception No. 222152304. -AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED.
 - Memorandum of Leasehold and Right of First Refusal in Instrument recorded December 27, 2022 at Reception No. 222152307. -AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED.
 - Access Agreement in Instrument recorded January 2, 2009 at Reception No. 209000056. -AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED.
 - There are no other easements or restriction found of record.
 - Other:
 - Powers Plaza recorded June 4, 1984 in in Plot Book W3 at Page 4. -AFFECTS SUBJECT PARCEL AS SHOWN HEREON.
 - Certificate of Correction recorded July 19, 1984 in in Book 3896 at Page 497. -CORRECTION LOCATION NOT NEAR SUBJECT PARCEL.
 - ALTA/NSPS Land Title Survey recorded February 16, 2023 in at Reception No. 223900059. -AFFECTS SUBJECT PARCEL AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, Cameron Forth, a duly licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof.

The undersigned further certifies that the plot was surveyed and drawn to the normal standard of practice of surveyors in the State of Colorado under his direct responsibility and supervision and accurately shows the boundaries of land surveyed, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

The fieldwork was completed on October 16, 2023.
Date of Plat or Map: November 3, 2023.



Cameron Forth
State of Colorado Professional Land Surveyor No. 38390
For and on behalf of Forth Land Surveying, Inc.

- ### LEGEND
- MONUMENT FOUND AS NOTED
 - FOUND NO. 5 REBAR WITH 1.25" PLASTIC CAP, PLS 38390, FLUSH WITH GRADE
 - △ FOUND PK NAIL WITH 1.5" WASHER, PLS 38390, FLUSH WITH GRADE
 - (R) RECORD VALUE PER POWERS PLAZA (REC. NO. 1122486)
 - (R1) RECORD VALUE PER POWERS CENTRE FILING NO. 2 (REC. NO. 95089446)
 - (R2) RECORD VALUE PER POWERS CENTRE (REC. NO. 1717851)
 - (R3) RECORD VALUE PER CORRECTED WARRANTY DEED (BOOK 5474, PAGE 198)
 - (R4) RECORD VALUE PER WARRANTY DEED (BOOK 5474, PAGE 198)
 - (M) MEASURED VALUE
 - (C) CALCULATED VALUE
 - CONCRETE SURFACE
 - CONCRETE WALL
 - PETROLEUM TANK LID
 - PETROLEUM ACCESS MANHOLE
 - GAS PUMP
 - VACUUM/AIR PUMP
 - ELECTRIC METER
 - LIGHT POLE
 - ELECTRIC TRANSFORMER
 - ELECTRIC VAULT
 - ELECTRIC BOX
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - STREET SIGN
 - BOLLARD
 - HANDICAP PARKING SPACE
 - LANDSCAPED AREA
 - REGULAR PARKING COUNT
 - CABLE PEDESTAL
 - STORM DRAIN INLET
 - STORM DRAIN MANHOLE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND WATER LINE

LINE TABLE

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S00°28'26"W	1.82' (R4)	S00°28'24"W	1.82' (M)
L2	N87°52'05"W	19.71' (R4)	N86°08'38"W	19.71' (M)
L3	N87°05'50"W	31.92' (R4)	N86°56'05"W	31.52' (M)
L4	N00°33'11"E	4.59' (R4)	N03°43'40"E	4.46' (M)
L5	N00°33'11"E	5.31' (R3-R4)	N03°43'40"E	5.35' (M)

- ### NOTES:
- Property is located in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA Flood Insurance rate map number 08041C0751G, dated December 7, 2018.
 - Zoning notes: Property is zoned "CR CAD-O" (Commercial Regional District - Commercial Airport Overlay). Current use as a gas station is permitted.
Building Setbacks:
Front = 50' (street)
Side = 25'
Rear = 25'
Height restrictions: 45'
Off-street parking requirements: 1 space per employee on maximum shift, plus 3 spaces per bay or stall.
The zoning information above was procured from Land Development Code County of El Paso, Colorado, dated December 15, 2021 (as interpreted by the surveyor).
 - Parking: There are 8 total parking spaces on site, 1 of which is designated handicap.
 - Field work performed October 17, 2023.
 - The lineal units used in this drawing are U.S. survey feet.
 - The overall subject parcel contains a calculated area of 26,865 square feet (0.617 acres) of land, more or less.
 - There is no observable evidence of earth moving work, building construction or building additions within recent months.
 - There is no visible evidence of proposed street right of way changes. R.O.W. is shown per current deed and title information.
 - There is no observable evidence of recent street or sidewalk construction or repairs nor were any in progress.
 - There is no observable evidence of substantial areas of refuse. There is no observable evidence of site use as a cemetery, grove or burial grounds.
 - Access is provided directly to Omaha Boulevard, a dedicated public Right-of-Way, by means of access easements.
 - This survey map correctly represents the facts found at the time of survey.
 - There are no discrepancies between the boundary lines of the property as shown on this survey map and as described in the legal description presented in the title commitment.
 - The boundary line dimensions as shown on this survey map form a mathematically closed figure within ±0.1 foot.
 - The boundary lines of the property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in the most recent respective legal descriptions of record.
 - Except as otherwise noted below, if the property consists of two or more parcels, there are no gaps or gaps between solid parcels.
 - This survey does not constitute a title search by Forth Land Surveying, Inc. to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Forth Land Surveying, Inc. relied upon IQ Report, File No. SC0916544, dated 10/23/2023 as provided by TitleVest, a First American Company.
 - Bearings are based on the east lines of Lot 2 of Powers Plaza, Lot 2 of Powers Centre Filing No. 2 and Lot 2 of Powers Centre, monumented on the south and with a nail and illegible 1" washer, found flush in concrete curb, and on the north and with a No. 5 rebar with no cap found flush with grade, and is assumed to bear N00°28'24"E a measured distance of 380.72 feet.
 - Any underground or above ground utilities shown herein have been located from field survey information. Forth Land Surveying, Inc. does not guarantee said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Forth Land Surveying, Inc. did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
 - No encroachments were observed at time of survey.
 - The posted address of "5810" was observed on the southerly face of the building.

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:
THE MATTHEWS COMPANY Inc.

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themathewscopany.com

MARK	DATE	REVISION	BY	APVD
2	2/15/24	REVISED ENTITIES & TITLE BLOCK	CEF	
1	11/03/23	ADDED 24' ACCESS EASEMENT	CEF	

Dutch Bros.

5810 Omaha Boulevard
Colorado Springs, CO

SCALE: 1"=20'
DATE: November 3, 2023
DWN BY: CEFFTEC/JLA
CHKD BY: JLA/CEF

CHKD/JAPV/D:
APPROVED:

J.N.: 22-11-01-14001

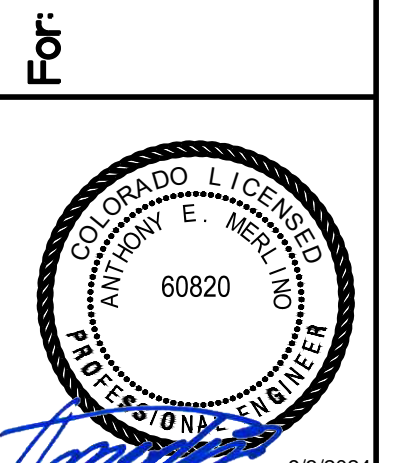
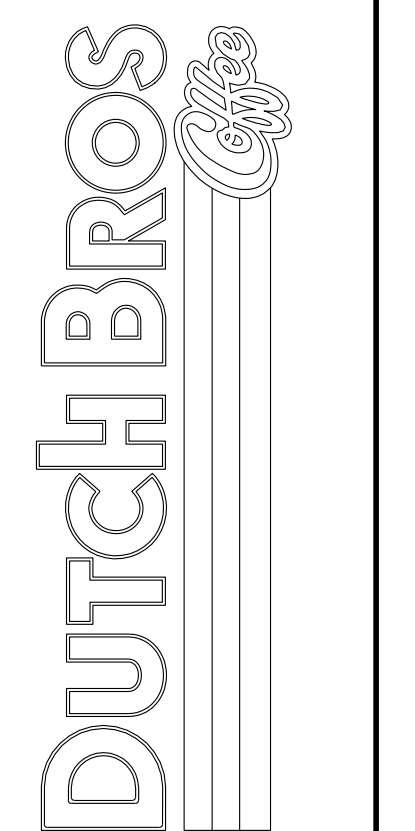
FORTH LAND SURVEYING, INC.
1586 S. 21st Street, Suite 10
Colorado Springs, CO 80904
Phone: 719-722-7446
E-mail: Cameron@orthLS.com
Website: www.ForthLS.com
Project No.: 22124

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without the written consent of The Matthews Company, Inc. and Forth Land Surveying, Inc.'s prior written consent. The Matthews Company, Inc. and Forth Land Surveying, Inc. expressly disclaim any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Forth Land Surveying, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

FOR REFERENCE ONLY

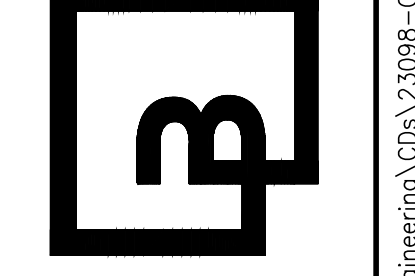
ALTA - NSPS LAND TITLE SURVEY
5810 OMAHA BLVD
COLORADO SPRINGS, CO 80915



Scale:
Horizontal N/A
Vertical N/A

Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 09/03/24

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



Job Number
23098

Sheet
3

2019 DB
Franchising USA, LLC

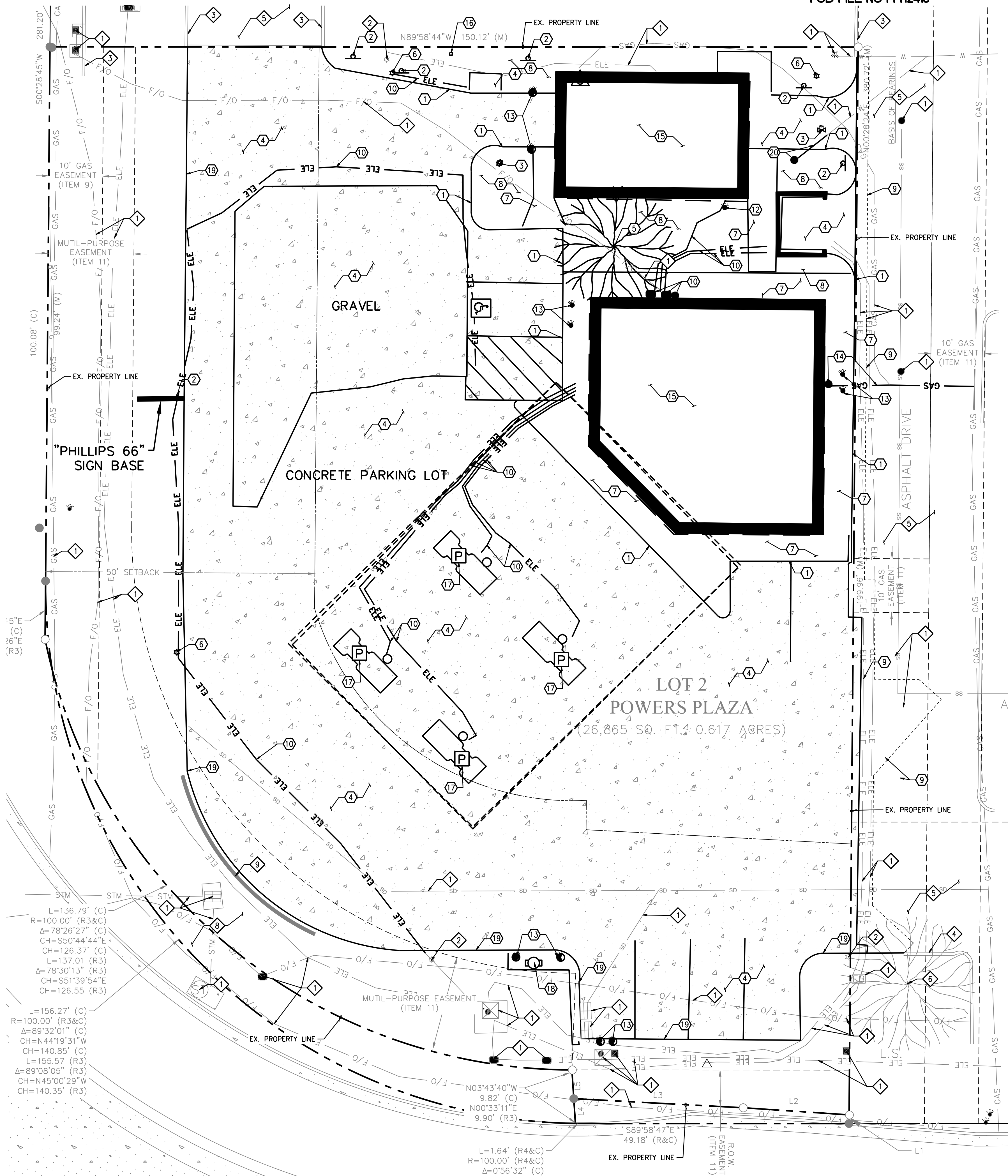
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DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

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



DEMOLITION NOTES:

- DEMOLISH AND REMOVE EXISTING CURB.
- DEMOLISH EXISTING SIGN.
- DEMOLISH AND REMOVE EXISTING WATER VALVE. PROVIDE TEMPORARY CAP AS NECESSARY. CONFIRM CAPPING REQUIREMENTS WITH PURVEYOR PRIOR TO CONSTRUCTION.
- DEMOLISH AND REMOVE EXISTING CONCRETE PAVEMENT/GRAVEL.
- DEMOLISH EXISTING TREE. CONFIRM TREE REMOVAL REQUIREMENTS WITH THE EL PASO COUNTY PRIOR TO CONSTRUCTION.
- DEMOLISH AND REMOVE EXISTING LIGHT.
- DEMOLISH AND REMOVE EXISTING SIDEWALK.
- REMOVE EXISTING LANDSCAPING.
- APPROXIMATE SAWCUT LINE.
- DEMOLISH AND REMOVE EXISTING ELECTRICAL. CONTRACTOR TO COORDINATE AND CONFIRM SCOPE OF WORK WITH PURVEYOR PRIOR TO CONSTRUCTION.
- DEMOLISH AND REMOVE A PORTION OF THE SIDEWALK. SAWCUT AND REMOVE SIDEWALK AT EXISTING JOINT LINE ONLY.
- DEMOLISH AND REMOVE EXISTING IRRIGATION VALVE. PROVIDE TEMPORARY CAP AS NECESSARY. CONFIRM CAPPING REQUIREMENTS WITH PURVEYOR PRIOR TO CONSTRUCTION.
- DEMOLISH AND REMOVE EXISTING BOLLARDS.
- DEMOLISH AND REMOVE EXISTING GAS METER. CONTRACTOR TO CAP EXISTING GAS LINE. CONTRACTOR TO COORDINATE AND CONFIRM SCOPE OF WORK WITH PURVEYOR PRIOR TO CONSTRUCTION.
- DEMOLISH AND REMOVE EXISTING BLDG.
- DEMOLISH AND REMOVE EXISTING GAS VENT.
- DEMOLISH AND REMOVE EXISTING GAS PUMP.
- DEMOLISH AND REMOVE EXISTING AIR PUMP & VACUUM
- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER
- DEMOLISH AND REMOVE EXISTING WATER METER AND PIT AND A PORTION OF THE EXISTING WATER

* ALL ABOVE DEMOLITION/REMOVAL ITEMS TO BE DISPOSED OF OFFSITE. CONTRACTOR TO ENSURE DISPOSAL COMPLIES WITH CITY AND COUNTY STANDARDS AND REGULATIONS FOR OFFSITE DISPOSAL/RECYCLING.

SPECIAL PROTECTION NOTES:

- PROTECT EXISTING UTILITY BOXES, MANHOLES, POWER POLES, CLEANOUTS, PEDESTALS, HYDRANTS AND ASSOCIATED UNDERGROUND UTILITY LINES FROM DAMAGE DURING CONSTRUCTION, TYPICAL.
- PROTECT EXISTING SITE LIGHT.
- PROTECT EXISTING CURB FROM DAMAGE DURING CONSTRUCTION
- PROTECT EXISTING CURB AND GUTTER FROM DAMAGE DURING CONSTRUCTION.
- PROTECT EXISTING PAVEMENT FROM DAMAGE DURING CONSTRUCTION.
- PROTECT EXISTING TREE FROM DAMAGE DURING CONSTRUCTION.
- PROTECT EXISTING ACCESSIBLE RAMP FROM DAMAGE DURING CONSTRUCTION.
- PROTECT EXISTING ROCK.
- PROTECT EXISTING RETAINING WALL FROM DAMAGE DURING CONSTRUCTION.

INLET PROTECTION NOTE

GENERAL CONTRACTOR SHALL PROVIDE INLET PROTECTION AT ALL EXISTING AND PROPOSED CATCH BASINS AS NECESSARY TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM. COORDINATE PLACEMENT WITH PROPERTY OWNERS AND AS DIRECTED BY CITY INSPECTOR.

EXPOSED SOILS NOTE

PRIOR TO A RAIN EVENT, OR IF ANY AREA WILL NOT BE ACTIVELY WORKED ON WITHIN 14 DAYS, ALL DISTURBED OR EXPOSED SOILS SHALL BE PROTECTED, AT A MINIMUM, WITH STRAW MULCH AND TACKIFIER APPLICATION. APPLY TACKIFIER ON STRAW MULCH TO HOLD MULCH IN PLACE. THIS IS A MINIMUM GUIDE ONLY. CONTRACTOR RESPONSIBLE FOR DETERMINING AND INSTALLING THE APPROPRIATE LEVEL OF EROSION AND SEDIMENT CONTROL.

STREET CLEANING NOTE:

ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE ACCESS DRIVE UPON STARTING OPERATIONS AND DAILY THEREAFTER OR AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.

WET WEATHER NOTE:

STRAW MULCH, SOIL BINDER, OR EROSION CONTROL BLANKETS/MATS SHALL BE USED IN CONJUNCTION WITH HYDROSEEDING DURING THE WET SEASON FOR THE TEMPORARY PROTECTION OF DISTURBED SOIL. HYDROSEEDING MAY BE USED ALONE ONLY IF THERE IS SUFFICIENT TIME TO ENSURE ADEQUATE VEGETATION ESTABLISHMENT BEFORE THE START OF THE RAINY SEASON.

TEMPORARY WORK EASEMENT NOTE:

CONTRACTOR TO OBTAIN TEMPORARY WORK EASEMENT DOCUMENTATION AND COORDINATE WITH ADJACENT PROPERTY OWNER, PRIOR TO COMMENCING ANY OFF-SITE CONSTRUCTION ACTIVITIES.

UTILITY PROTECTION NOTE:

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

UTILITY COORDINATION NOTE:

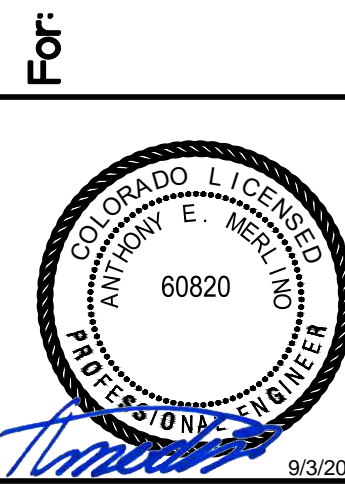
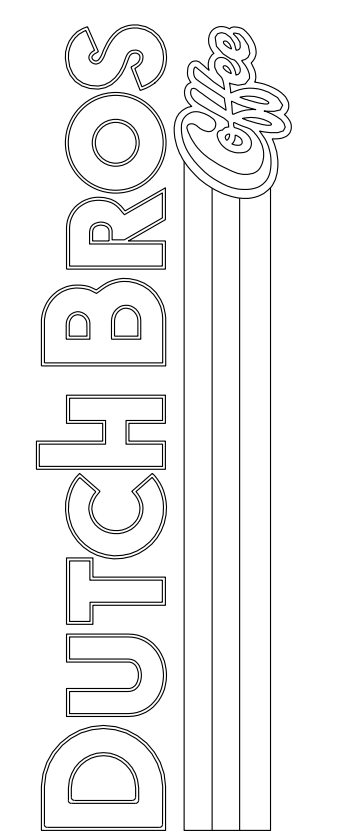
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO PERFORMING ANY DEMOLITION ACTIVITIES TO ENSURE PROPER PROTECTION AND DISCONNECTION PROCEDURES ARE IN PLACE

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 POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE AT 811 AND THEN POT-HOLING 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.

