

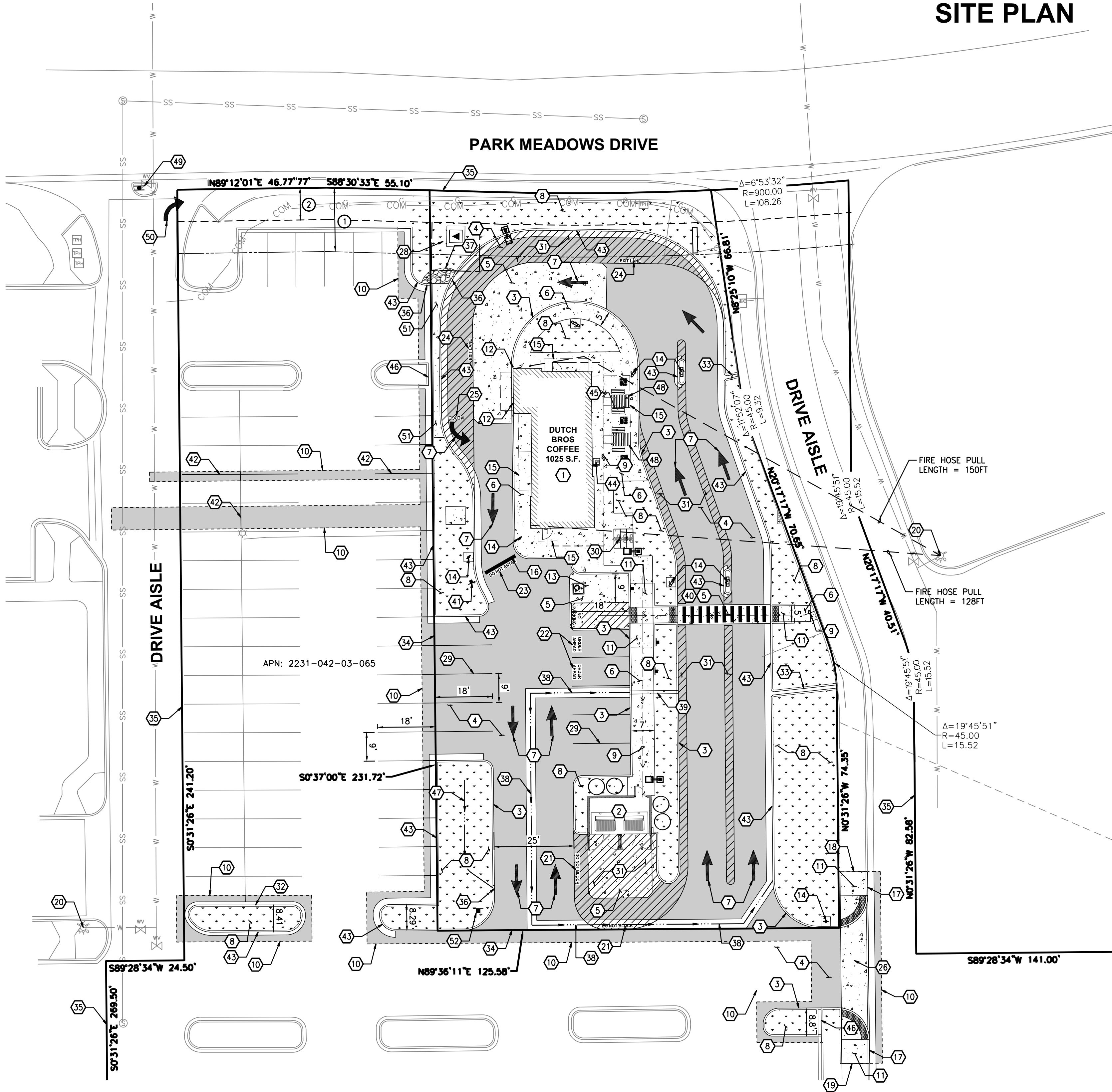


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DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