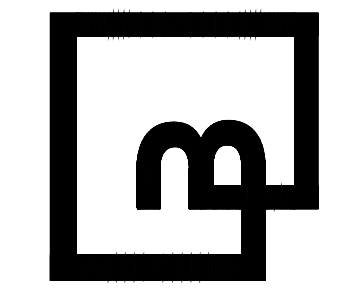
No.	Date	By	Chd.	Appr.	Revision

Title:
DEMOLITION PLAN
5810 OMAHA BLVD
COLORADO SPRINGS, CO 80915



Scale:	Horizontal	1" = 10'	Vertical	N/A					
Designed	EMM	Drawn	EMM	Checked	AEM	Approved	AEM	Date	09/03/24

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



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23098
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FRANCHISING USA, LLC

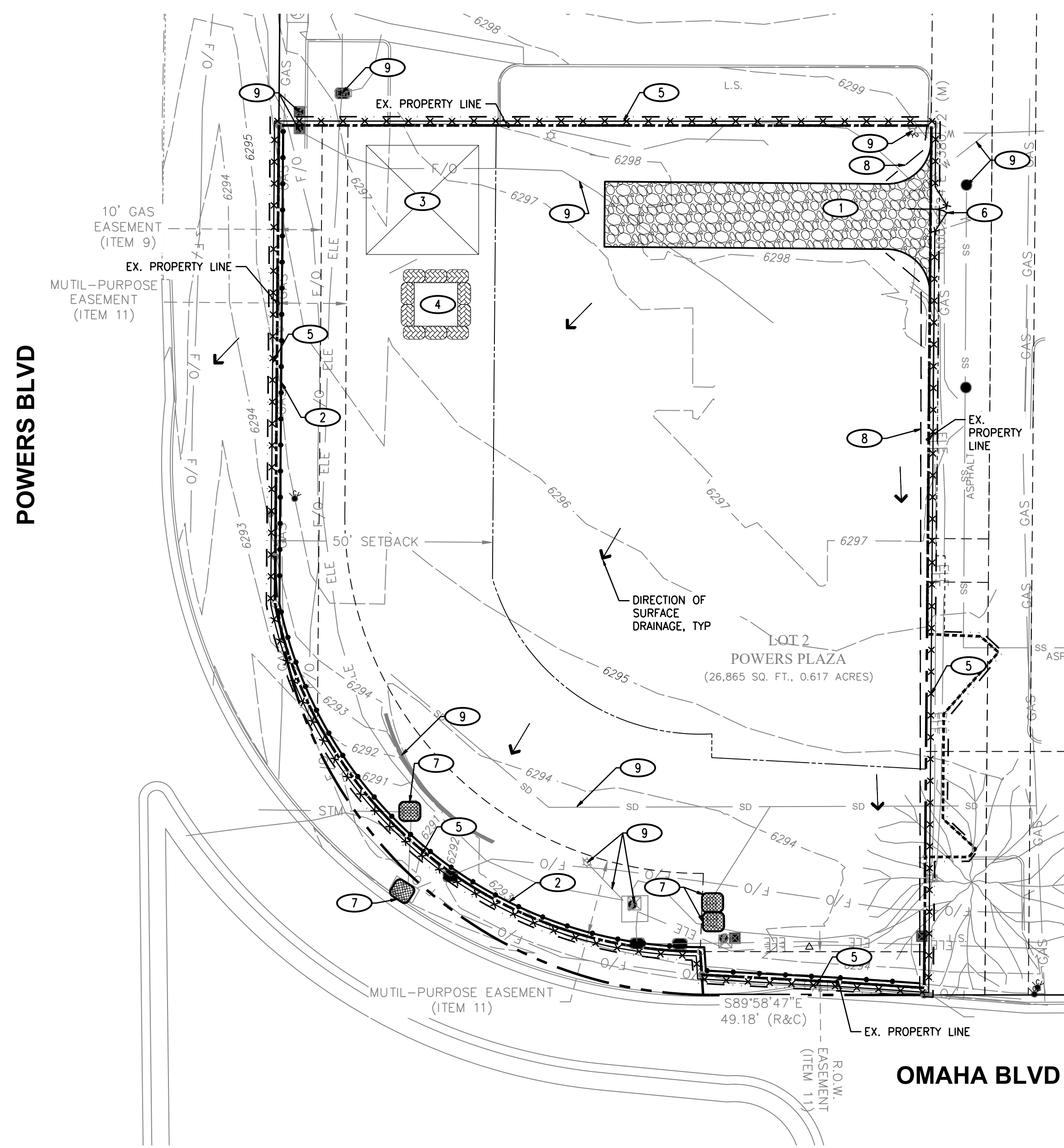
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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO
PCD FILE NO PPR2413



- ### EROSION CONTROL NOTES:
1. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER DETAIL VT-2 ON SHEET 6; ADJUST AS NECESSARY DURING CONSTRUCTION.
 2. INSTALL TEMPORARY SILT FENCE PER DETAIL SF-2 ON SHEET 6. INSTALL AROUND PERIMETER OF SITE IMPROVEMENTS AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY AGENCY INSPECTOR.
 3. APPROXIMATE LOCATION OF CONTRACTOR STAGING AREA THAT IS TO BE USED FOR MATERIAL/EQUIPMENT STORAGE, VEHICLE AND EQUIPMENT FUELING/MAINTENANCE, AND TEMPORARY SANITARY FACILITIES.
 4. CONTRACTOR TO INSTALL CONCRETE WASHOUT PER EL PASO COUNTY DETAIL 3-84 ON SHEET 6 ADJUST AS NECESSARY DURING CONSTRUCTION.
 5. INSTALL TEMPORARY CONSTRUCTION FENCE (6' HIGH CHAIN LINK, MINIMUM) AROUND PERIMETER OF CONSTRUCTION SITE WITH GATE PER NOTE #6. CONTRACTOR SHALL FIELD LOCATE AND ADJUST AS NECESSARY AS CONSTRUCTION PROGRESSES.
 6. INSTALL TEMPORARY SITE ACCESS GATE (6' HIGH-CHAIN LINK WITH LOCKING DEVICE) AND FENCE AT TEMPORARY CONSTRUCTION ENTRANCES. FIELD VERIFY AND CONFIRM EXACT LOCATION WITH ARCHITECT/OWNER.
 7. INSTALL TEMPORARY INLET PROTECTION PER IP-3 ON SHEET 6; TYP.
 8. INSTALL DURAWATTLE TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE; INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 9. PROTECT FROM DAMAGE DURING CONSTRUCTION. REFER TO DEMOLITION PLAN SHT 4.

HYDROSEED MIX NOTES

IF THE GROUND IS DISTURBED, IT SHOULD BE MULCHED OR REVEGETATED WITHIN 45 DAYS OF DISTURBANCE.

HYDROSEED MIX:
SHOTGUN NATIVE GRASS SEED MIX
 FORMULATED SPECIFICALLY FOR PIKES PEAK FRONT RANGE. 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.

EL PASO LOW GROW GRASS SEED MIX
 GREAT DROUGHT TOLERANT AND LOW-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% SAN DROPSEED.

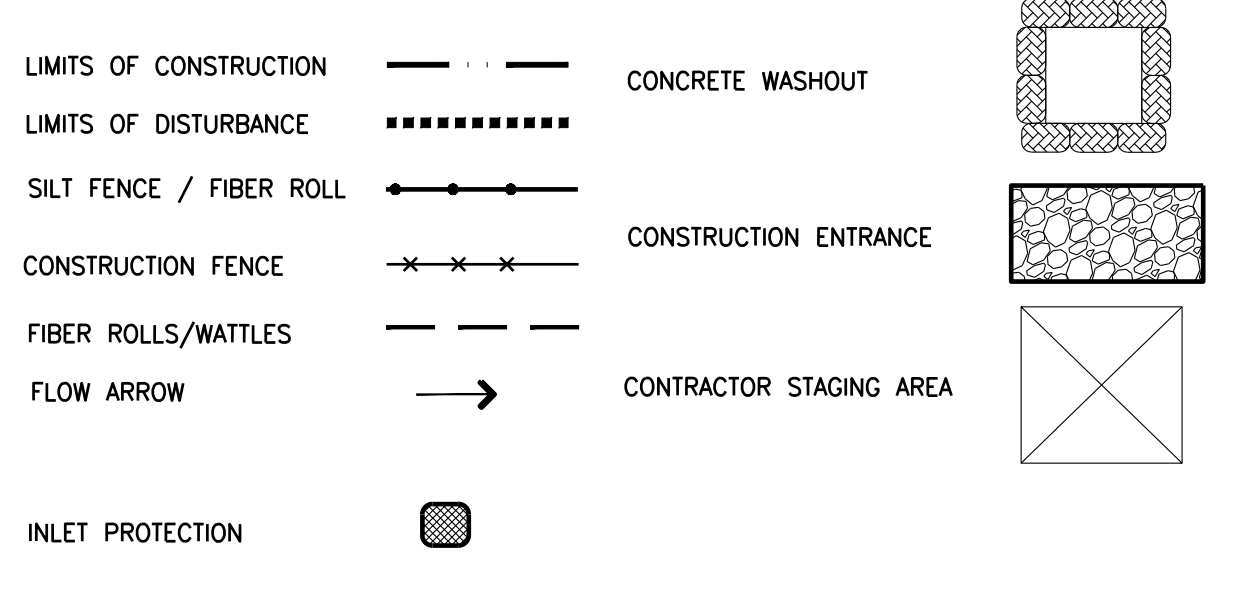
- ### EROSION AND SEDIMENT CONTROL NOTES
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL AND CITY OF COLORADO SPRINGS STORMWATER QUALITY STANDARDS AND SPECIFICATIONS.
 2. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (Bmps) SHALL BE INSTALLED AND MAINTAINED YEAR-ROUND THROUGHOUT THE DURATION OF THE PROJECT.
 3. ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED PER INLET PROTECTION DETAIL IP-3 WITH SEDIMENT CONTROL AND INLET FILTER BAGS YEAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON COMPLETION OF CONSTRUCTION.
 4. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER DETAIL VT-2 TEMPORARY CONSTRUCTION ENTRANCE, WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
 5. ALL AREAS DISTURBED DURING CONSTRUCTION BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION YEAR ROUND DURING THE DURATION OF THE PROJECT. HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD. REFER TO HYDROSEED MIX NOTE ON THIS SHEET.
 6. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMPs SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
 7. SEDIMENT CONTROL BMPs SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMPs SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETED OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
 8. EFFECTIVE EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.
 9. CONTRACTOR SHALL INSTALL AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENTATION CONTROL BMPs.

- ### STORMWATER QUALITY CONTROL NOTES
1. CONTRACTOR SHALL PROVIDE STORM DRAIN INLET PROTECTION (GRAVEL BAGS AND FILTER FABRIC OR PROPRIETARY TEMPORARY GEOTEXTILE INSERTS) FOR ALL CATCH BASINS LOCATED IN THE VICINITY OF THE WORK. THIS PROTECTION INCLUDES ANY CATCH BASINS IN THE PUBLIC RIGHT-OF-WAY, AS WELL AS ANY ON-SITE CATCH BASINS ON PRIVATE PROPERTY.
 2. CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE/EGRESS FROM PROJECT SITE TO PREVENT TRACKOUT OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY FROM CONSTRUCTION VEHICLES.
 3. CONTRACTOR SHALL ENSURE THAT CONSTRUCTION OR DEMOLITION ACTIVITIES DO NOT DEPOSIT SEDIMENT ONTO THE PUBLIC ROADWAY, SIDEWALKS OR GUTTERS. ALL SEDIMENT AND CONSTRUCTION DEBRIS MUST BE REMOVED BY THE END OF THE WORK DAY.
 4. CONTRACTOR SHALL USE STREET SWEEPING OR OTHER DRY SWEEPING METHOD, AS NECESSARY, TO REMOVE CONSTRUCTION OR DEMOLITION-RELATED SEDIMENT FROM PUBLIC SIDEWALKS, GUTTERS AND ROADWAY.
 5. CONTRACTOR SHALL INSTALL A CITY-APPROVED WASTE MANAGEMENT WASH-OUT STRUCTURE AT THE PROJECT SITE. ALL CONCRETE, PAINT, STUCCO AND OTHER LIQUIDS WILL BE WASHED OUT IN THIS STRUCTURE.
 6. CONTRACTOR SHALL SCHEDULE WORK FOR DRY-WEATHER DAYS WHEN NO RAIN IS IN THE IMMEDIATE FORECAST.
 7. CONTRACTOR SHALL PROVIDE DUST CONTROL TO PREVENT THE NUISANCE OF BLOWING DUST WITHOUT CAUSING SEDIMENT, DEBRIS OR LITTER TO ENTER THE CITY STORM DRAIN SYSTEM.
 8. CONTRACTOR SHALL INSTALL ANY OTHER BMPs AS NECESSARY TO CONTROL THE DISCHARGE OF POLLUTANTS FROM THE PROJECT SITE.

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

- ### BMP MAINTENANCE NOTES
1. TEMPORARY GROUND COVER SHALL BE PLANTED OR A FILL TACKIFIER SPREAD OVER EXPOSED AREAS NOT BEING WORKED ON FOR 14 DAYS.
 2. TEMPORARY EROSION CONTROLS SHOULD NOT BE REMOVED BEFORE PERMANENT EROSION CONTROLS ARE IN-PLACE AND ESTABLISHED.
 3. ALL MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY SAFETY MOVING OPERATIONS ARE INITIATED.
 4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE CHECKED AND UPDATED, AS NEEDED, AT THE END OF EACH WORK WEEK AND IMMEDIATELY FOLLOWING EACH RAIN EVENT.

EROSION CONTROL LEGEND



INLET PROTECTION NOTE

GENERAL CONTRACTOR SHALL PROVIDE INLET PROTECTION AT ALL EXISTING AND PROPOSED CATCH BASINS AS NECESSARY TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM. COORDINATE PLACEMENT WITH PROPERTY OWNERS AND AS DIRECTED BY CITY INSPECTOR. SEE DETAIL IP-3/SHT 6.

EXPOSED SOILS NOTE

PRIOR TO A RAIN EVENT, OR IF ANY AREA WILL NOT BE ACTIVELY WORKED ON WITHIN 14 DAYS, ALL DISTURBED OR EXPOSED SOILS SHALL BE PROTECTED, AT A MINIMUM, WITH STRAW MULCH AND TACKIFIER APPLICATION. APPLY TACKIFIER ON STRAW MULCH TO HOLD MULCH IN PLACE. THIS IS A MINIMUM GUIDE ONLY. CONTRACTOR RESPONSIBLE FOR DETERMINING AND INSTALLING THE APPROPRIATE LEVEL OF EROSION AND SEDIMENT CONTROL.

TEMPORARY WORK EASEMENT NOTE:

CONTRACTOR TO OBTAIN TEMPORARY WORK EASEMENT DOCUMENTATION AND COORDINATE WITH ADJACENT PROPERTY OWNER, PRIOR TO COMMENCING ANY OFF-SITE CONSTRUCTION ACTIVITIES.

UTILITY PROTECTION NOTE:

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

UTILITY COORDINATION NOTE:

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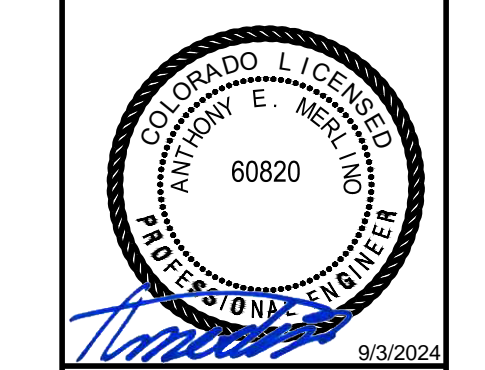
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No.	Date	By	Code	Appr.

Revision

Title: **EROSION AND SEDIMENT CONTROL PLAN**
 5810 OMAHA BLVD
 COLORADO SPRINGS, CO 80915



Scale:	Horizontal	Vertical
	1" = 20'	N/A
Designed	EMM	
Drawn	EMM	
Checked	AEM	
Approved	AEM	
Date	09/03/24	

Job Number: **23098**

Sheet: **5**

For: **BARGHAUSEN CONSULTING ENGINEERS, INC.**
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222
 barghausen.com

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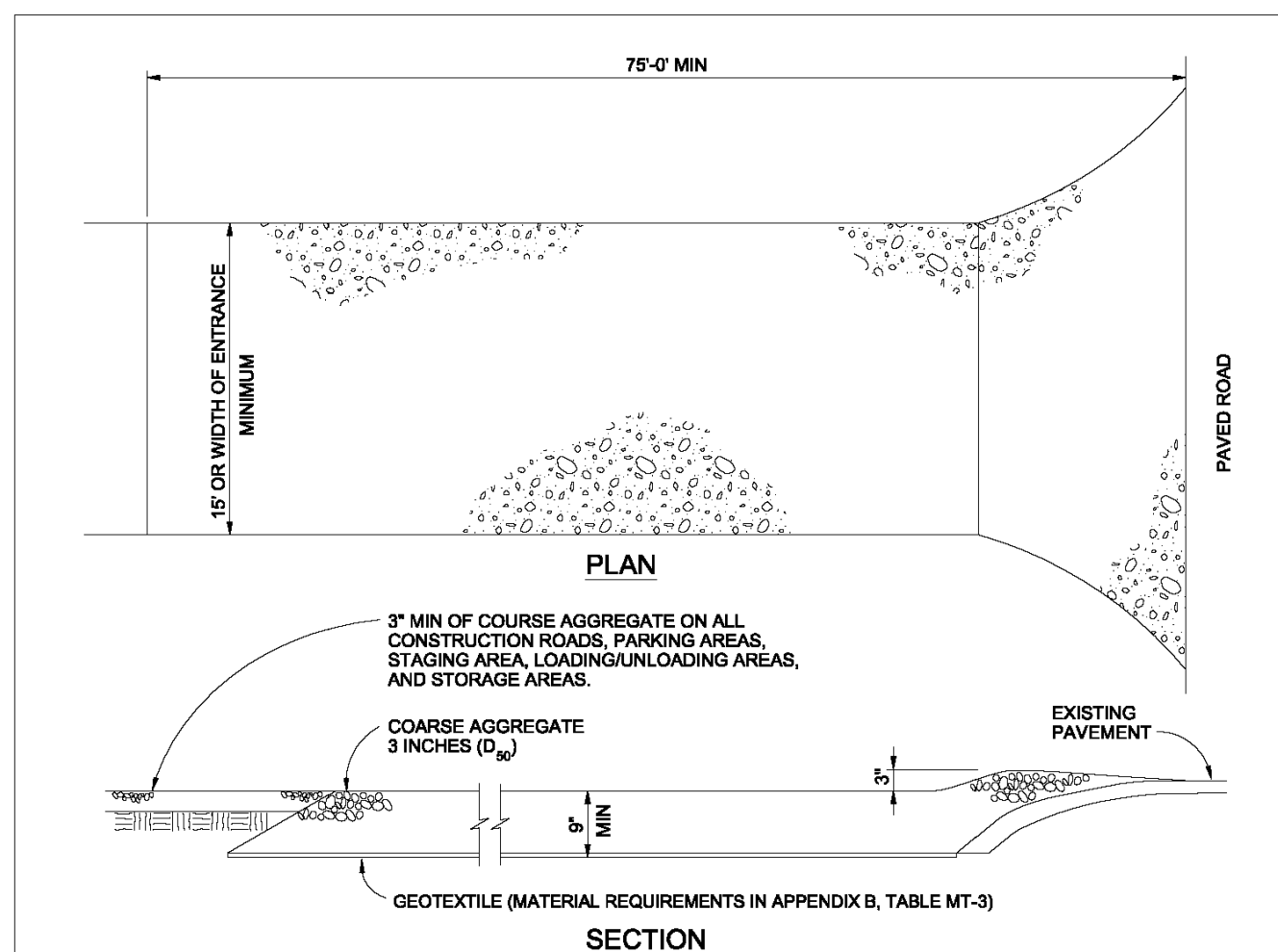
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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO
PCD FILE NO PPR2413