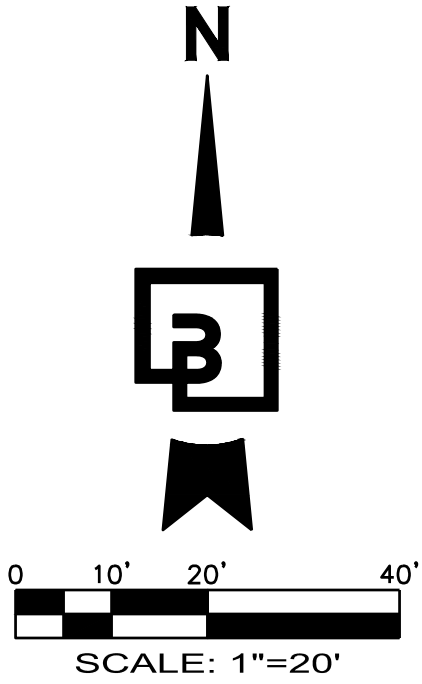
COFFEE RESTAURANT WITH DRIVE THRU
LOT 1B OF LONE TREE TOWN CENTER – SIXTH AMENDMENT
LOCATED IN PLANNING AREA 3 OF THE LONE TREE TOWN CENTER PLANNED DEVELOPMENT FIRST AMENDMENT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
0.588 ACRES, SP25-0002

SITE PLAN



CONSTRUCTION NOTES:

1. PROPOSED DUTCH BROS COFFEE BUILDING.
2. PROPOSED TRASH ENCLOSURE, WITH PCC PAD PER GEOTECHNICAL ENGINEER RECOMMENDATIONS.
3. PROPOSED 6" CONCRETE BARRIER CURB, TYPICAL.
4. PROPOSED ASPHALT PAVEMENT PER GEOTECHNICAL ENGINEER RECOMMENDATIONS.
5. PROPOSED CONCRETE PAVEMENT PER GEOTECHNICAL ENGINEER RECOMMENDATIONS.
6. PROPOSED CONCRETE SIDEWALK (5' MIN.), TYPICAL. CONSTRUCT NEW SIDEWALK AND JOINTS.
7. PROPOSED PAVEMENT MARKING
8. PROPOSED LANDSCAPE AREA, TYPICAL.
9. ACCESSIBLE PATH, TYPICAL.
10. APPROXIMATE LOCATION OF NEAT SAW CUT LINE. PROVIDE HOT TAR SEAL AT ALL ASPHALT JOINTS.
11. PROPOSED ADA ACCESSIBLE RAMP.
12. PROPOSED BOLLARD PER ARCHITECTURAL DRAWINGS.
13. PROPOSED ADA ACCESSIBLE STALL WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY AND SIGN.
14. PROPOSED SIGNAGE, WITH CONCRETE BASE IF LOCATED IN LANDSCAPE.
15. PROPOSED BUILDING AWNING/CANOPY, SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
16. PROPOSED STOP BAR PER CDOT STANDARD DRAWING S-627-1 STANDARD SHEET 3 OF 11.
17. REPLACE CURB AND GUTTER IN KIND AFTER INSTALLATION OF DRIVEWAY.
18. NORTHERN LIMIT OF SIDEWALK REMOVAL.
19. SOUTHERN LIMIT OF SIDEWALK REMOVAL.
20. EXISTING FIRE HYDRANT LOCATION.
21. PROPOSED 12" WHITE "DO NOT BLOCK" PAVEMENT MARKING.
22. PROPOSED 12" WHITE "ORDER AHEAD" PAVEMENT MARKING. INSTALL "ORDER AHEAD" SIGN IN FRONT OF PARKING SPACE.
23. PROPOSED 12" WHITE "DO NOT ENTER" PAVEMENT MARKING.
24. PROPOSED 12" WHITE "EXIT LANE" PAVEMENT MARKING.
25. PROPOSED 12" WHITE "MERGE" PAVEMENT MARKING.
26. PROPOSED CURB OPENING AND CONSTRUCT DRIVEWAY PER DOUGLAS COUNTY RWD STD DWG SP.22 AND GEOTECHNICAL REPORT RECOMMENDATIONS.
27. PROPOSED SITE LIGHT. SEE LIGHTING DRAWINGS FOR ADDITIONAL DETAILS.
28. APPROXIMATE LOCATION OF NEW MONUMENT SIGN. REFER TO STRUCTURAL AND SIGN PLANS FOR ADDITIONAL DETAILS.
29. PROPOSED 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYPICAL.
30. PROPOSED SHORT TERM BICYCLE PARKING.
31. PROPOSED 4" WIDE WHITE REFLECTIVE STRIPING 2' O.C. AT 45'.
32. PROPOSED 6" ON-SITE CURB AND GUTTER.
33. PROPOSED LANDSCAPE CUT-THROUGH CONNECTING TO EXISTING UNDER-SIDEWALK TRENCH DRAIN.
34. LOCATION OF NEW PROPOSED PROPERTY LINE.
35. LOCATION OF EXISTING PROPERTY LINE.
36. PROPOSED CURB CUT.
37. PROPOSED 1-2" QUARRY SPALLS, 6" DEPTH IN LANDSCAPE AREA. ENSURE THERE IS ADEQUATE SLOPE FOR DRAINAGE.
38. PROPOSED CONCRETE VALLEY GUTTER.
39. PROPOSED 12"x4" RECTANGULAR PIPE. PROVIDE 4" CONCRETE EACH SIDE OF PIPE.
40. PROPOSED WHITE CONTINENTAL TYPE PEDESTRIAN CROSSWALK MARKING. 12" WIDE, 2.5' O.C.
41. PROPOSED X-R5-1 "DO NOT ENTER" SIGN. SIGN POST AND BASE.
42. PROPOSED TRENCH, PAVEMENT, AND STRIPING RESTORATION PER CITY OF LONE TREE AND CDOT STANDARDS.
43. PROPOSED MEDIAN CURB AND GUTTER.
44. PROPOSED TRASH RECEPTACLE PER ARCHITECTURAL DETAILS.
45. LOCATION OF 12'x28' OUTDOOR PATIO AREA.
46. PROPOSED LANDSCAPE CUT THROUGH.
47. PROPOSED LANDSCAPE SWALE.
48. PROPOSED LOCATION OF CUSTOMER SEATING.
49. PROPOSED "RIGHT TURN ONLY" SIGNAGE IN PLACE OF EXISTING "KEEP RIGHT" SIGN. MAINTAIN "DO NOT ENTER SIGNAGE" ON REVERSE SIDE.
50. PROPOSED RIGHT TURN ARROW. REMOVE EXISTING STRAIGHT ARROW.
51. PROPOSED THICKENED CURB.
52. PROPOSED SIGN READING "-- EASTBOUND PARK MEADOWS DR QUEBEC ST / WESTBOUND PARK MEADOWS DR --".



ACCESSIBLE PATH OF TRAVEL NOTE:

WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 2.0% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ADA STANDARDS (SECTION 405) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20). A CONTINUOUS 36" WIDE DETECTABLE WARNING STRIP MEETING ADA STANDARDS (SECTION 406.8) SHALL BE PLACED WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND IS NOT SEPARATED BY A CURB, RAILING, OR OTHER ELEMENT MEETING ADA STANDARDS.

EASEMENT NOTES

1. 20' BUILDING SETBACK; REC. NO. 342829
2. 10' EASEMENT FOR SNOW REMOVAL, UTILITIES, AND LANDSCAPING, PER PLAT RECEPTION NO. 342829.

SITE DATA TABLE

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	28,900	100%
TOTAL BUILDING FOOTPRINT	1,265	4.40%
DUTCH BROS BUILDING	1,025	3.6%
TRASH ENCLOSURE	240	0.8%
PARKING/ROADS	18,050	62.5%
LANDSCAPED/HARDSCAPED AREAS	9,660	33.40%
LANDSCAPE AREA	7,080	24.5%
HARDSCAPED AREA	2,580	8.9%
LAWN/TURF AREA	0	
NATIVE SEED AREA	0	
NATURAL AREA RETAINED	0	
BUILDING SIZE		
TOTAL FLOOR AREA	1,025 SF	3.6%
DUTCH BROS BUILDING	1,025 SF	3.6%

PARKING CALCULATION TABLE

	NUMBER OF UNITS/TOTAL SF	REQUIRED PARKING (PER UNIT OR SF.)	TOTAL REQUIRED (PER UNIT OR SF.)
USE TYPE: RESTAURANT, FAST FOOD	1,025 SF	1/100 SF	10
# OF EMPLOYEES ON MAX. SHIFT	N/A	N/A	N/A
BICYCLE SPACES		1	3
DELIVERY/LOADING SPACES		0	0
PERCENTAGE REDUCTION		N/A	
		TOTAL PARKING REQUIRED	10
ACCESSIBLE SPACES		1	1
STANDARD SPACES		9	10
		TOTAL PARKING PROVIDED	11