VEHICLE TRACKING

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

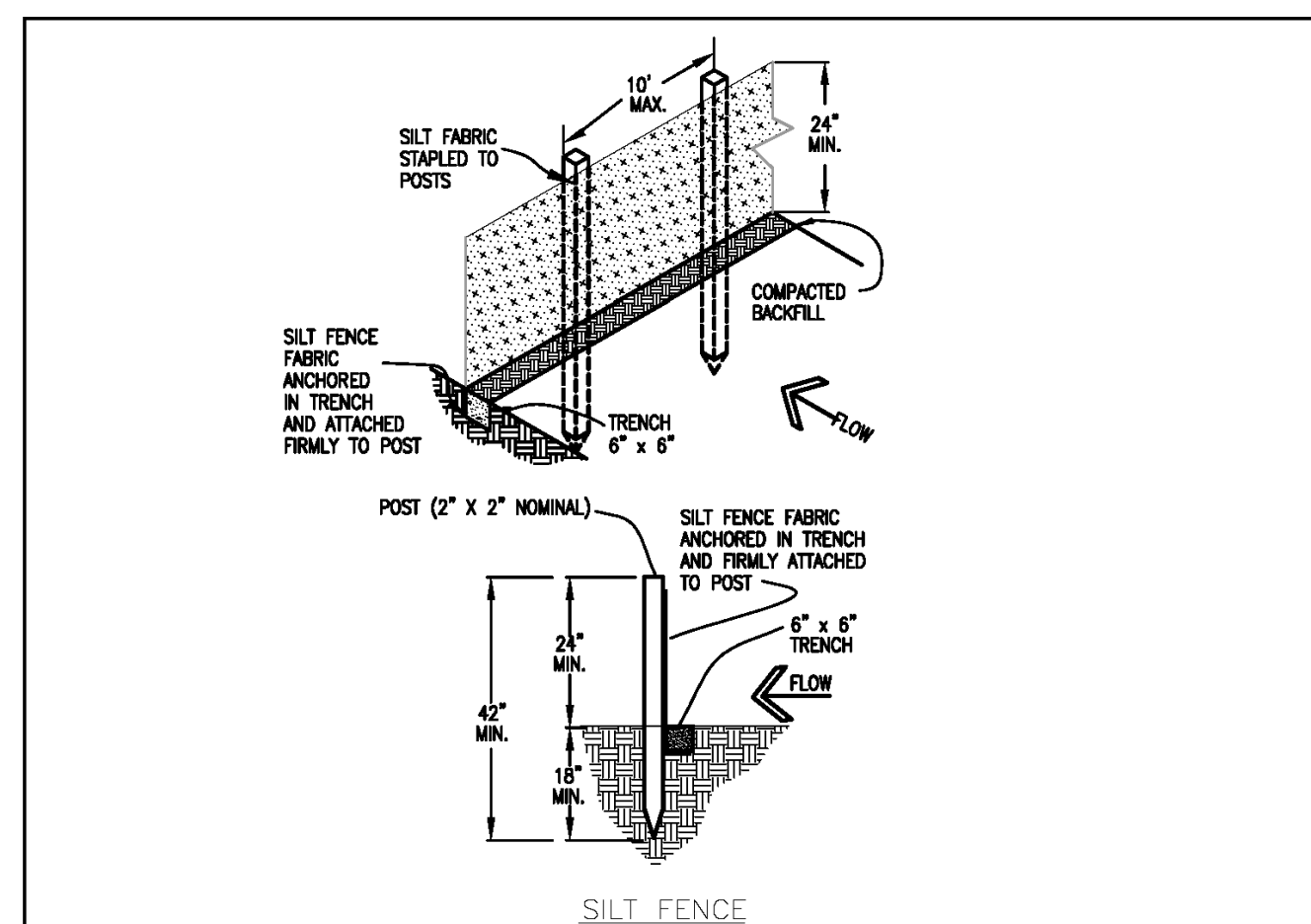
1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples



SILT FENCE NOTES

INSTALLATION REQUIREMENTS

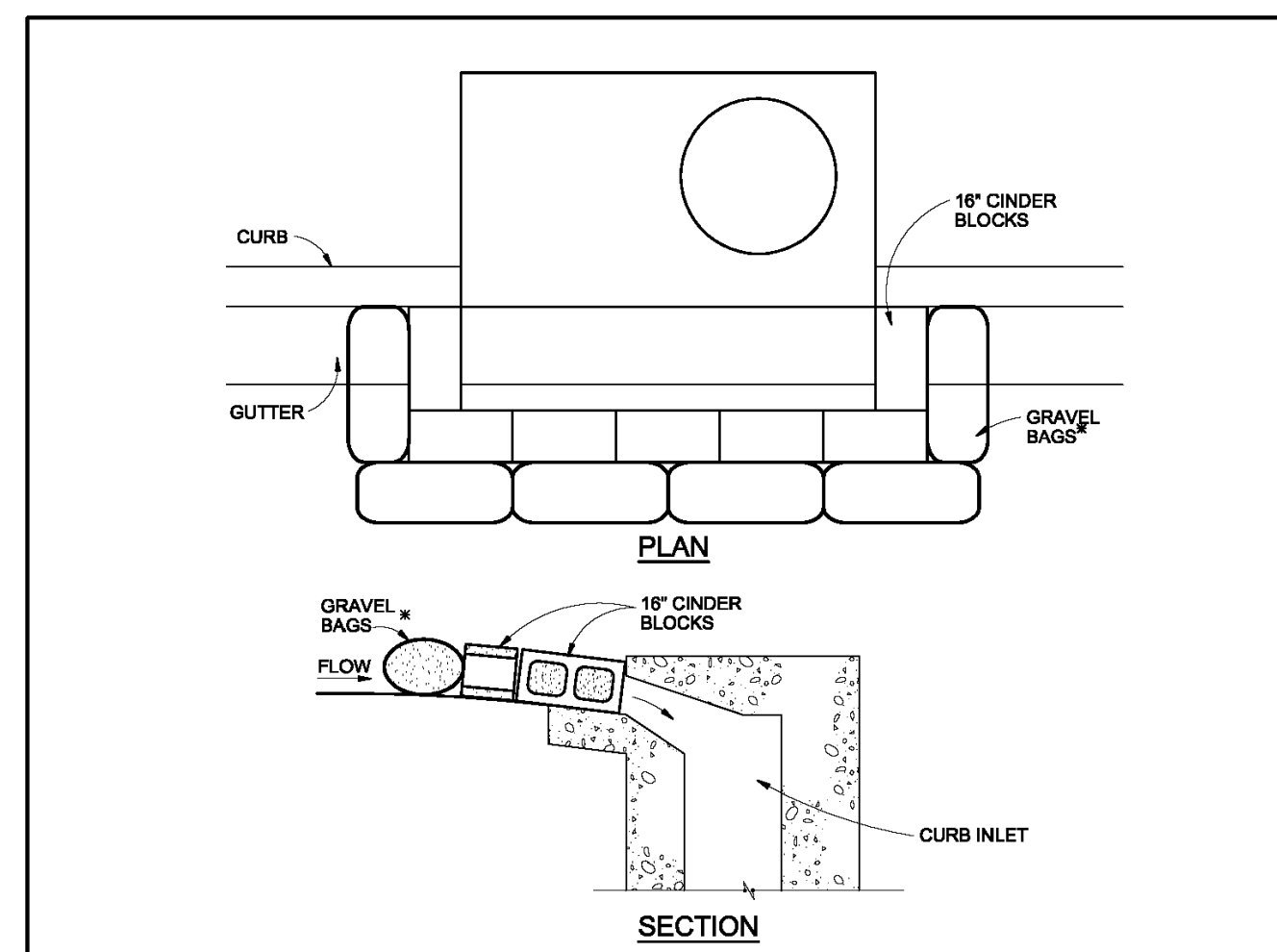
1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 2" ABOVE THE ORIGINAL GROUND SURFACE.
6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure SF-2
Silt Fence
Construction Detail and Maintenance Requirements



BLOCK AND GRAVEL BAG CURB INLET PROTECTION

BLOCK AND GRAVEL BAG CURB INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
2. CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
3. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
4. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.
5. BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

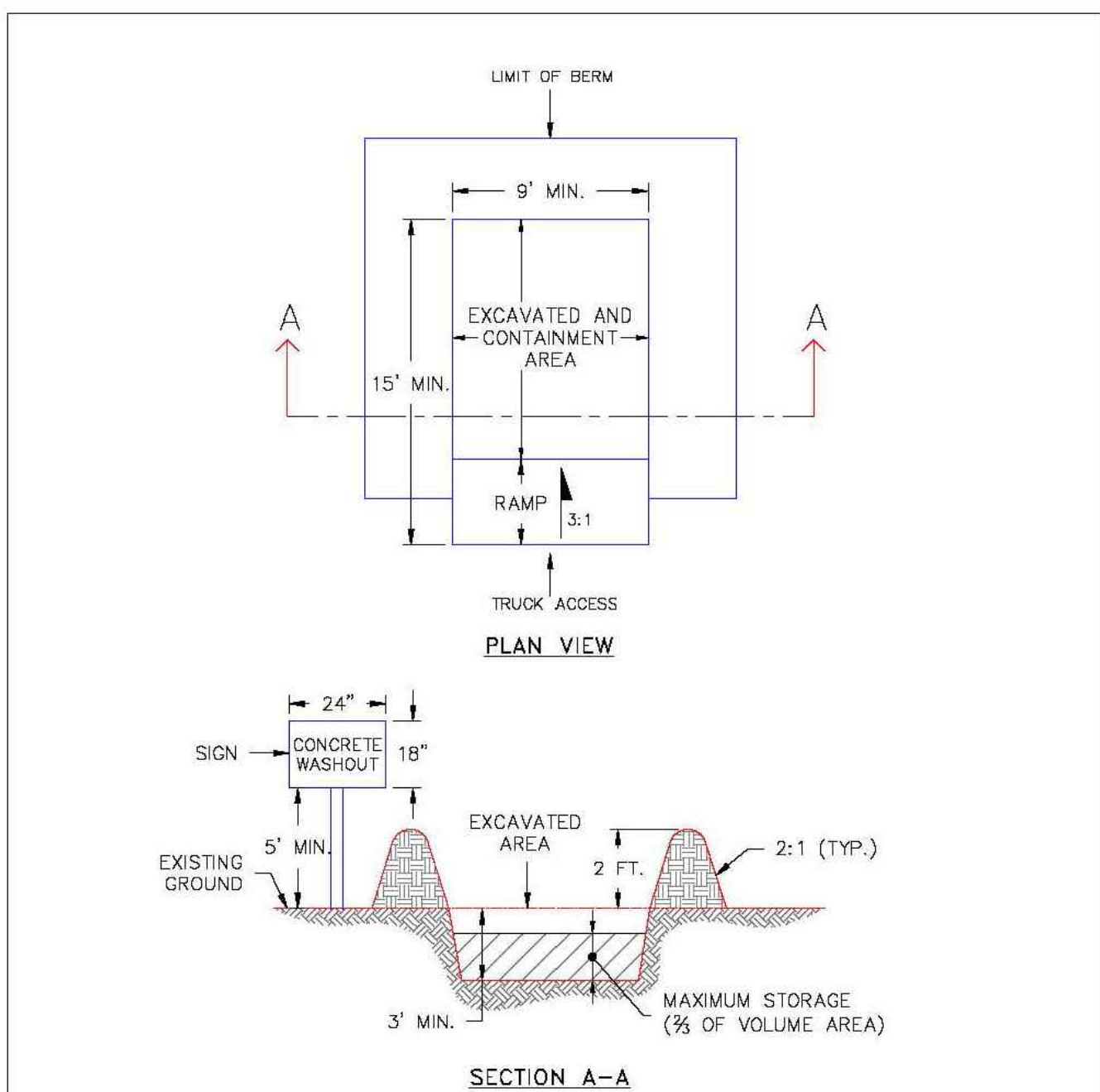
MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL.
2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.
4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

* AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

City of Colorado Springs
Stormwater Quality

Figure IP-3
Block & Gravel Bag Curb Inlet Protection
Construction Detail and Maintenance Requirements



- NOTES:
1. SIGN MATERIAL, EXCAVATION, AND RESTORATION ARE INCLUDED IN THE COST OF THE CONCRETE WASHOUT STRUCTURE.
 2. EROSION BAILS MAY BE USED AS AN ALTERNATIVE FOR THE BERM.

1/1/08

DATE APPROVED:
John A. McCarty
DEPARTMENT OF TRANSPORTATION

Concrete Washout Structure

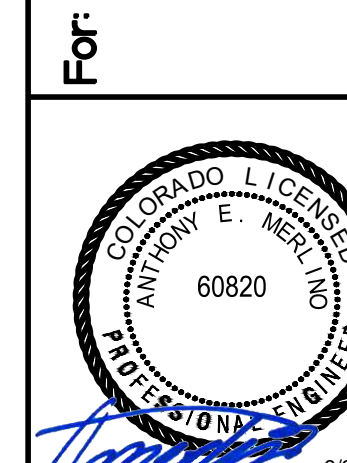
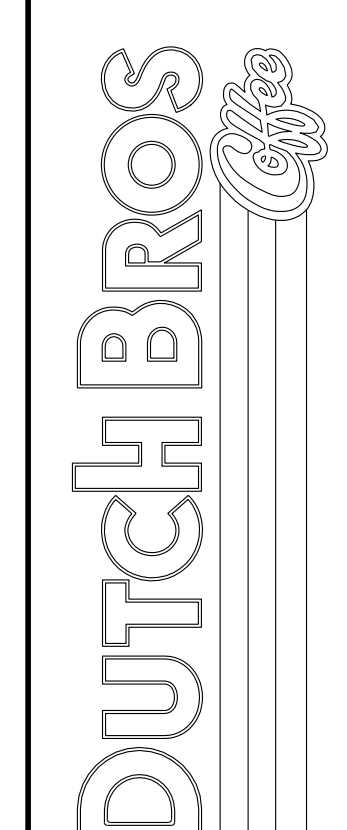
Standard Drawing

REVISION DATE: 7/17/07
FILE NAME: SD_3-84



No.	Date	By	Code	Aspr.

Title:
EROSION CONTROL DETAILS
5810 OMAHA BLVD
COLORADO SPRINGS, CO 80915

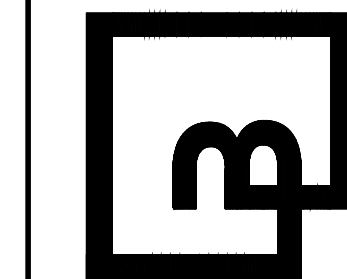


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DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

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

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. CONSTRUCT CONCRETE BARRIER CURB PER DETAIL 5/SHT 12
5. CONSTRUCT CURB AND GUTTER PER DETAIL 6/SHT 12
6. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/SHT 12
7. CONSTRUCT ON-SITE CONCRETE PAVEMENT PER DETAIL 2/SHT 12
8. CONSTRUCT ON-SITE CONCRETE SIDEWALK PER DETAIL 3/SHT 12. ALL JOINTS PER DETAIL 4/SHT 12
9. CONSTRUCT ACCESSIBLE RAMP PER EL PASO COUNTY PEDESTRIAN RAMP DETAIL SD 2-41 ON SHEET 14
10. CONSTRUCT ACCESSIBLE PARKING STALL AND AISLE WITH ALL REQUIRED SIGNAGE PER DETAIL 10/SHT 12. REFER TO DETAIL 8/SHT 12 FOR INTERNATIONAL SYMBOL OF ACCESSIBILITY. REFER TO DETAIL 9/SHT 12 FOR SIGN FOOTINGS.
11. PAINT DIRECTIONAL PAVEMENT MARKINGS, TYPICAL PER DETAIL 7/SHT 12. ALL STRIPING TO CONFORM WITH EL PASO COUNTY REQUIREMENTS AND SPECIFICATIONS.
12. PAINT 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYPICAL. CONFORM WITH EL PASO COUNTY REQUIREMENTS AND SPECIFICATIONS.
13. PAINT 4" WIDE REFLECTIVE PAINT 45 DEGREE STRIPING AT 3' MAX ON CENTER. ALL STRIPING TO CONFORM TO EL PASO COUNTY REQUIREMENTS AND SPECIFICATIONS.
14. LANDSCAPE AREA, TYPICAL. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
15. INSTALL 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. INSTALL 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. INSTALL DETECTABLE WARNING STRIP PER EL PASO COUNTY DETAIL SD 2-42 ON SHEET 14.
21. INSTALL GUARD POST/BOLLARD PER DETAIL 4/SHT 12
22. INSTALL BOLLARDS IN CURB. SEE ARCHITECTURAL PLANS FOR DETAILS.
23. INSTALL MONUMENT SIGN. REFER TO SIGN PLANS FOR EXACT PLACEMENT, DIMENSIONS, AND FOR ADDITIONAL INFORMATION.
24. LANDSCAPE HEDGE, 3 FT HIGH. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
25. INSTALL CURB CUT PER DETAIL 12/SHT 12
26. CONSTRUCT GRADED SWALE. SEE GRADING PLAN SHT 9 FOR ADDITIONAL INFORMATION.
27. CONSTRUCT PAVEMENT SWALE. SEE GRADING PLAN SHT 9 FOR ADDITIONAL INFORMATION.
28. INSTALL SIDEWALK UNDERDRAIN PER DETAIL 2/SHT 12. SEE DRAINAGE PLAN SHT 10 FOR ADDITIONAL INFORMATION.

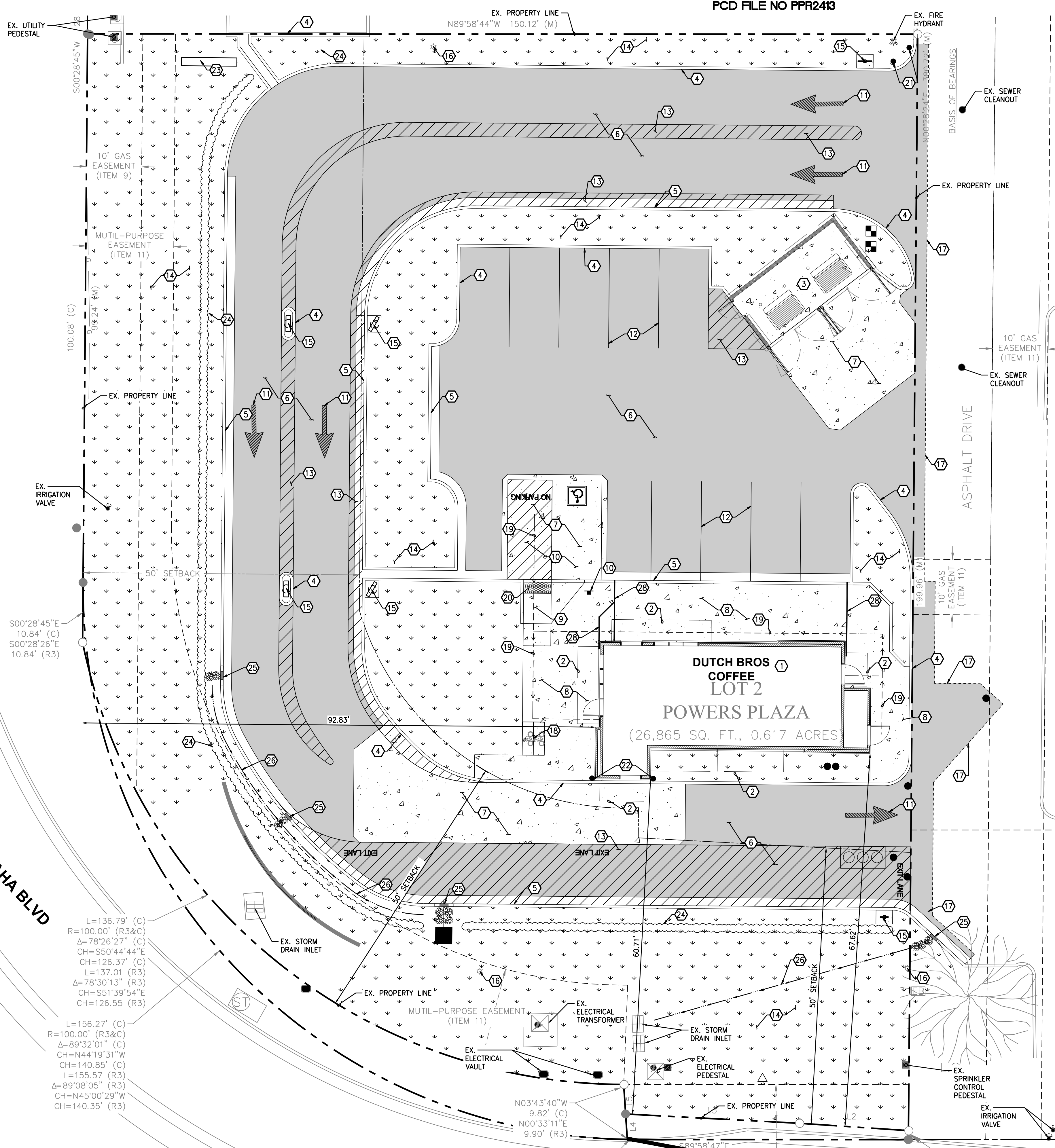
ACCESSIBLE SITE REQUIREMENTS:

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.

POWERS BLVD

OMAHA BLVD

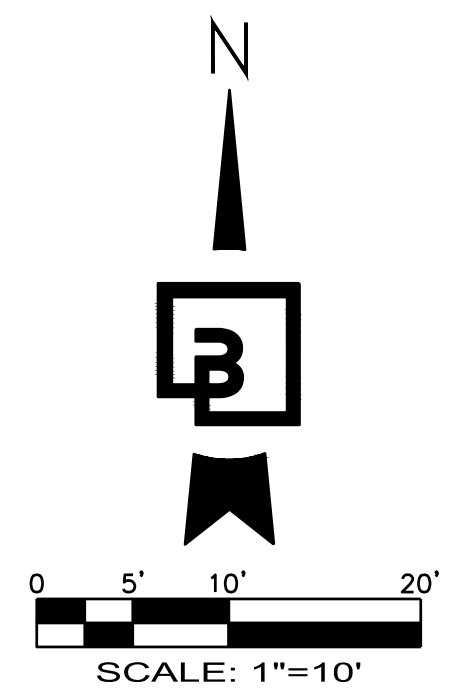
OMAHA BLVD



L=136.79' (C)
R=100.00' (R3&C)
Δ=78°26'27" (C)
CH=550'44.44" (C)
L=126.37' (C)
L=137.01' (C)
Δ=78°30'13" (R3)
CH=551'39.54" (C)
CH=126.55' (R3)

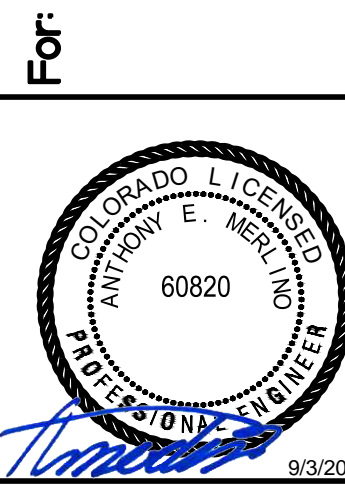
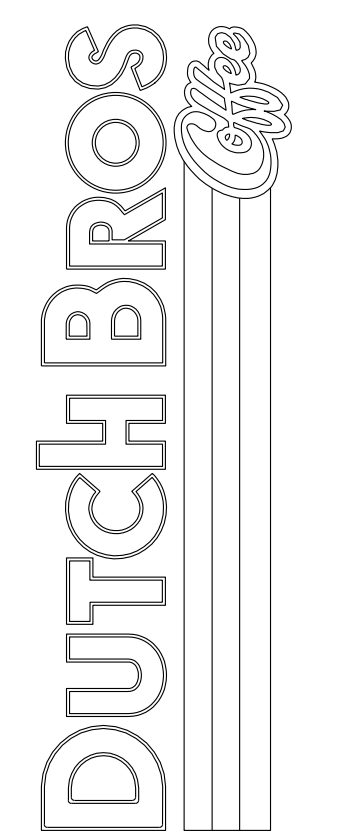
L=156.27' (C)
R=100.00' (R3&C)
Δ=89°32'01" (C)
CH=N44°19'31"W
CH=140.85' (C)
L=155.57' (R3)
Δ=89°08'05" (R3)
CH=N45°00'29"W
CH=140.35' (R3)

L=1.64' (R4&C)
R=100.00' (R4&C)
Δ=0°56'32" (C)
CH=N89°32'16"W
CH=1.64' (C)



No.	Date	By	Chk.	Appr.

Title:
SITE PLAN
5810 OMAHA BLVD
COLORADO SPRINGS, CO 80915



Scale:	Horizontal	Vertical
	1" = 10'	N/A
Designed	EMM	
Drawn	EMM	
Checked	AEM	
Approved	AEM	
Date	09/03/24	

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

Job Number
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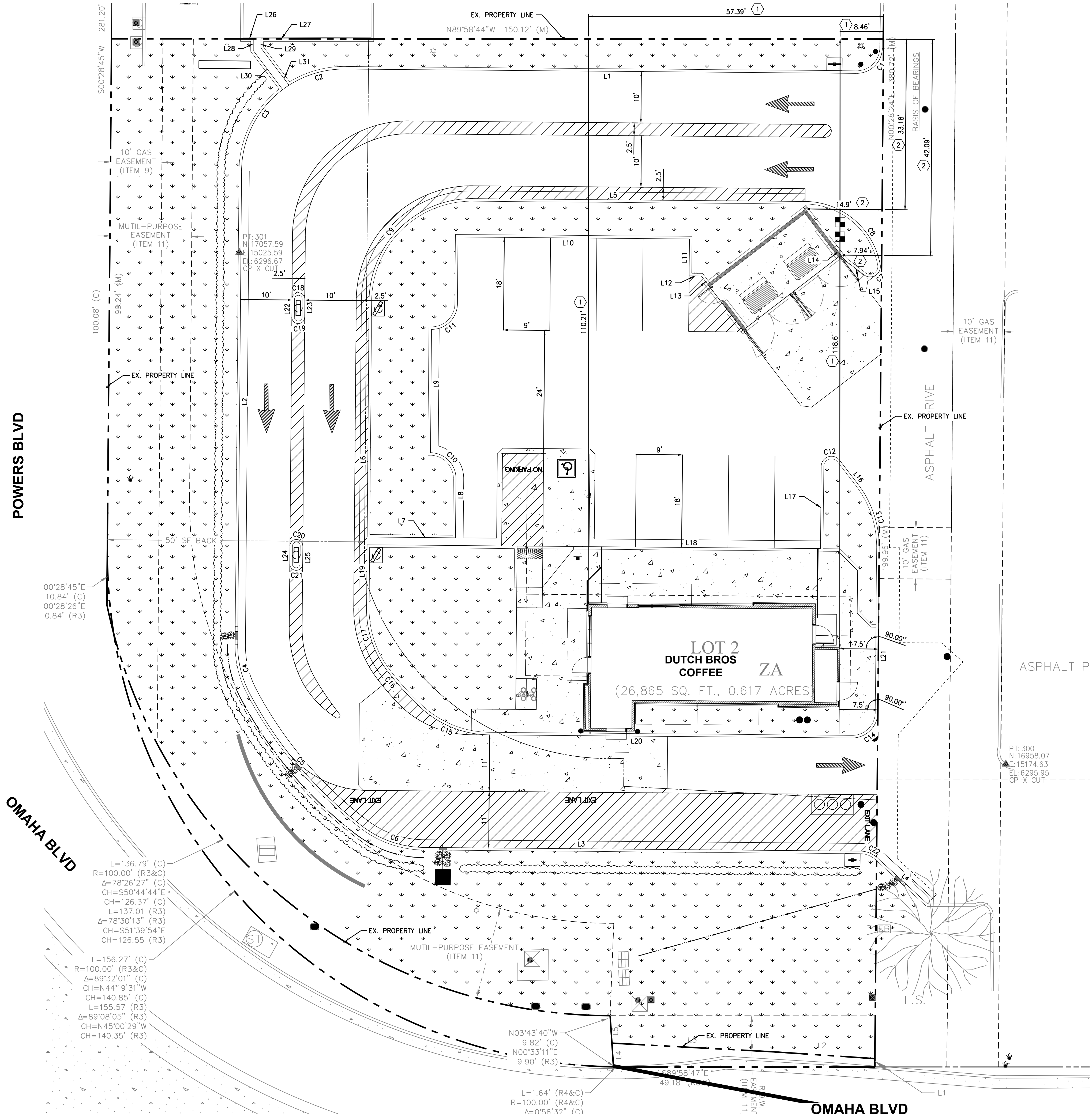
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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO
PCD FILE NO PPR2413



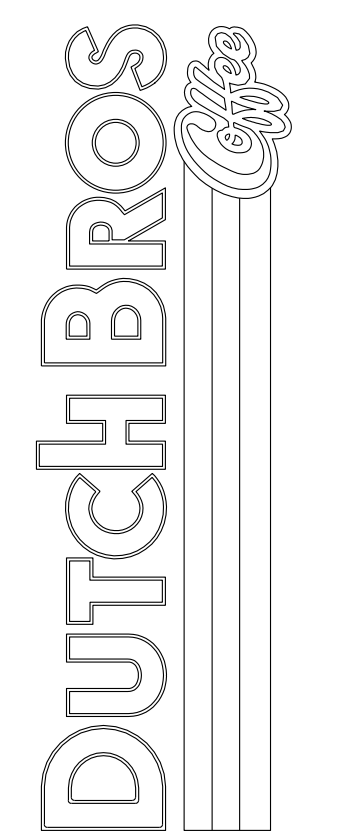
HORIZONTAL CONTROL NOTES

- HORIZONTAL CONTROL DIMENSIONS FOR THE BUILDING ARE SHOWN FROM THE NORTHEAST PROPERTY CORNER TO THE FACE OF THE EXTERIOR FINISH AT THE BUILDING CORNER. THE BUILDING IS PARALLEL TO THE EAST PROPERTY LINE.
- HORIZONTAL CONTROL DIMENSIONS FOR THE TRASH ENCLOSURE ARE SHOWN FROM THE EXISTING NORTHEAST PROPERTY CORNER TO THE FACE OF THE EXTERIOR FINISH AT THE TRASH ENCLOSURE CORNER. THE TRASH ENCLOSURE IS NOT PARALLEL TO THE ANY PROPERTY LINE.

Line #	Length	Direction
L1	99.39	N89° 30' 55.24"W
L2	92.09	S0° 28' 09.11"W
L3	84.82	S89° 30' 55.24"E
L4	13.26	S47° 28' 42.08"E
L5	64.60	N89° 30' 55.24"W
L6	46.00	S0° 28' 09.11"W
L7	17.17	S89° 31' 50.89"E
L8	11.50	N0° 29' 04.76"E
L9	24.00	N0° 29' 04.76"E
L10	45.00	S89° 30' 55.24"E
L11	7.18	S0° 29' 04.76"W
L12	2.37	S89° 30' 55.24"E
L13	2.00	S37° 30' 55.24"E
L14	2.56	S37° 28' 52.90"E
L15	4.05	S52° 30' 55.24"E
L16	5.85	S37° 30' 55.24"E
L17	15.97	N0° 29' 04.76"E
L18	88.17	S89° 30' 55.24"E
L19	12.31	N0° 28' 09.11"E
L20	70.44	N89° 30' 55.24"W
L21	32.07	S0° 29' 04.76"W
L22	3.50	N0° 28' 09.11"E
L23	3.50	S0° 28' 09.11"E
L24	3.50	S0° 28' 09.11"E
L25	3.50	S0° 28' 09.11"W
L26	2.00	S89° 58' 43.70"E
L27	21.42	N89° 58' 43.70"W
L28	2.28	S0° 01' 16.30"W
L29	1.77	S0° 01' 16.74"W
L30	9.52	S37° 00' 32.45"E
L31	9.07	S37° 00' 32.45"E

Curve #	Length	Radius	Delta
C1	7.80	5.00	89.35
C2	11.54	20.00	33.05
C3	18.38	20.00	52.66
C4	9.94	20.00	28.47
C5	34.14	79.50	24.60
C6	12.88	20.00	36.91
C7	4.81	2.00	137.78
C8	20.74	15.00	79.22
C9	31.42	20.00	90.02
C10	7.85	5.00	90.00
C11	7.85	5.00	90.00
C12	4.96	2.00	142.00
C13	13.26	20.00	38.00
C14	7.85	5.00	90.00
C15	14.72	20.00	42.16
C16	9.65	54.50	10.14
C17	13.15	20.00	37.68
C18	3.93	1.25	180.00
C19	3.93	1.25	180.00
C20	3.93	1.25	180.00
C21	3.93	1.25	180.00
C22	3.67	5.00	42.04

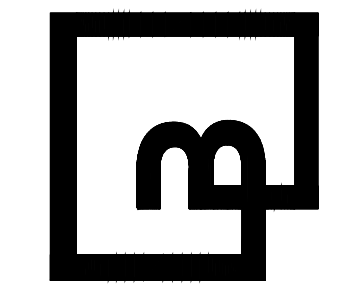
HORIZONTAL CONTROL PLAN
5810 OMAHA BLVD
COLORADO SPRINGS, CO 80915



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

Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 09/03/24

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425.251.6222 barghausen.com

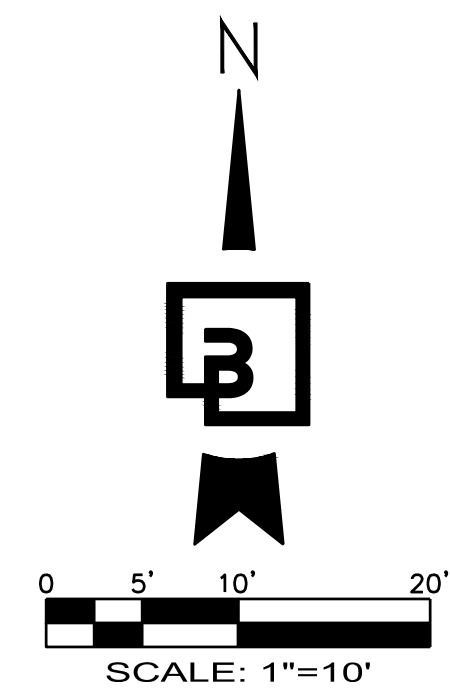


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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO
PCD FILE NO PPR2413

GRADING GENERAL NOTES

- ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
- BUILDING FINISH FLOOR (FF) ELEVATION, THE FINISH FLOOR OF THE BUILDING(S) IS DESIGNED TO BE FLUSH WITH SURROUNDING CONCRETE PAVING UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
- CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
- ALL MATCH EXISTING ELEVATIONS SHALL BE CONSTRUCTED TO BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES. ALL SAWCUT LOCATIONS, SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
- ALL PAVEMENT SAWCUTS ARE DESIGNED TO BE REPLACED TO MATCH EXISTING PAVEMENTS AND SHALL BE FLUSH AND FREE OF ANY VERTICAL CHANGES. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

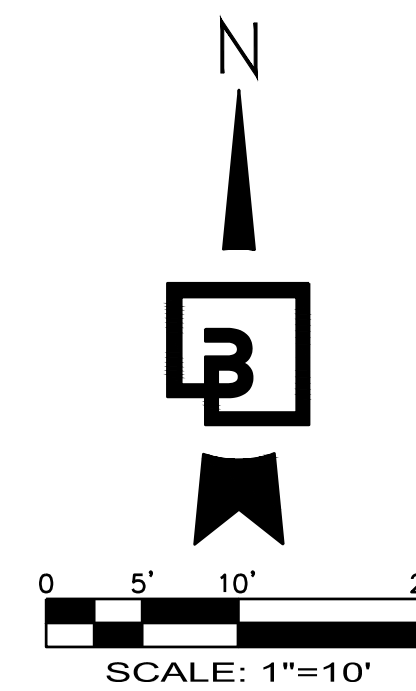
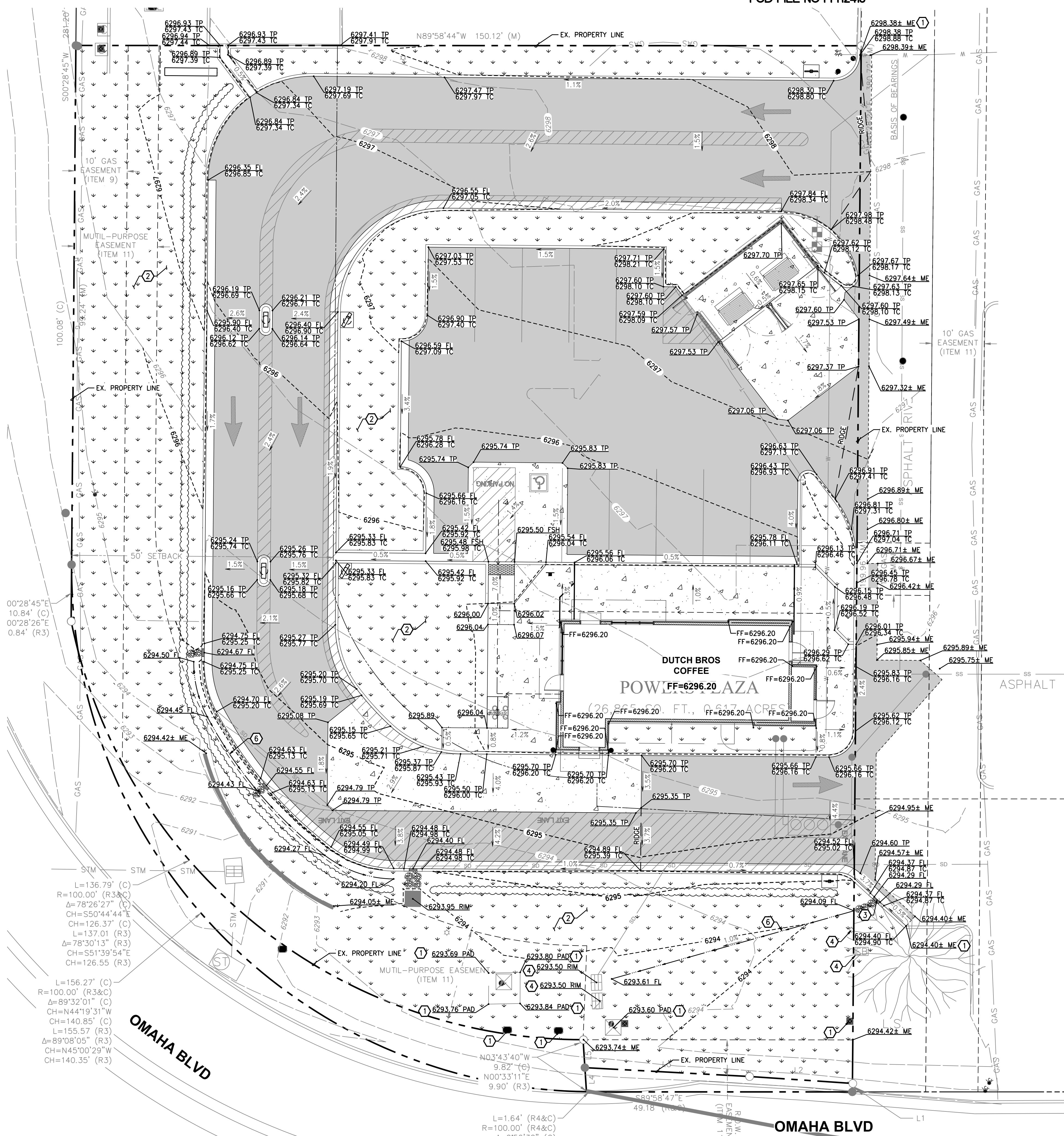
GRADING LEGEND

- BW - BOTTOM OF WALL
- FF - FINISHED FLOOR
- FG - FINISH GRADE
- FL - FLOWLINE
- FSH - FLUSH
- GRD - GROUND
- GP - GUTTER PLATE
- GB - GRADE BREAK
- MA - MATCH OFFSITE TIE IN ELEVATION
- ME - MATCH EXISTING
- RIM - RIM/GRADE ELEVATION OF STRUCTURE
- TC - TOP OF CURB/SIDEWALK
- TP - TOP OF PAVING
- TW - TOP OF WALL

CONSTRUCTION NOTES

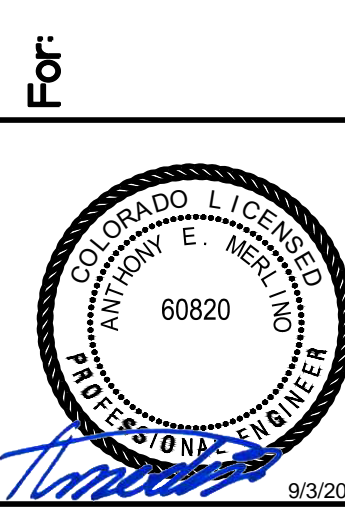
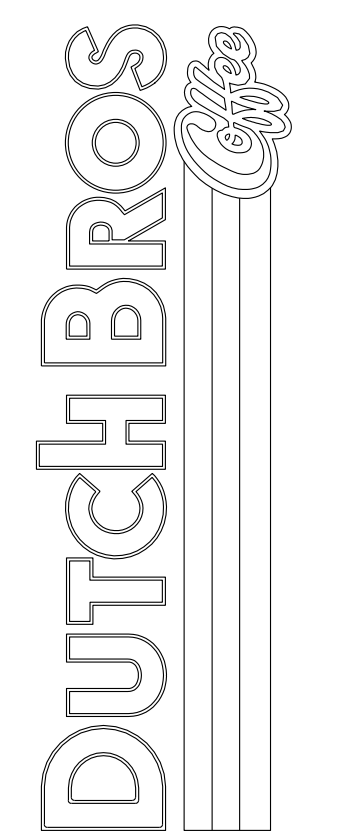
- CONTRACTOR TO MATCH EXISTING GRADES & FLOW LINE
- CONTRACTOR TO GRADE AREA TO DRAIN
- GRADE 1" DEPRESSION AT CURB CUT PER DETAIL 12/SHT 12
- ADJUST EXISTING UTILITY BOX TO GRADE
- CONSTRUCT PAVEMENT SWALE
- CONSTRUCT GRADED SWALE

POWERS BLVD



No.	Date	By	Code	Aspr.