SITE PLAN

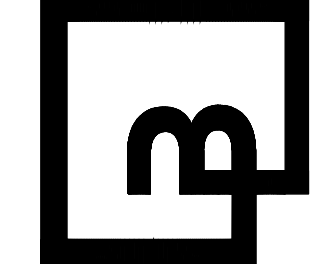
SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

DUTCH BROS



Scale: Horizontal 1" = 20' Vertical N/A
Designed: NRN Drawn: NRN Checked: MTL Approved: MTL Date: 5-19-26

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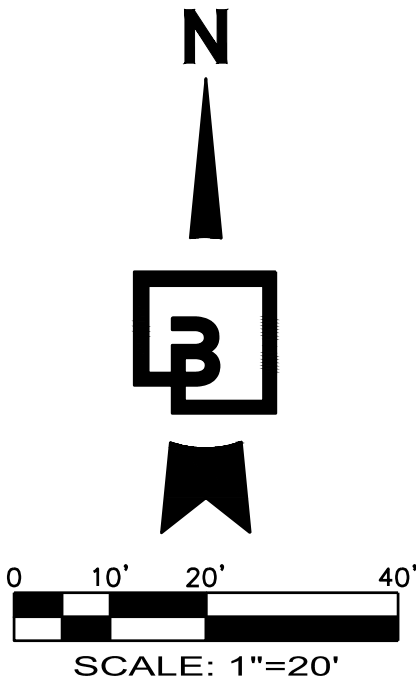
Job Number: 23707
Sheet: 2 OF 23
Drawing Date: 5/19/26
Framing USA, LLC



COFFEE RESTAURANT WITH DRIVE THRU
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0.588 ACRES, SP25-0002

STACKING CAPACITY	EASEMENT NOTES

1. 20' BUILDING SETBACK; REC. NO. 342829
2. 10' EASEMENT FOR SNOW REMOVAL, UTILITIES, AND LANDSCAPING, PER PLAT RECEPTION NO. 342829.