Title:
GRADING PLAN
5810 OMAHA BLVD
COLORADO SPRINGS, CO 80915



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

Designed: EMM
Drawn: EMM
Checked: AEM
Approved: AEM
Date: 09/03/24

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

Job Number: 23098
Sheet: 9
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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO
PCD FILE NO PPR2413

STORM DRAIN GENERAL NOTES:

- ALL STRUCTURE ELEVATIONS SHOWN ARE TO CENTER OF STRUCTURE AT FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
- ALL STORM DRAINAGE STRUCTURES EXPOSED TO TRAFFIC SHALL BE TRAFFIC RATED INCLUDING STRUCTURE, LID, ETC.
- ALL STORM DRAIN PIPING DENOTED AS "PVC" SHALL CONFORM TO ASTM D3034, SDR 35.
- ALL STORM PIPING INSTALLED WITH LESS THAN 2 FEET OF COVER SHALL BE BACKFILLED WITH A CONTROLLED DENSITY FILL (SLURRY).
- ALL STORM DRAINAGE STRUCTURES WITH LIDS EXPOSED TO PEDESTRIAN TRAFFIC SHALL BE HEEL PROOF AND SLIP RESISTANT IN ACCORDANCE WITH ACCESSIBILITY REQUIREMENTS.
- PROVIDE ALL INCIDENTAL FITTINGS, BENDS, WYES, TEES, COUPLINGS, GASKETS, ETC. REQUIRED TO CONSTRUCT THE INFRASTRUCTURE DEPICTED.
- ALL TRENCHING SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE PURVEYOR OR AGENCY SPECIFICATIONS.
- PROVIDE MARKING TAPE AND LOCATE WIRE WITH ALL TRENCH INSTALLATIONS.
- CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
- CONTRACTOR TO RAISE AND ADJUST ALL EXISTING AND PROPOSED UTILITY STRUCTURES LIDS/GRATES TO FINAL GRADE AS NECESSARY. CATCH BASINS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA REQUIREMENTS.
- PROVIDE SLURRY BACKFILL OVER ANY UTILITY WHERE PROVIDED COVER IS LESS THAN 2" IN DEPTH.

STORM DRAIN CONSTRUCTION NOTES:

- CONNECT TO EXISTING STORM DRAIN. POTHOLE AND VERIFY LOCATION, PIPE DIAMETER, PIPE MATERIAL, AND DEPTH PRIOR TO CONSTRUCTION. REPORT RESULTS TO ENGINEER PRIOR TO PROCEEDING WITH ORDERING MATERIALS. CONTRACTOR TO MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTION HAVING AUTHORITY.
- INSTALL 24"x24" PRECAST CATCH BASIN WITH GRATED LID PER DETAIL 1/SHT 13. RIM ELEVATION AND INVERTS AS NOTED IN THE STRUCTURE TABLE.
- INSTALL DOWNSPOUT WITH SPLASH BLOCK PER DETAIL 3/SHT 13.
- CONNECT DOWNSPOUT TO 3" PVC SIDEWALK UNDERDRAIN.
- INSTALL 3" PVC SIDEWALK UNDERDRAIN PER DETAIL 2/SHT 13. MINIMUM SLOPE OF 0.5%.
- PROPOSED GRADED SWALE. SEE GRADING PLAN SHT 9 FOR ADDITIONAL INFORMATION.

STORM DRAIN STRUCTURES	
SD POC#1, RIM=6291.94 IE=6290.83 (12" S)	
SDCB#1, W/ GRATED LID RIM=6293.95 IE=6290.89 (12" N)	

UTILITY CROSSING NOTE:

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

UTILITY POTHOLING NOTE:

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

UTILITY PROTECTION NOTE:

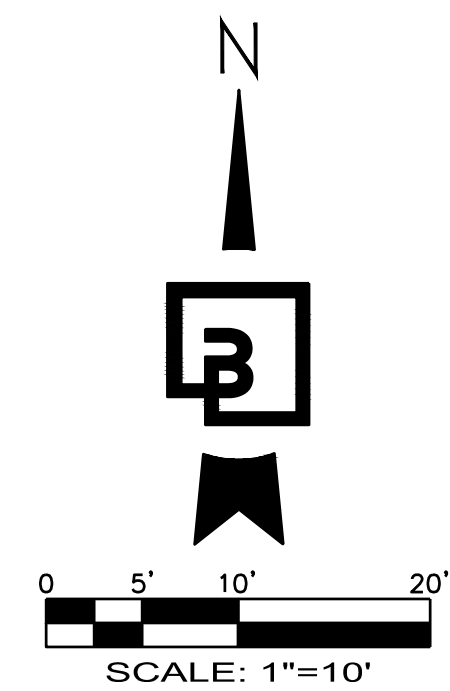
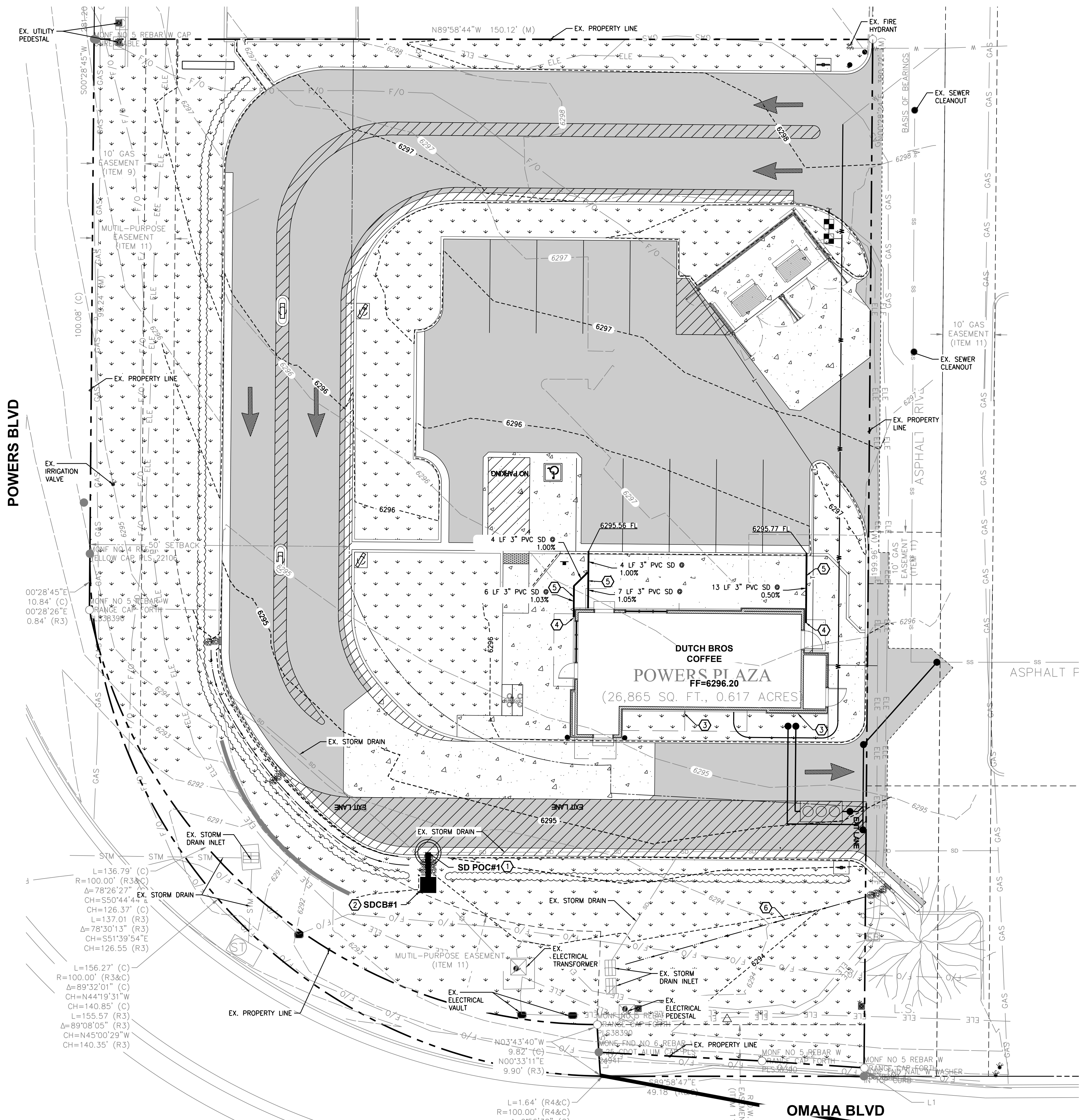
APPROXIMATE LOCATION OF EXISTING GAS SERVICE IS SHOWN ON THESE PLANS. CONTRACTOR SHALL COORDINATE WITH PURVEYOR AND USE EXTREME CAUTION WHEN EXCAVATING ON-SITE UNTIL EXISTING GAS SERVICE LOCATION HAS BEEN CONFIRMED. CONTRACTOR SHALL HAVE ALL GAS AND POWER SERVICES LOCATED PRIOR TO CONSTRUCTION.

UTILITY COORDINATION NOTE:

ALL POWER, AND DATA/COMMUNICATIONS/TELEPHONE CONNECTIONS AND SERVICES 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.

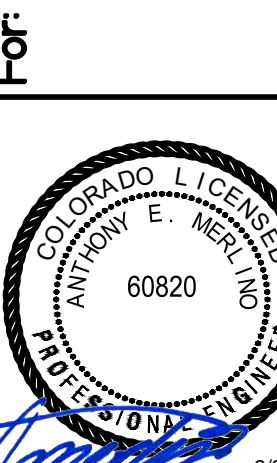
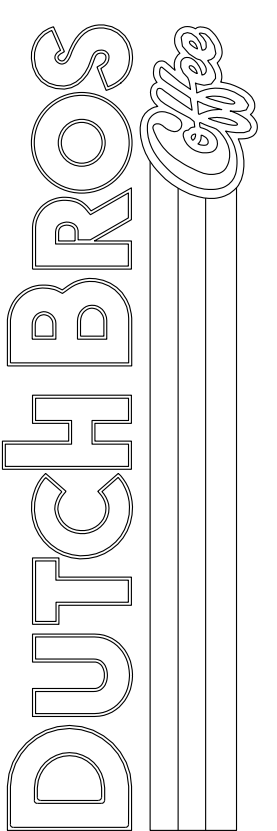
UTILITY CONFLICT NOTE:

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.



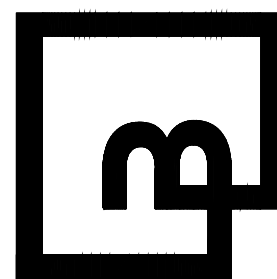
No.	Date	By	Code	Aspr.	Revision

DRAINAGE PLAN
5810 OMAHA BLVD
COLORADO SPRINGS, CO 80915



Scale:	Horizontal	1" = 10'	Vertical	N/A					
Designed	EMM	Drawn	EMM	Checked	AEM	Approved	AEM	Date	09/03/24

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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 UTILITY NOTES:

- ALL STRUCTURE ELEVATIONS SHOWN ARE TO CENTER OF STRUCTURE AT FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
- ALL UTILITY STRUCTURES EXPOSED TO TRAFFIC SHALL BE TRAFFIC RATED INCLUDING STRUCTURE, LID, ETC.
- ALL UTILITY STRUCTURES WITH LIDS EXPOSED TO PEDESTRIAN TRAFFIC SHALL BE SLIP RESISTANT IN ACCORDANCE WITH ACCESSIBILITY REQUIREMENTS.
- PROVIDE ALL INCIDENTAL FITTINGS, BENDS, WYES, TEES, COUPLINGS, GASKETS, ETC. REQUIRED TO CONSTRUCT THE INFRASTRUCTURE DEPICTED.
- ALL TRENCHING SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE PURVEYOR.
- PROVIDE MARKING TAPE AND LOCATE WIRE WITH ALL TRENCH INSTALLATIONS.
- ALL SANITARY SEWER PIPING SHALL BE PVC UNLESS DENOTED OTHERWISE. ALL PVC SEWER PIPE SHALL BE SDR-35 CONFORMING TO ASTM D3034.
- ALL WATER PIPING DENOTED AS PVC SHALL CONFORM TO ASTM D1785, SCHEDULE 40.
- ALL SANITARY SEWER MUST MEET THE REQUIREMENTS OF THE CHEROKEE METROPOLITAN DISTRICT AND EL PASO COUNTY

7 SANITARY SEWER CONSTRUCTION NOTES:

- POINT OF CONNECTION: CONNECT TO EXISTING SANITARY SEWER PER CHEROKEE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS. INSTALL SANITARY SEWER CLEANOUT PER DETAIL 11/SHT 12. POT HOLE TO VERIFY MATERIAL, SIZE AND DEPTH PRIOR TO CONSTRUCTION. REPORT RESULTS TO ENGINEER. REFER TO SEWER CONNECTION NOTE THIS PAGE.
- INSTALL GREASE INTERCEPTOR PER DETAIL 5/SHT 13 AND SAMPLING MANHOLE PER CHEROKEE METROPOLITAN DISTRICT STANDARD. INVERT AND RIM ELEVATIONS AS NOTED IN THE SANITARY SEWER STRUCTURE TABLE. REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PROVIDE VENT LINE; REFER TO ALL PLUMBING PLANS FOR ADDITIONAL INFORMATION.
- INSTALL SANITARY SEWER CLEANOUT PER DETAIL 11/SHT 12; DIAMETER, RIM AND INVERT ELEVATIONS AS NOTED IN THE STRUCTURE TABLE.
- APPROXIMATE LOCATION OF CONNECTION TO BUILDING. INSTALL 6" SANITARY SEWER CLEANOUT PER DETAIL 11/SHT 12. CONTRACTOR SHALL VERIFY FINAL INVERT ELEVATION. HORIZONTAL/VERTICAL LOCATION, AND SIZE WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
- INSTALL SEWER LATERAL; PIPE SIZE, MATERIAL, LENGTH, AND SLOPE PER PLANS

7 WATER CONSTRUCTION NOTES:

- CONNECT TO EXISTING 1" WATER SERVICE PER CHEROKEE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS. POT HOLE TO VERIFY MATERIAL, SIZE, AND DEPTH PRIOR TO CONSTRUCTION.
- INSTALL 1/2" 1.5" PVC WATER SERVICE
- APPROXIMATE LOCATION OF WATER SERVICE CONNECTION TO BUILDING. REFER TO PLUMBING PLANS
- INSTALL 3/4" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTION DEVICE FROM APPROVED LIST BY CHEROKEE METROPOLITAN DISTRICT AND PER EL PASO COUNTY STANDARDS AND SPECIFICATIONS. ABOVE GROUND RPBA SHALL BE ENCLOSED IN SUITABLE ENCLOSURE. ENCLOSURE SHALL BE HEATED AND INSULATED WITH HINGED LOCKABLE LID WHICH EXPOSES TOP AND FRONT OF RPBA. ENCLOSURE SHALL BE EQUIPPED WITH A SCREENED DRAINAGE PORT AT THE BASE AND FLEXIBLE FLAP TO PREVENT DRAFTS. CONTRACTOR SHALL COORDINATE INSTALLATION OF 120 VOLT, SINGLE PHASE, 15 AMP GROUND FAULT INTERRUPTING RECEPTACLE (UL STANDARD 943, N.E.M.A. 38) WITH ELECTRICAL PLANS, INCLUDING CONDUIT ROUTING TO FACILITY. COORDINATE ALL REQUIREMENTS WITH WATER PURVEYOR PRIOR TO CONSTRUCTION.
- INSTALL 3/4" PVC IRRIGATION WATER SERVICE.
- EXISTING FIRE HYDRANT. PROTECT FROM DAMAGE DURING CONSTRUCTION.
- INSTALL 3/4" IRRIGATION METER FROM APPROVED LIST BY CHEROKEE METROPOLITAN DISTRICT AND PER EL PASO COUNTY STANDARDS AND SPECIFICATIONS.

7 DRY UTILITIES NOTES:

- APPROXIMATE LOCATION OF EXISTING TRANSFORMER. CONTRACTOR SHALL COORDINATE SCOPE OF WORK WITH MEP PLANS AND PURVEYOR PRIOR TO CONSTRUCTION
- APPROXIMATE LOCATION OF POWER CONNECTION TO BUILDING. REFER TO ELECTRICAL PLANS FOR FINAL LOCATION. CONTRACTOR SHALL INSTALL TWO (2) 4" CONDUITS WITH PULL TAPE FOR INSTALLATION; ALL CHANGES IN DIRECTION CHANGES MUST INCORPORATE A MINIMUM 3' RADIUS SWEEP. CONTRACTOR TO COORDINATE SCOPE OF WORK WITH MEP PLANS AND PURVEYOR PRIOR TO CONSTRUCTION
- APPROXIMATE LOCATION OF UNDERGROUND DATA/COMM/TELE SERVICE LINE. CONTRACTOR SHALL INSTALL ONE (1) 4" CONDUIT WITH PULL TAPE FOR DATA/COMM/TELEPHONE SERVICE; CONNECT TO EXISTING COMMUNICATION BOX. CONTRACTOR TO COORDINATE SCOPE OF WORK WITH MEP PLANS AND PURVEYOR PRIOR TO CONSTRUCTION.
- APPROXIMATE LOCATION OF DATA/COMM/TELE CONNECTION TO BUILDING. REFER TO MEP PLANS FOR FINAL LOCATION.
- CONNECT TO EXISTING DATA/COMM/TELE SERVICE. CONTRACTOR SHALL COORDINATE SCOPE OF WORK WITH MEP PLANS AND PURVEYOR PRIOR TO CONSTRUCTION.
- CONNECT TO EXISTING POWER. CONTRACTOR TO COORDINATE SCOPE OF WORK WITH MEP PLANS AND PURVEYOR PRIOR TO CONSTRUCTION

UTILITY CROSSING TABLE

① BOTTOM UTILITY	TOP	TOP UTILITY	INVERT	CLEAR
1 DOMESTIC WATER	+6293.20	ELECTRICAL	+6293.20	±1.0'
2 SEWER	+6293.05	DOMESTIC WATER	+6294.55	±1.5'
3 SEWER	+6292.88	DOMESTIC WATER	+6294.55	±1.6'
4 SEWER	+6292.24	EX. ELECTRICAL	+6293.25	±1.0'
5 SEWER	+6292.21	EX. ELECTRICAL	+6293.25	±1.0'

UTILITY CROSSING NOTE:

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

*NOTE: APPROXIMATE ELEVATION. CONTRACTOR TO VERIFY WITH UTILITY POT HOLE PRIOR TO CONSTRUCTION.

UTILITY CROSSING NOTE:

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

UTILITY POTHOLING NOTE:

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

UTILITY PROTECTION NOTE:

APPROXIMATE LOCATION OF EXISTING GAS SERVICE IS SHOWN ON THESE PLANS. CONTRACTOR SHALL COORDINATE WITH PURVEYOR AND USE EXTREME CAUTION WHEN EXCAVATING ON-SITE UNTIL EXISTING GAS SERVICE LOCATION HAS BEEN CONFIRMED. CONTRACTOR SHALL HAVE ALL GAS AND POWER SERVICES LOCATED PRIOR TO CONSTRUCTION.

UTILITY COORDINATION NOTE:

ALL POWER, AND DATA/COMMUNICATIONS/TELEPHONE CONNECTIONS AND SERVICES COORDINATION IS ON GOING. WE ARE CURRENTLY WORKING WITH ALL APPLICABLE AGENCIES TO COORDINATE POINTS OF CONNECTIONS AND ROUTING. ON-SITE UTILITY LAYOUT MAY SHIFT AND OR BE RELOCATED ACCORDINGLY DURING COORDINATION.

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 POT HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT HOLING 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.

SANITARY SEWER STRUCTURE TABLE	
GREASE INTERCEPTOR.	RIM=6295.00 IE=6292.25 (4" IN W) IE=6292.25 (4" OUT E)
SAMPLE PORT.	RIM=6295.04 IE=6292.14 (4" IN W) IE=6292.14 (4" OUT E)
SSCO#1.	RIM=6296.18 IE=6292.60 (6" OUT S)
SSCO#2.	RIM=6296.18 IE=6292.60 (4" OUT S)
SSCO#3.	RIM=6294.85 IE=6291.94 (6" OUT N)
SSCO#4.	RIM=6295.55 IE=6291.78 (6" IN S) IE=6291.78 (6" OUT NE)
SSCO#5.	RIM=6295.76 IE=6291.57 (6" IN SW)

SEWER/WATER CROSSING NOTE:

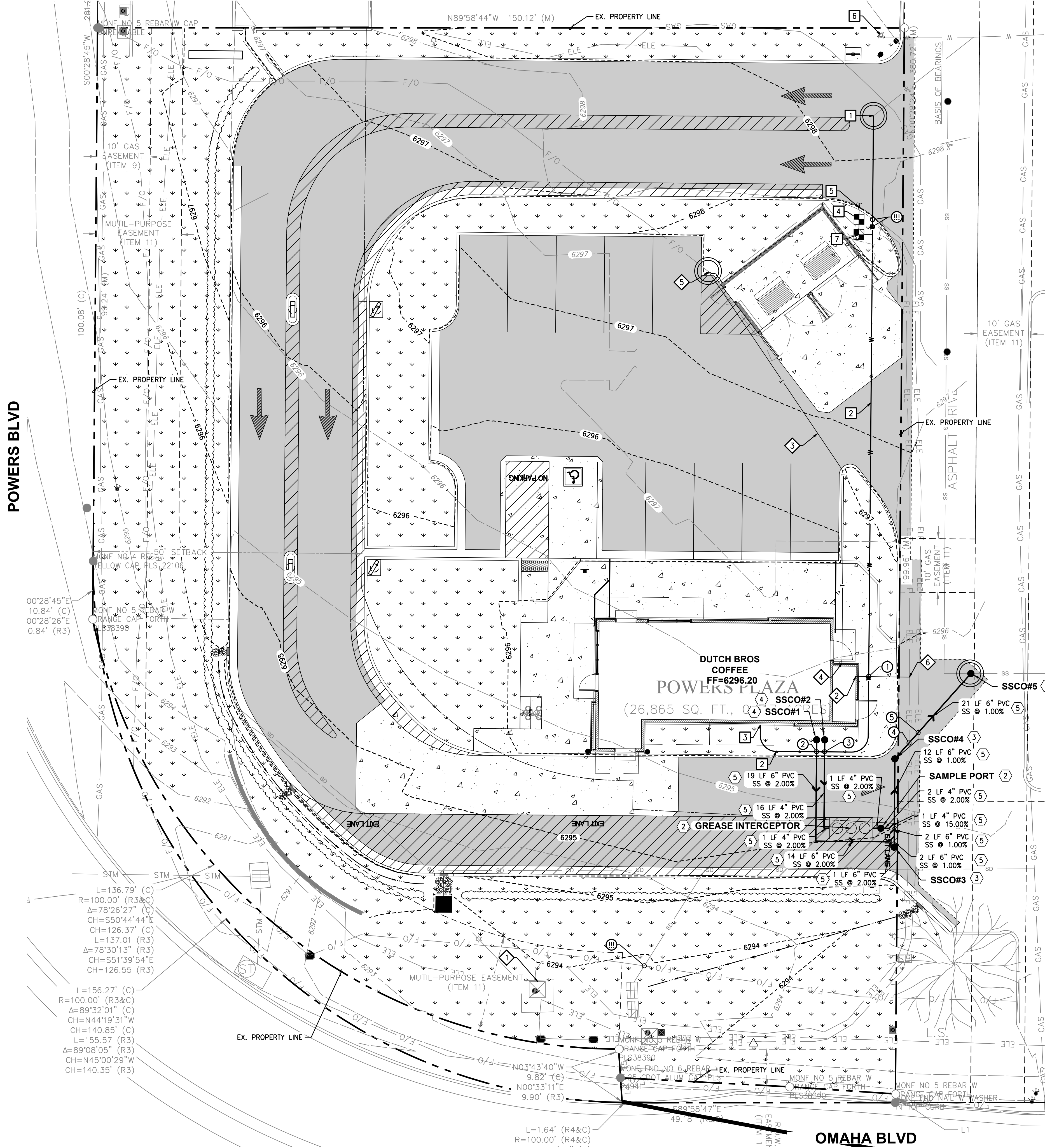
ALL SEWER AND WATER LINE CROSSINGS MUST BE PERPENDICULAR TO EACH OTHER.

GAS NOTE:

GAS METERS MUST BE A MINIMUM OF 3 FT AWAY FROM ANY OPENING IN WALLS. ENSURE GAS METER HAS 3 FT RADIAL SEPARATION FROM DOORS, OPERABLE WINDOWS, AND SOURCES OF IGNITION.

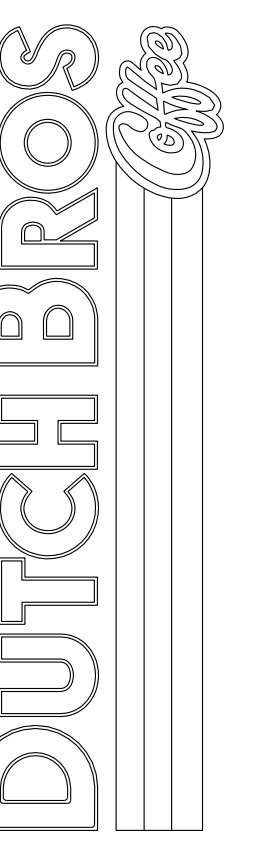
VALVE NOTES:

ANY VALVES EMPLACED MUST OPEN WITH A LEFT TURN



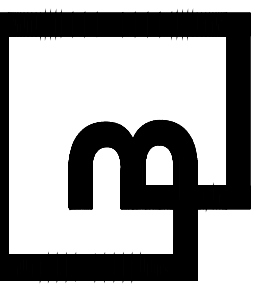
No.	Date	By	For	Appr.

UTILITY PLAN
5810 OMAHA BLVD
COLORADO SPRINGS, CO 80915



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

Barghausen Consulting Engineers, Inc.
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Kent, WA 98032
425.251.6222
barghausen.com



Job Number: 23098
Sheet: 11
PPR2413

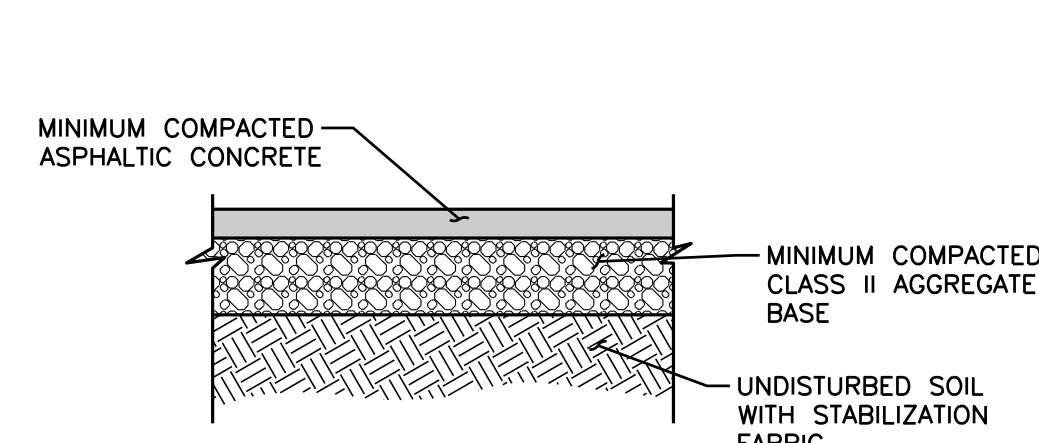
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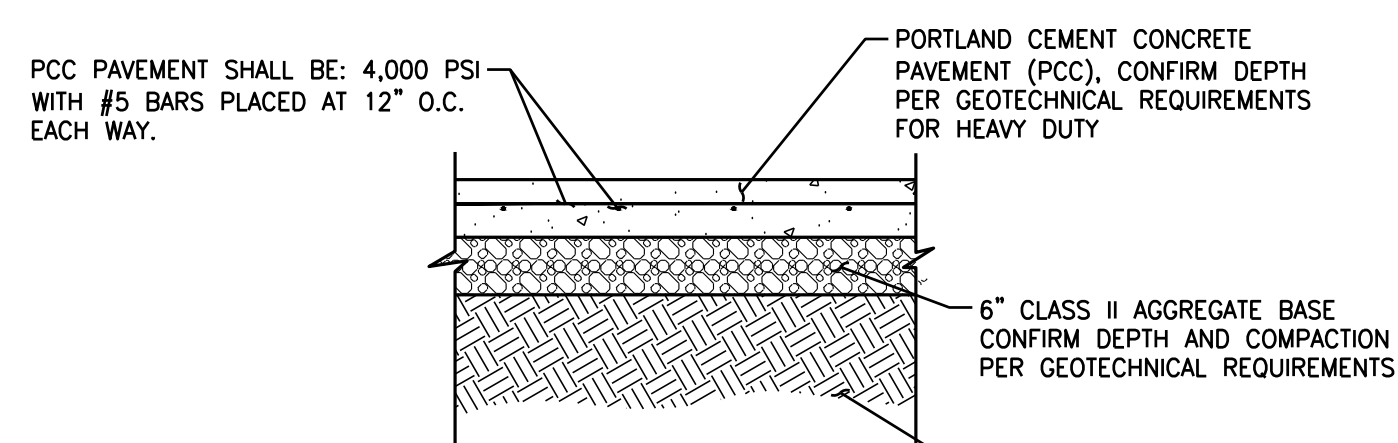
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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO
PCD FILE NO PPR2413



NOTE:
ALL ASPHALTIC PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

1 ASPHALT PAVING SECTION

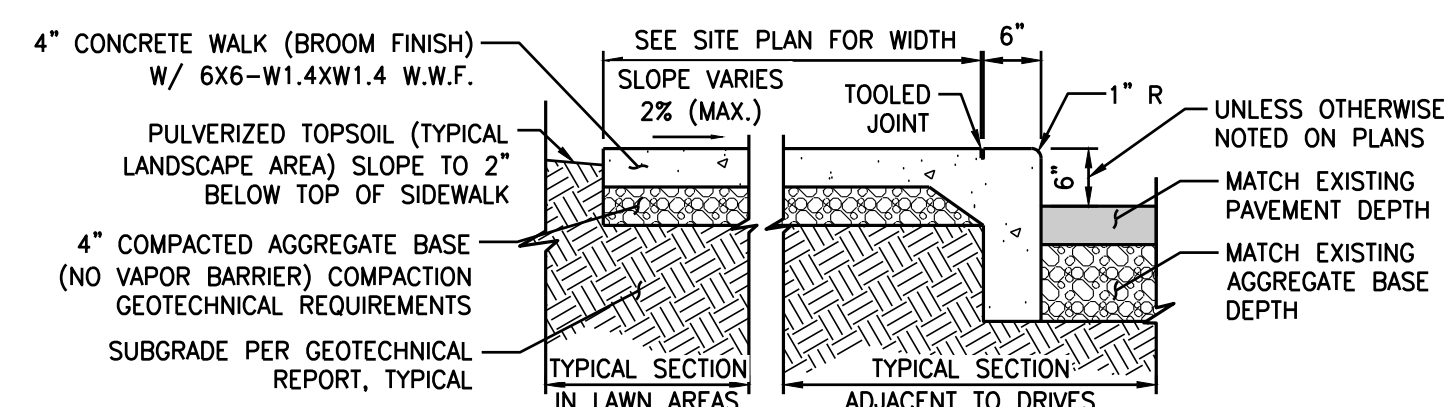
12 NOT TO SCALE



NOTE:
ALL PORTLAND CEMENT CONCRETE PAVEMENT (PCC) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

2 CONCRETE PAVING SECTION

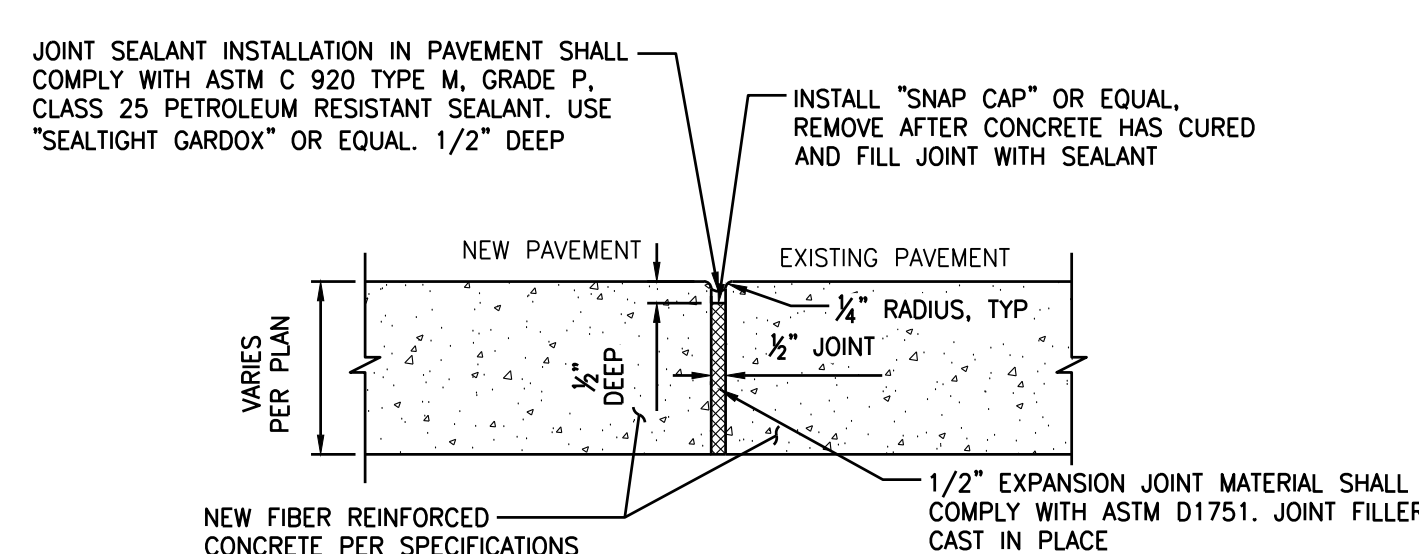
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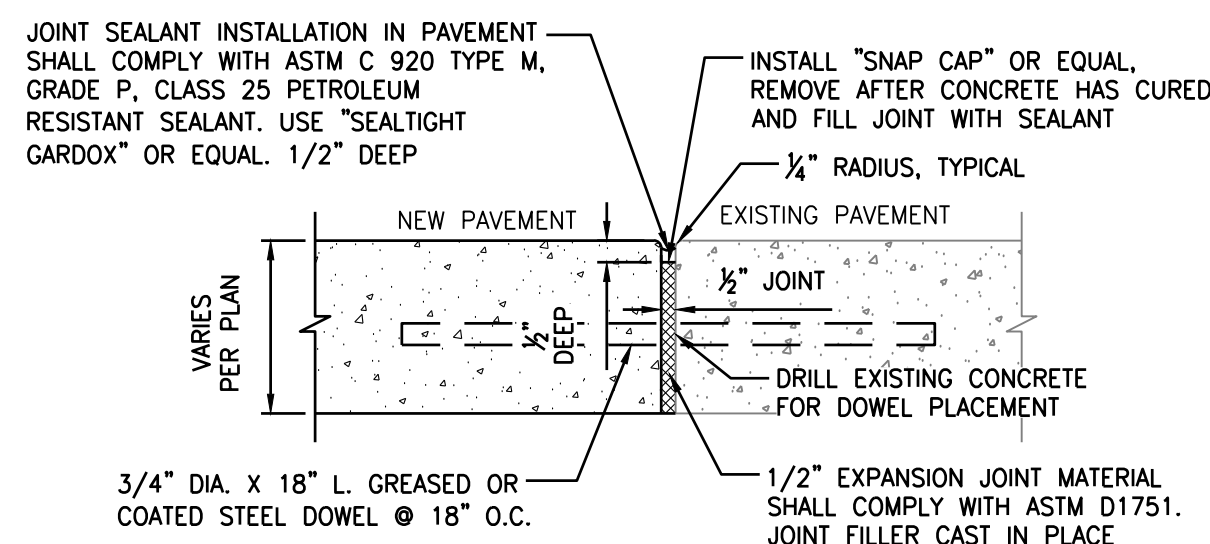
NOTES:
A. SIDEWALKS VARY IN WIDTH. CONTROL JOINTS TO BE PLACED AT SPACING EQUAL TO SIDEWALK WIDTH. REFER TO DETAIL 4 THIS SHEET.
B. PROVIDE EXPANSION JOINTS AT 28' TO 30' O.C. MAXIMUM, SEE DETAIL 4 THIS SHEET.
C. WHEN WALK IS ADJACENT TO THE BUILDING PROVIDE 3/8" X 4" IMPREGNATED FIBERBOARD.
D. ALL PORTLAND CEMENT CONCRETE PAVEMENT (PCC) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORTS.

3 ONSITE SIDEWALK

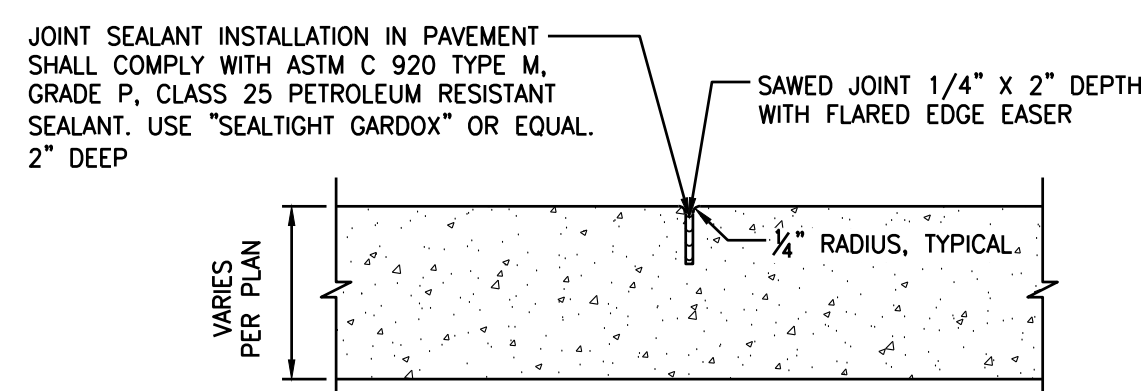
12 NOT TO SCALE



CONSTRUCTION JOINT



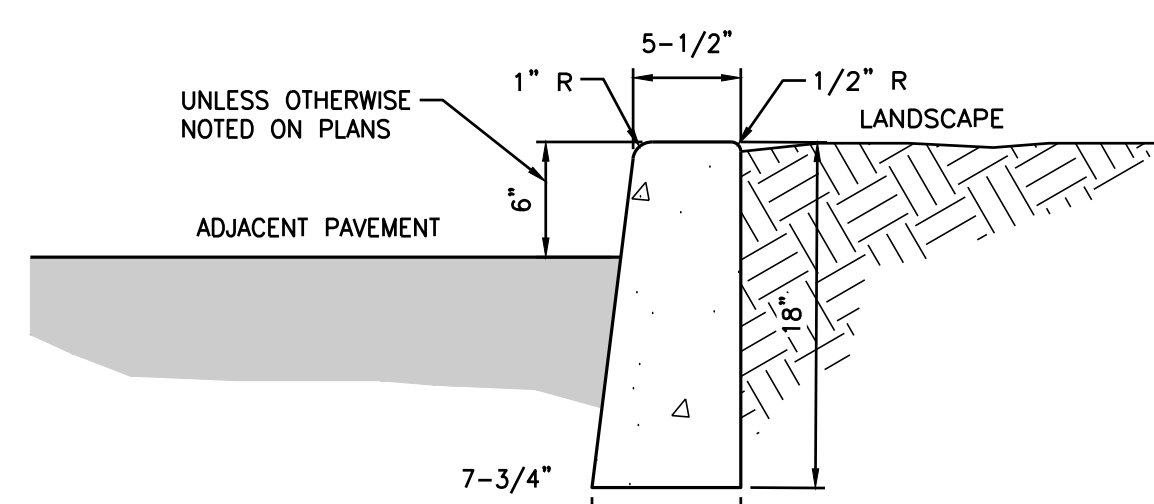
EXPANSION JOINT (TYPICAL)



CONTROL JOINT (SAWED)