Job Number 23707		Sheet 3 OF 23 2019 DBB Parrish Group, LLC																					
Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com		For:  																					
Designed <u>NRN</u> Drawn <u>NRN</u> Checked <u>MTL</u> Approved <u>MTL</u> Date <u>5-19-26</u>		Scale: Horizontal 1" = 20' Vertical N/A																					
Title: STACKING CAPACITY SEQ PARK MEADOWS AND QUEBEC LONE TREE, CO		Revision <table><tr><td>No.</td><td>Date</td><td>By</td><td>Ckd.</td><td>Appr.</td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>		No.	Date	By	Ckd.	Appr.															
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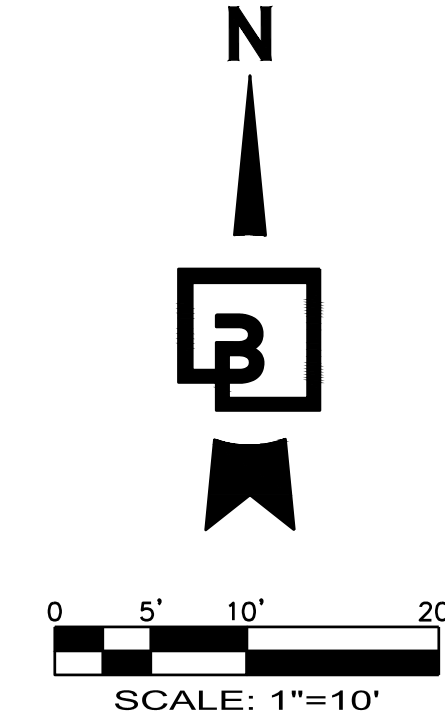
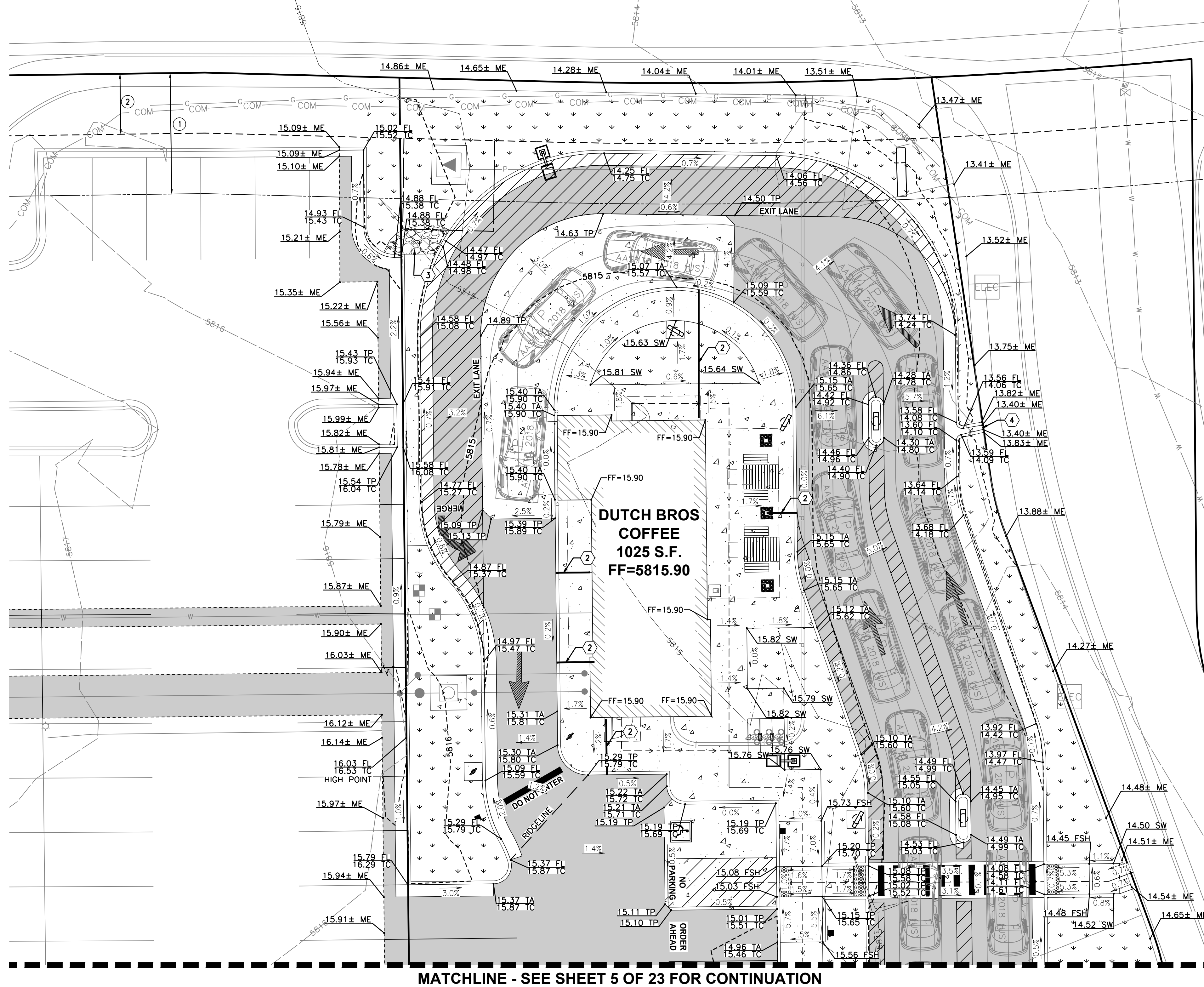


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GRADING AND DRAINAGE PLAN



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.
- 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.
- CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.
- ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED. (TP = TOP OF PAVEMENT, TC = TOP CURB, ME = MATCH EXISTING ELEVATIONS, FSH = FLUSH CURB, FL = FLOW LINE, GB = GRADE BREAK, GRD = FINISH GROUND, TPI = TOP OF ISLAND).
- ALL SPOT ELEVATIONS SHOWN HAVE BEEN 'TRUNCATED' TO INCREASE VISUAL CLARITY. ALL ELEVATIONS SHOWN ARE PLUS 5800', EG. 5815.25 = 15.25.

CONSTRUCTION NOTES:

- NOTE NOT USED.
- PROPOSED UNDER-SIDEWALK DRAIN. DISCHARGE THROUGH FACE OF CURB.
- PROPOSED 1-2" QUARRY SPALLS, 6" DEPTH IN LANDSCAPE AREA. CONTRACTOR SHALL GROUT IN PLACE PER MEANS AND METHODS APPROPRIATE IN THE FIELD TO ENSURE SPALLS REMAIN AS PLACED. ENSURE THERE IS ADEQUATE SLOPE FOR DRAINAGE.
- PROPOSED GUTTER TO EXISTING UNDER-SIDEWALK DRAIN CONNECTION. CONTRACTOR TO VERIFY MATCH ELEVATIONS PRIOR TO CONSTRUCTION. REPORT RESULTS TO ENGINEER.