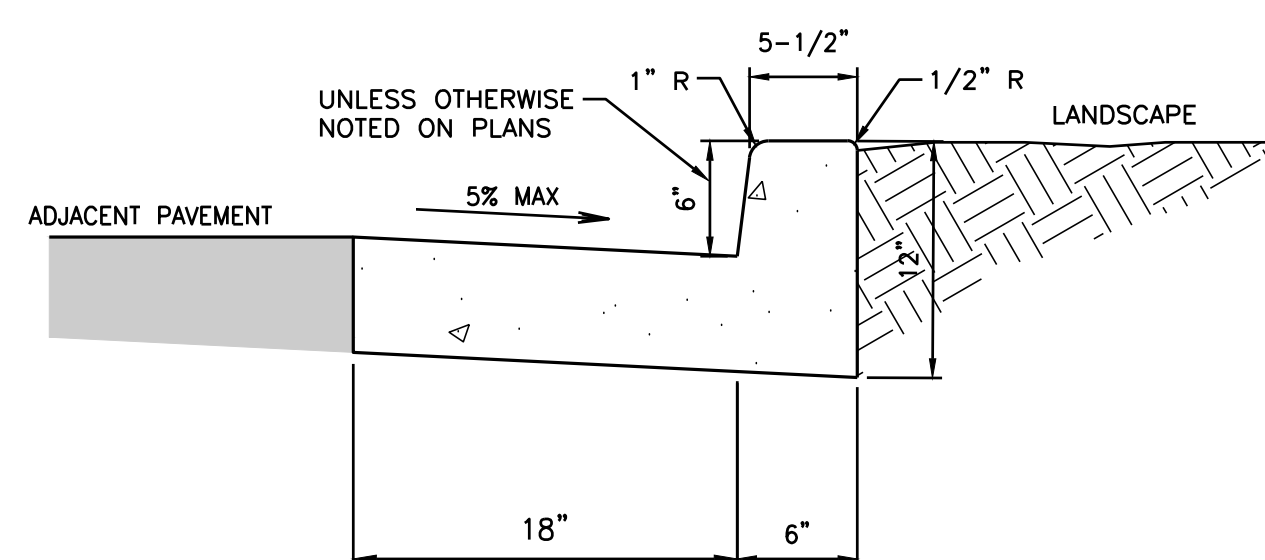
4 CONCRETE JOINTING

12 NOT TO SCALE



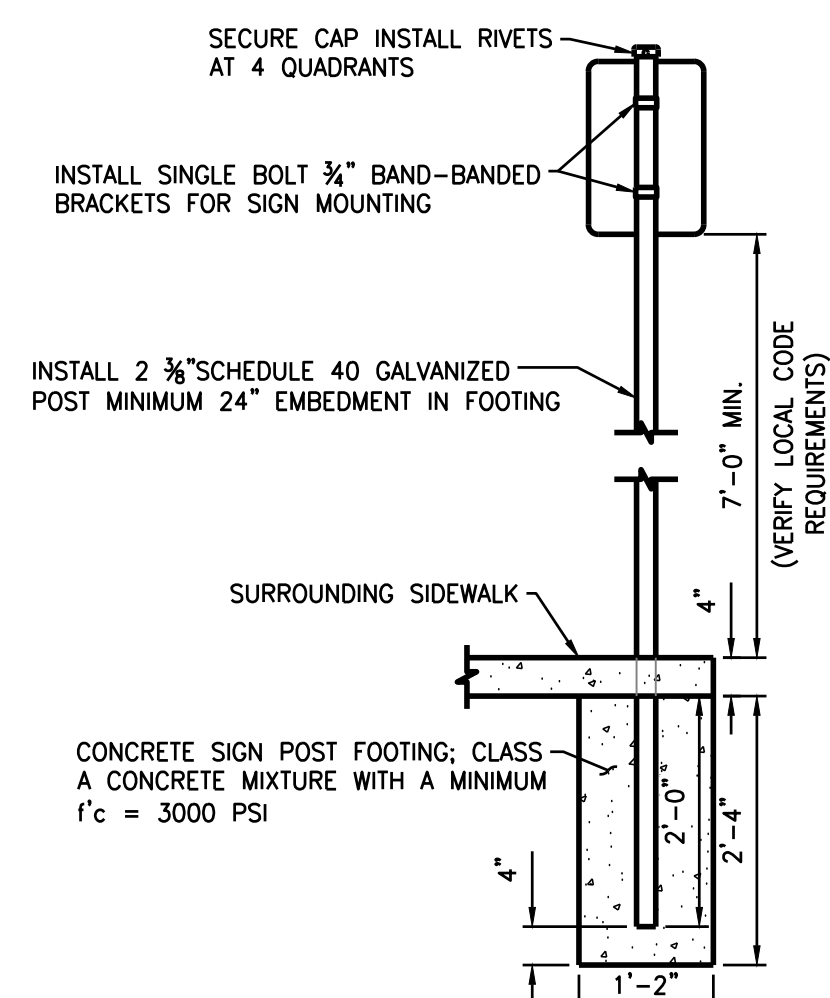
5 ONSITE CURB

12 NOT TO SCALE



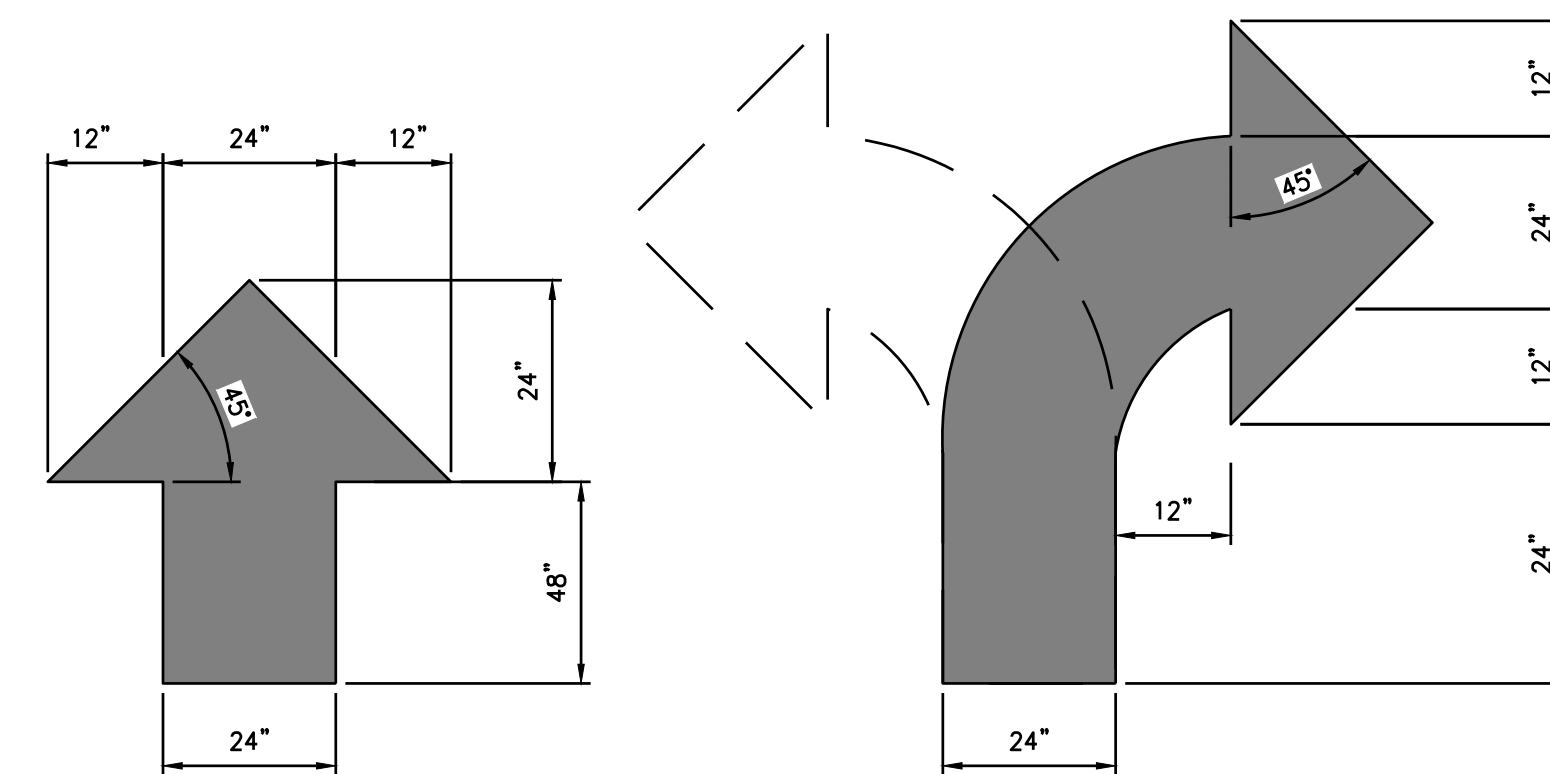
6 ONSITE CURB AND GUTTER

12 NOT TO SCALE



9 SIGN POST

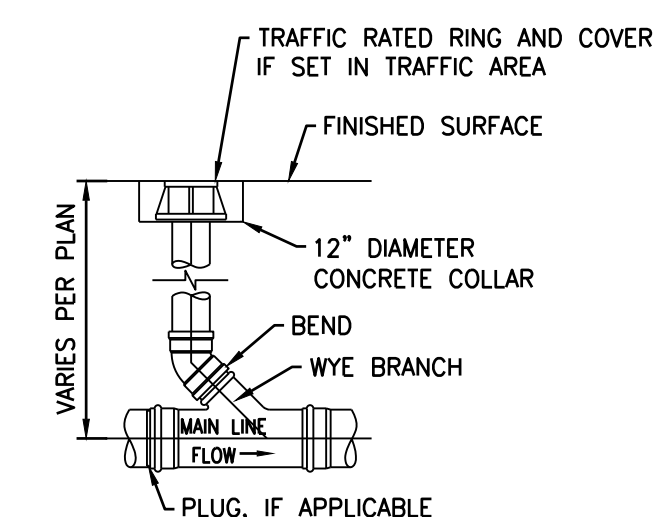
12 NOT TO SCALE



DETAIL NOTES:
APPLY 2 COATS OF CHLORINATED RUBBER-TYPE TRAFFIC-LANE MARKING PAINT OVER CLEANED PAVING SURFACE ACCORDING TO LAYOUT SHOWN ON THE SITE PLAN. PAINT AS REQUIRED BY CITY CODE.

7 TRAFFIC MARKINGS

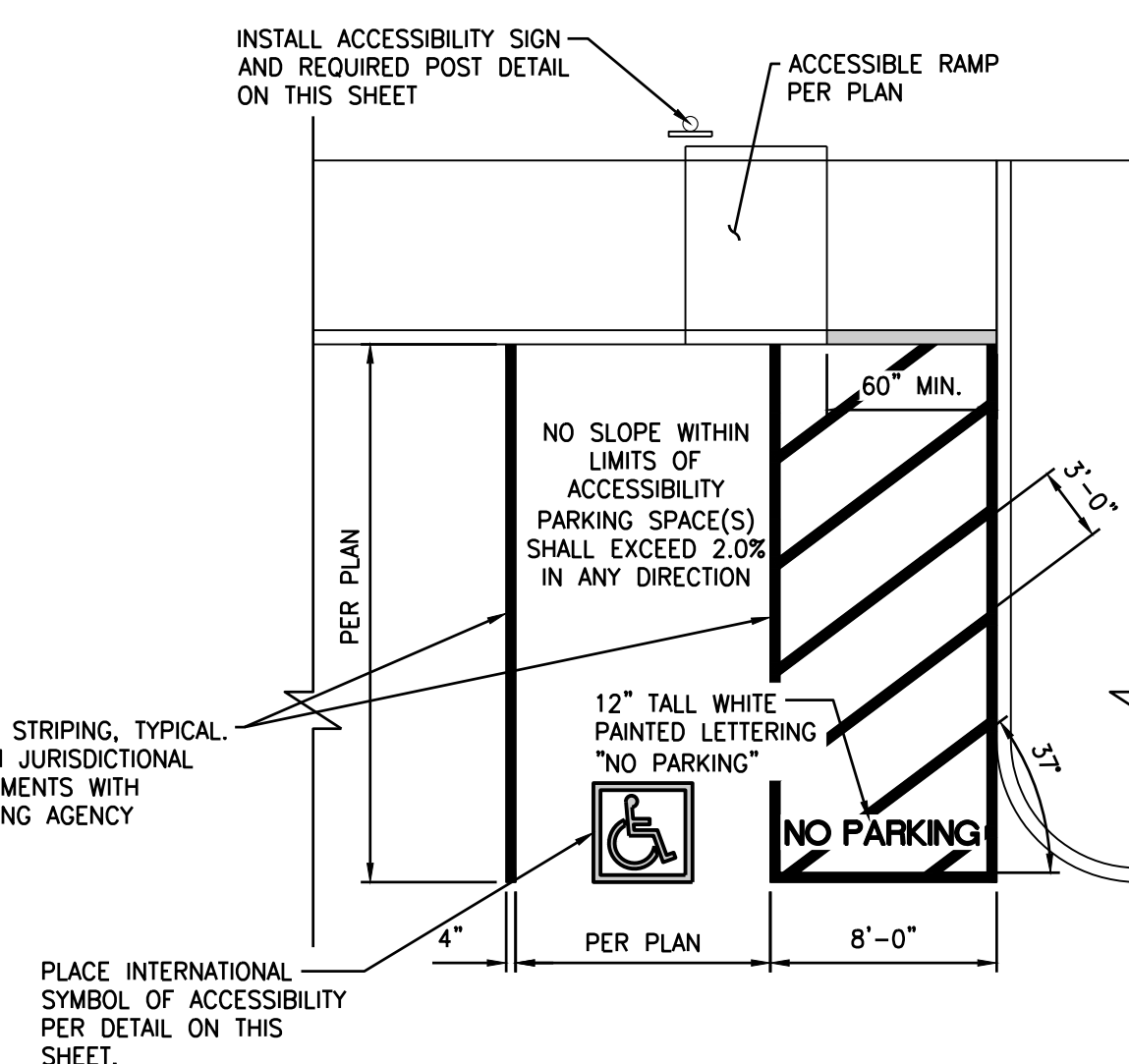
12 NOT TO SCALE



CONSTRUCTION NOTES:
1. RING AND ACCESS COVER SHALL BE H20 TRAFFIC RATED AND DUCTILE OR CAST IRON CASTING.
2. RING AND COVER SHALL BE SET FLUSH WITH FINISHED SURFACE.
3. ALL PIPE/FITTING SHALL CONFORM TO SPECIFICATIONS ON UTILITY SHEET(S).

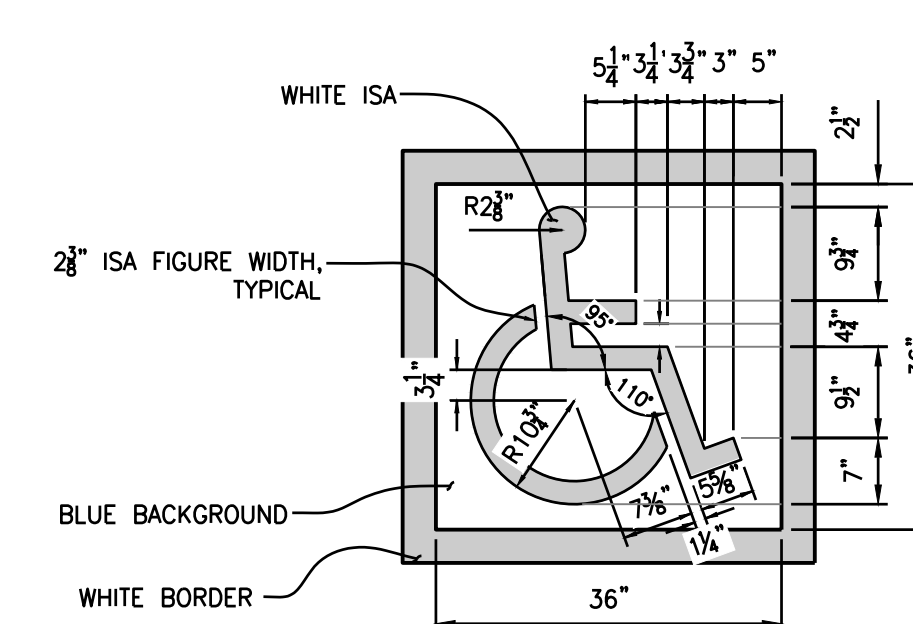
11 CLEANOUT

12 NOT TO SCALE



10 ACCESSIBLE PARKING

12 NOT TO SCALE

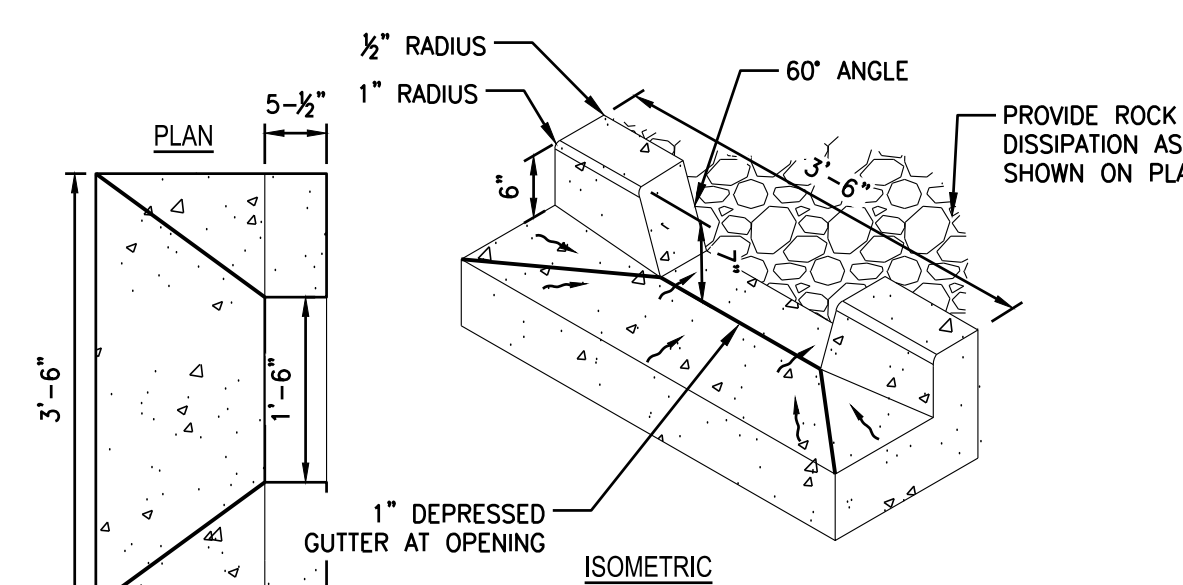


PAVEMENT INTERNATIONAL SYMBOL OF ACCESSIBILITY NOTES:

A. SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL.
B. BOTTOM OF SYMBOL TO BE LOCATED FLUSH WITH ACCESS DRIVE, CENTERED ON PARKING SPACE.
C. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND.

8 INTERNATIONAL SYMBOL OF ACCESSIBILITY

12 NOT TO SCALE



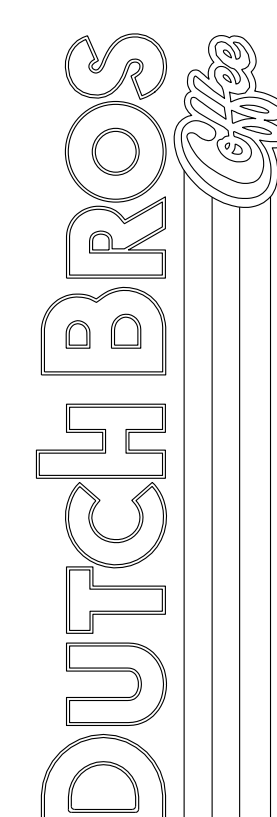
NOTE:
MATCH ELEVATIONS OF ADJACENT CURB AND GUTTER.

12 CURB CUT

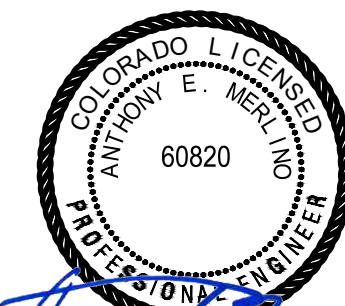
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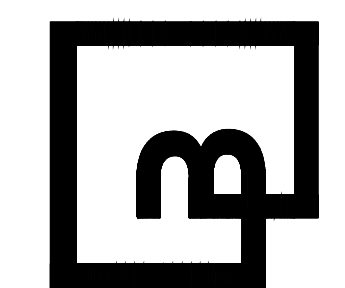
For:



Scale:
Horizontal N/A
Vertical N/A

Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 09/03/24

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2'x2' Basin 2'x2' Catch Basin Bases and Risers 4" Wall

Oldcastle Precast

WEIGHTS		
HEIGHT	BASE	RISER
6"		233 #
1'		466 #
2'	1,205 #	933 #
3'	1,502 #	1,399 #
4'	1,799 #	1,866 #
5'	2,076 #	2,333 #

NOTES:
1. Vault design complies with ASTM C-857 and C-808 with less than 2" of earth cover and on MASH TO HG-20 loading.
2. Lifting insert type and location may change without notice.

1 PRE-CAST CATCH BASIN
1/13 NOT TO SCALE

GUARD POST DETAILS

- CONSTRUCTED OF STEEL NOT LESS THAN 4" INCHES IN DIAMETER AND FILLED WITH CONCRETE.
- SPACED NOT MORE THAN 48" INCHES ON CENTER BETWEEN POSTS.
- SET NOT LESS THAN 36" INCHES DEEP IN A CONCRETE FOOTING NOT LESS THAN 15" INCHES IN DIAMETER.
- SET WITH THE TOP OF THE POSTS NOT LESS THAN 36" ABOVE GROUND.
- LOCATED NOT LESS THAN 24" FROM THE PROTECTED OBJECT.
- PAIN PER OWNER SPECIFICATIONS

PAINT COLOR PER ARCHITECTURAL

6" STANDARD STEEL BLACK PIPE, CONCRETE FILLED.

4 GUARD POST
4/13 NOT TO SCALE

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2 SIDEWALK UNDERDRAIN
2/13 NOT TO SCALE

NOTE:
1. CONNECT DRAIN PIPE TO BUILDING ROOF DRAIN IN APPROVED MANNER.
2. SLOPE SIDEWALK DRAIN PIPE TO DRAIN AT GUTTER LINE.
3. USE WHERE SHOWN ON PLANS, AND ALLOWED BY JURISDICTION. PLACE CONTRACTION JOINT OVER TOP OF PIPE.
4. ALL CONCRETE SHALL BE COMMERCIAL GRADE CONCRETE.

PROVIDE ROCK RIPRAP AS SHOWN ON PLAN. 1"-3" COBBLE, 6" THICK, WITH WOVEN GEOTEXTILE, MIRAFI FW700 WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE OR EQUIVALENT, UNDERNEATH RIPRAP

3 DOWNSPOUT W/ SPLASH BLOCK
3/13 NOT TO SCALE

GREASE INTERCEPTORS

750 - 1200 GALLON
ECE STYLE
TRAFFIC RATED ACCEPTED BY UPC®
AS REQUIRED

MODEL NUMBER	LIQUID CAPACITY GALLONS	WIDTH "A"	OVERALL LENGTH "B"	TANK HEIGHT "C"	INLET "D"	OUTLET "E"	MINIMUM EXCAVATION WIDTH	MINIMUM EXCAVATION LENGTH	* DEPTH OF BURY
KJP750G-ECE	750	4'-0"	8'-1"	6'-3"	5'-0"	4'-9"	5'-0"	9'-1"	1' TO 8'
KJP1000G-ECE	1000	5'-1"	8'-2"	6'-3"	5'-0"	4'-9"	6'-1"	9'-2"	1' TO 6'
KJP1200G-ECE	1200	5'-9"	8'-6"	6'-6"	5'-0"	4'-9"	6'-9"	9'-6"	1' TO 6'

■ TANK DESIGNED FOR H-20 TRAFFIC WHEEL LOAD WITH DRY SOIL CONDITIONS (WATER TABLE BELOW TANK)

■ SUITABLE NATIVE SOIL OR GRANULAR SUB-BASE SHALL BE COMPACTED AND LEVELED TO HANDLE ANTICIPATED LOADS. SEE INSTALLATION PROCEDURES SHEET FOR ADDITIONAL INFO.

■ FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

15-01-03
GREASE_750-1200-W.dwg
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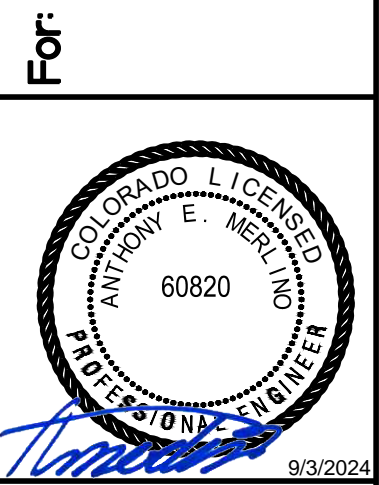
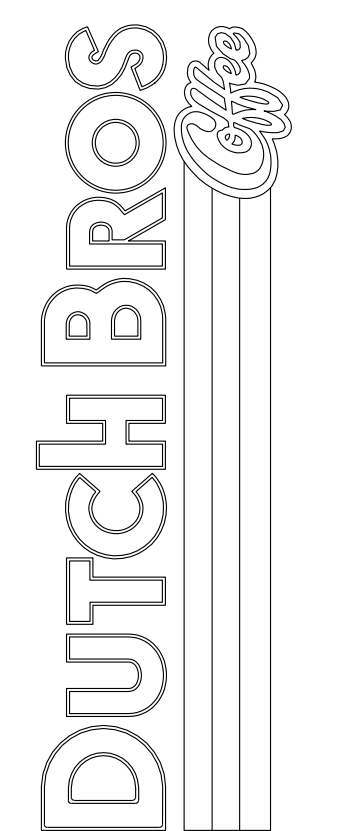
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JENSEN PRECAST

5 GREASE INTERCEPTOR
5/13 NOT TO SCALE

Revision
No. Date By Ctd. Appr.

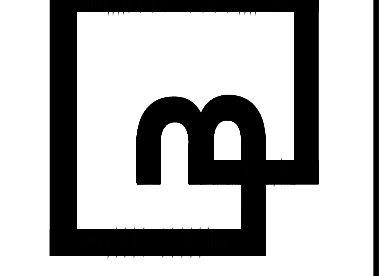
Title:
CIVIL DETAILS
5810 OMAHA BLVD
COLORADO SPRINGS, CO 80915



Scale:
Horizontal N/A
Vertical N/A

Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 09/03/24

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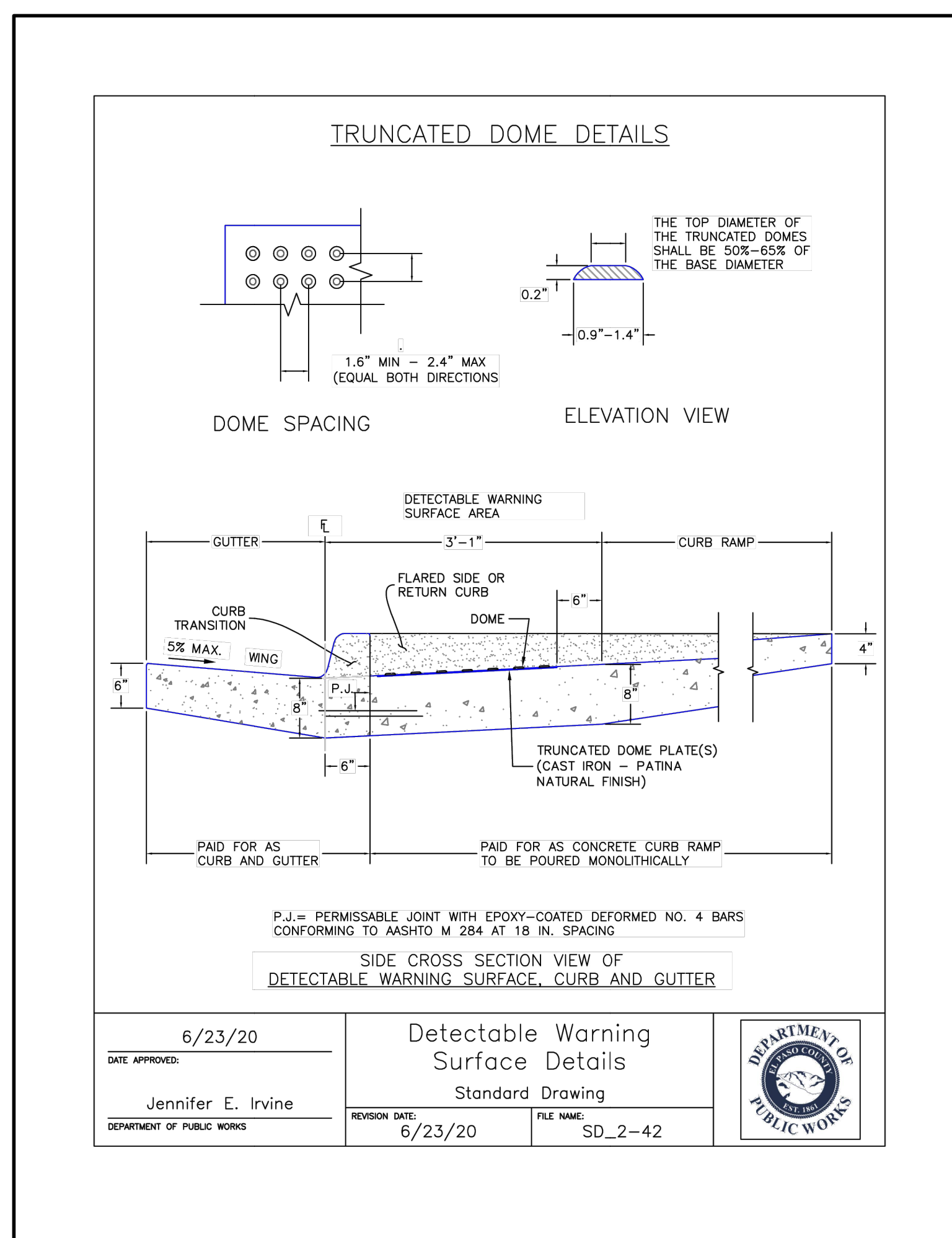
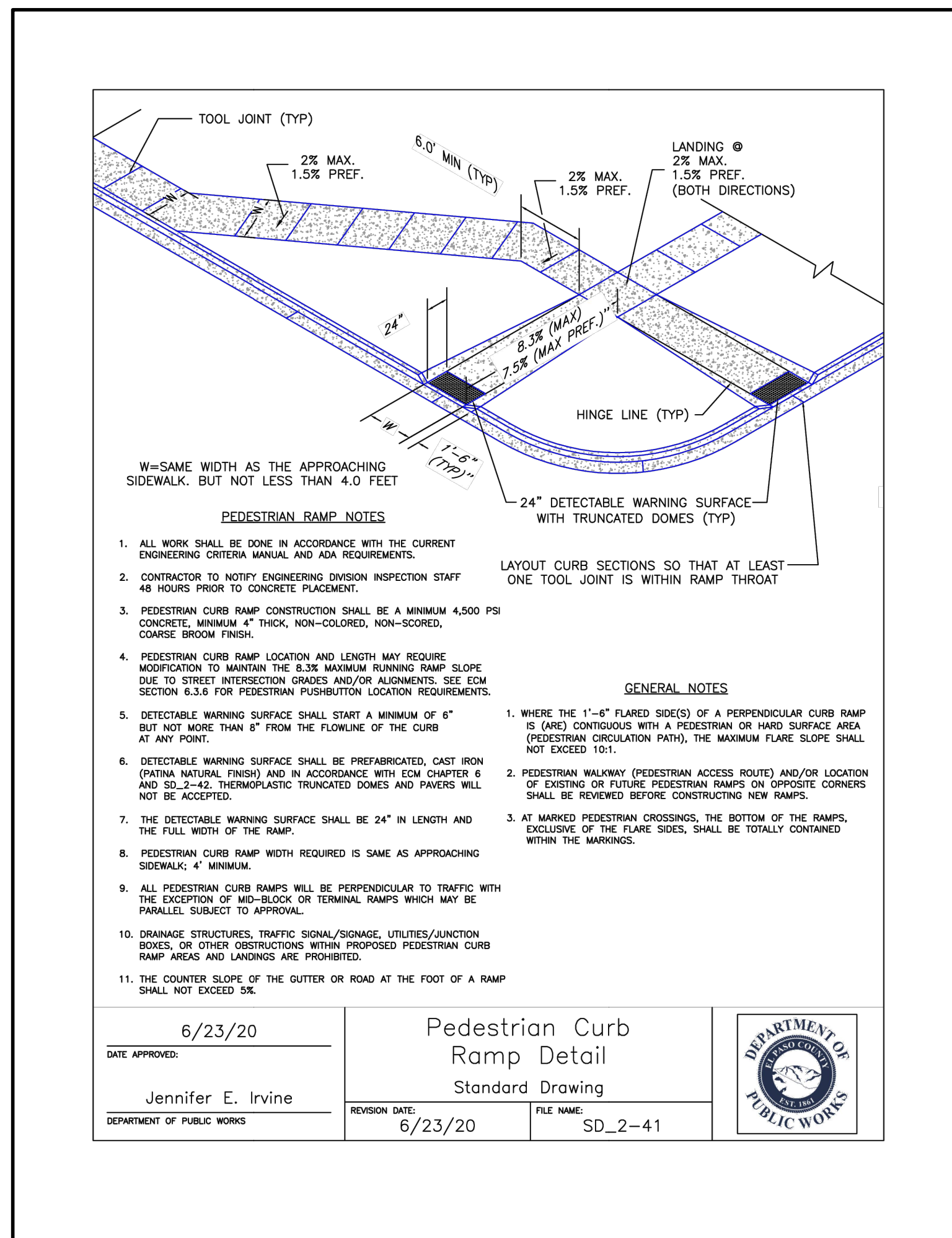


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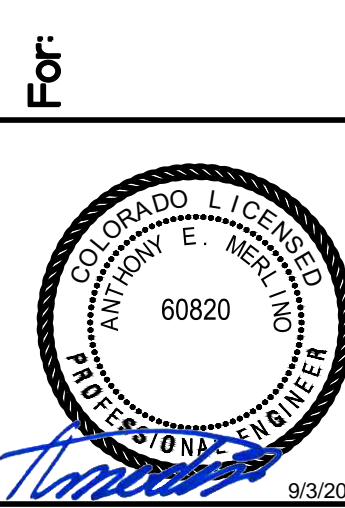
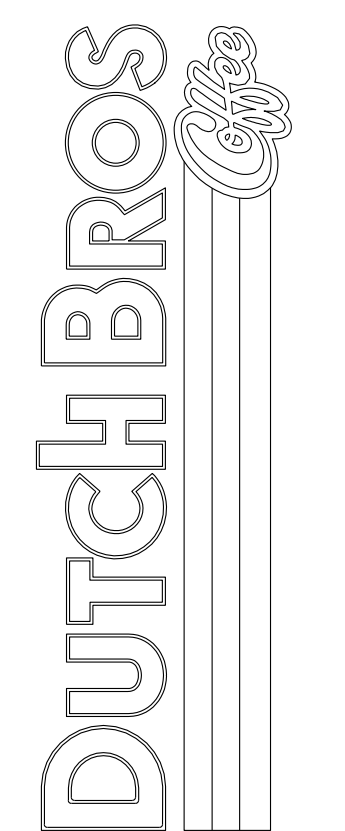
DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

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



No.	Date	By	Chd.	Appr.

Title:
AGENCY DETAILS
5810 OMAHA BLVD
COLORADO SPRINGS, CO 80915



Scale:
Horizontal: N/A
Vertical: N/A

Designed	EMM
Drawn	EMM
Checked	AEM
Approved	AEM

Date: 09/03/24

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

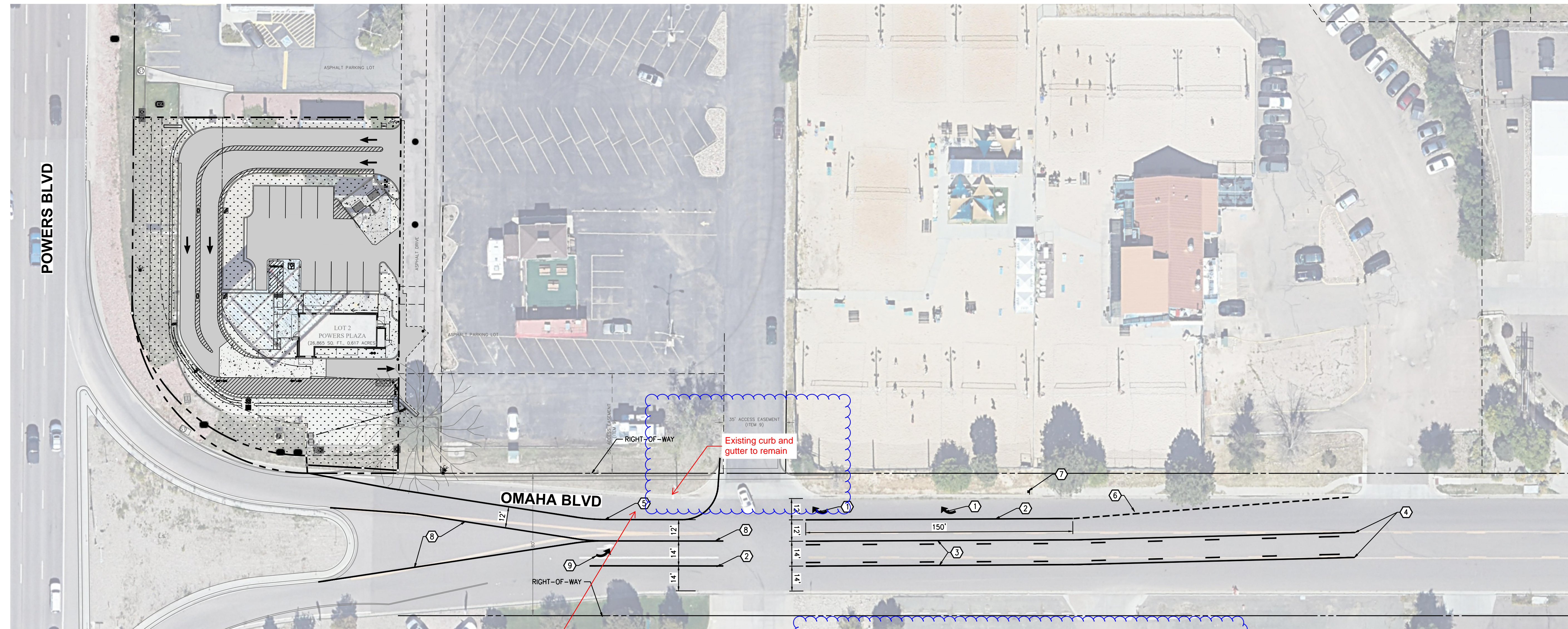
Job Number: 23098
Sheet: 14
2019 DB
Franchising USA, LLC



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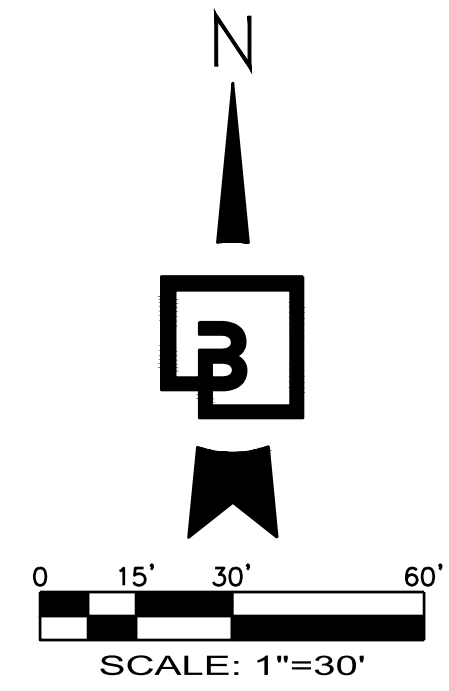
DUTCH BROS. COFFEE - CO0907, COLORADO SPRINGS, CO

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



Include Diagonal Shoulder marking (gore area) 8" white striping per CDOT detail S-627-1

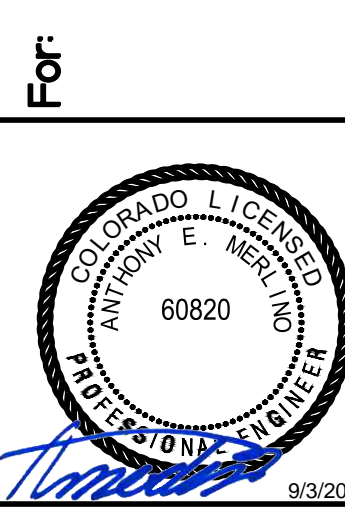
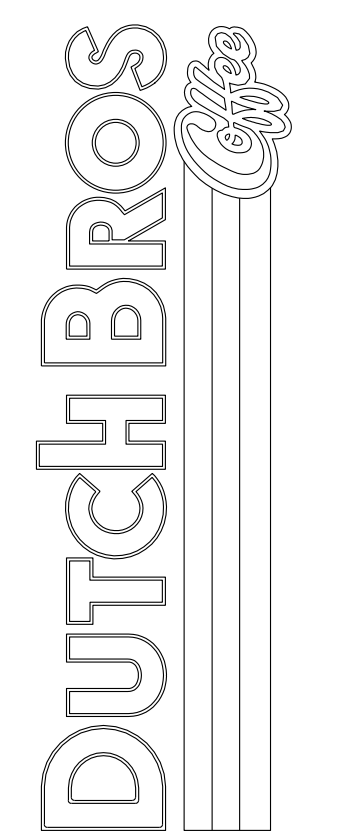
- CONSTRUCTION NOTES:**
1. PAINT RIGHT TURN PER EL-PASO-COUNTY AND MUTCD STANDARDS AND SPECIFICATIONS
 2. PAINT SOLID WHITE LANE PER EL-PASO-COUNTY AND MUTCD STANDARDS AND SPECIFICATIONS. **8" width**
 3. PAINT YELLOW TWO-WAY LEFT TURN TURN LANE PER EL-PASO-COUNTY AND MUTCD STANDARDS AND SPECIFICATIONS. **4" width**
 4. MATCH EXISTING STRIPING
 5. PAINT SOLID WHITE FOG LINE PER EL-PASO-COUNTY AND MUTCD STANDARDS AND SPECIFICATIONS. **6" width**
 6. PAINT DOTTED WHITE LINE PER EL-PASO-COUNTY AND MUTCD STANDARDS AND SPECIFICATIONS. **8" width**
 7. INSTALL RIGHT TURN MUST TURN RIGHT (R3-7) PER MUTCD STANDARDS AND SPECIFICATIONS. **Size: 36" x 36"**
 8. PAINT SOLID YELLOW LANE PER EL-PASO-COUNTY AND MUTCD STANDARDS AND SPECIFICATIONS. **4" width**
 9. PAINT LEFT TURN PER EL-PASO-COUNTY AND MUTCD STANDARDS AND SPECIFICATIONS
- All striping shall be per CDOT M&S Standard drawing number S-627-1 (typ)
- See EPC Standard Striping and Signage note number 11 for minimum mil thickness for construction notes 1 & 9



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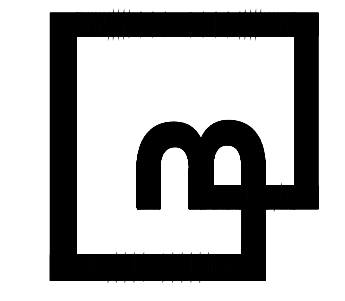
No.	Date	By	Chk.	Appr.	Revision

Title: STRIPING PLAN - OMAHA BLVD
5810 OMAHA BLVD
COLORADO SPRINGS, CO 80915



Scale:	Horizontal	1" = 30'	Vertical	N/A					
Designed	EMM	Drawn	EMM	Checked	AEM	Approved	AEM	Date	09/03/24

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18215 72nd Avenue South
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