ABBREVIATIONS:

FL - FLOWLINE
FG - FINISH GRADE
FSH - FLUSH
GP - CURB GUTTER PLATE
GB - GRADE BREAK
ME - MATCH EXISTING ELEVATION
SW - TOP OF SIDEWALK
TC - TOP OF CURB/SIDEWALK
TP - TOP OF PAVEMENT
TA - TOP OF ASPHALT PAVING
TOW - TOP OF WALL
BOW - BOTTOM OF WALL

ACCESSIBLE PATH OF TRAVEL NOTE:

WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE. A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 2.0% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ADA STANDARDS (SECTION 405) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20). A CONTINUOUS 36" WIDE DETECTABLE WARNING STRIP MEETING ADA STANDARDS (SECTION 406.8) SHALL BE PLACED WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND IS NOT SEPARATED BY A CURB, RAILING, OR OTHER ELEMENT MEETING ADA STANDARDS.

EXISTING UTILITY STRUCTURES:

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.

EASEMENT NOTES

- 20' BUILDING SETBACK; REC. NO. 342829
- 10' EASEMENT FOR SNOW REMOVAL, UTILITIES, AND LANDSCAPING, PER PLAT RECEPTION NO. 342829.

FLOOD ZONE DESIGNATION:

ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 0800460116H, WITH AN EFFECTIVE DATE OF NOVEMBER 20, 2013, THE ENTIRE PROPERTY LIES ENTIRELY WITHIN THE FOLLOWING ZONE DESIGNATION:

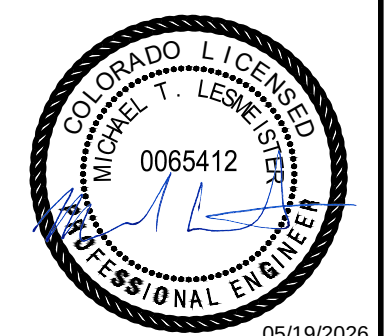
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

For: **GRADING AND DRAINAGE PLAN**

Title:

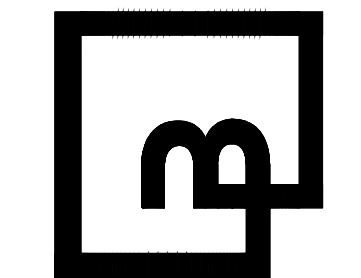
Dutch Bros

For:



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Designed: NRN, Drawn: NRN, Checked: MTL, Approved: MTL, Date: 5-19-26

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Kent, WA 98032
425.251.6222
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Job Number: **23707**

Sheet: **4 OF 23**

Prepared by: **Financing USA, LLC**



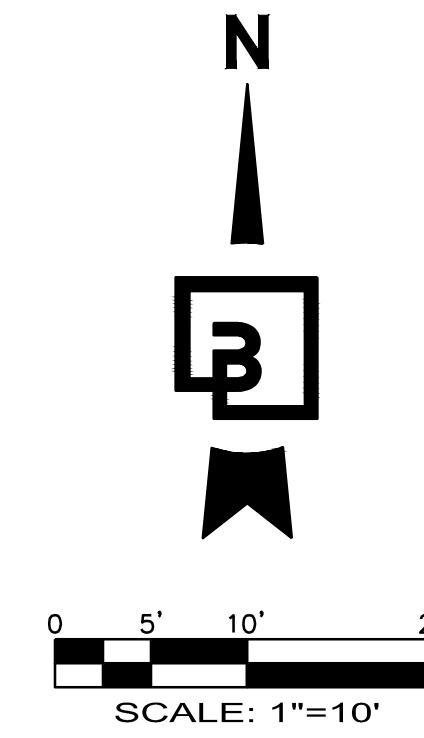
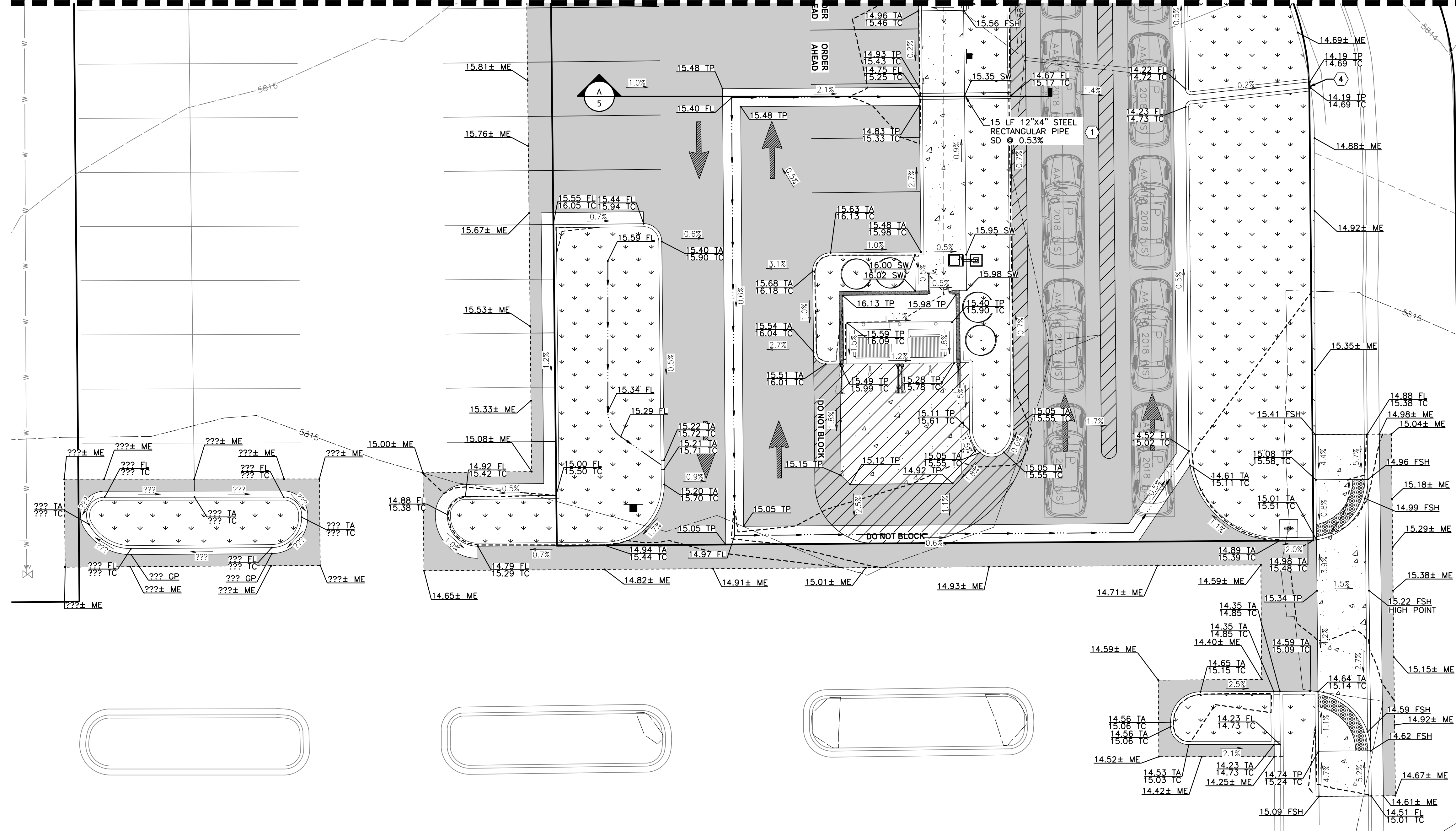
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GRADING AND DRAINAGE PLAN

MATCHLINE - SEE SHEET 4 OF 23 FOR CONTINUATION

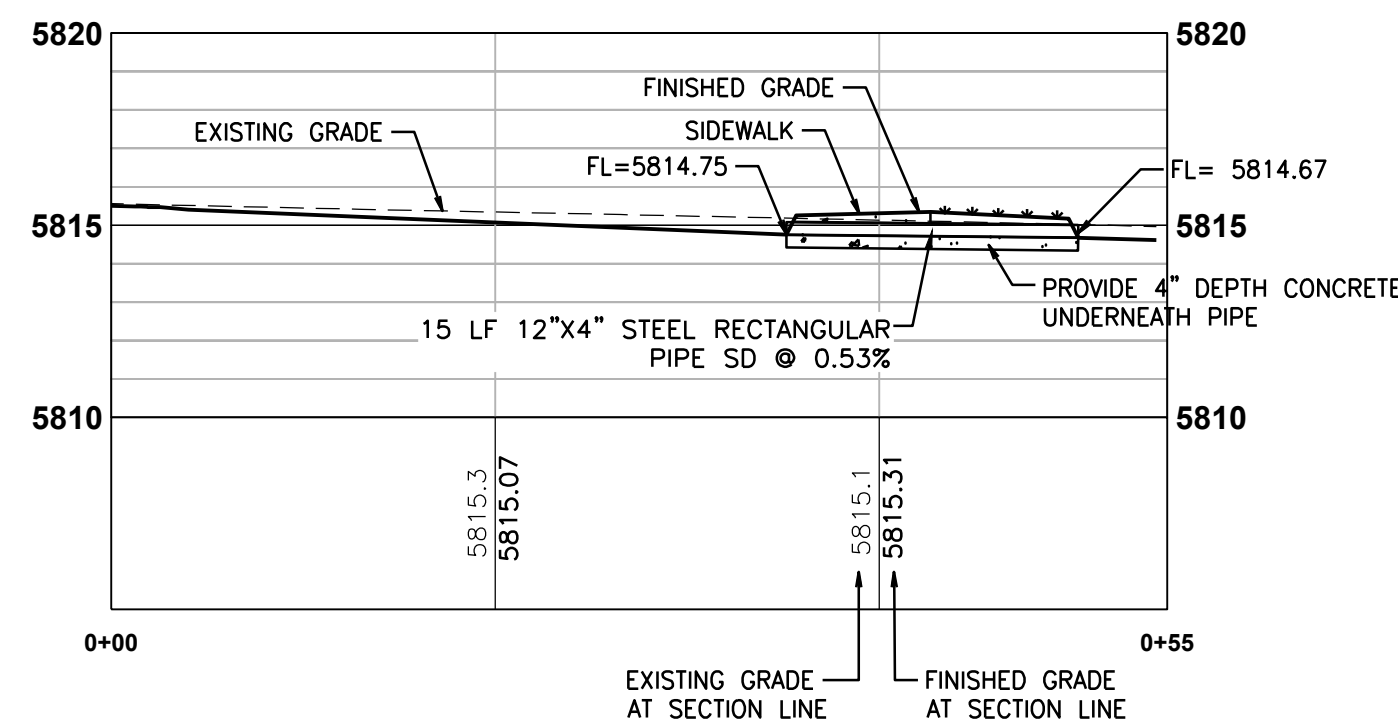


CONSTRUCTION NOTES:

1. PROPOSED 12" X 4" RECTANGULAR STEEL PIPE PER DETAIL A/THIS SHEET. PROVIDE 4" CONCRETE ON BOTH SIDES OF PIPE.
2. NOTE NOT USED.
3. NOTE NOT USED.
4. PROPOSED GUTTER TO EXISTING UNDER-SIDEWALK DRAIN CONNECTION. CONTRACTOR TO VERIFY MATCH ELEVATIONS PRIOR TO CONSTRUCTION. REPORT RESULTS TO ENGINEER.

GRADING GENERAL NOTES:

1. 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.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
3. 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.
4. CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
5. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
6. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.
7. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED. (TP = TOP OF PAVEMENT, TC = TOP CURB, ME = MATCH EXISTING ELEVATIONS, FSH = FLUSH CURB, FL = FLOW LINE, GB = GRADE BREAK, GRD = FINISH GROUND, TPI = TOP OF ISLAND).
8. ALL SPOT ELEVATIONS SHOWN HAVE BEEN 'TRUNCATED' TO INCREASE VISUAL CLARITY. ALL ELEVATIONS SHOWN ARE PLUS 5800', EG. 5850.25 = 50.25.



UNDERSIDEWALK DRAIN

SCALE: 1"=10' H; 1"=5' V

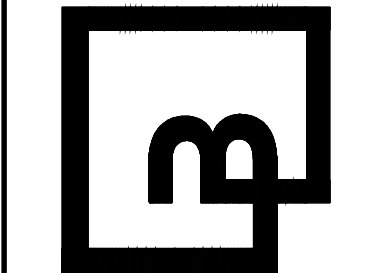
Title: GRADING AND DRAINAGE PLAN
SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

For: **Dutch Bros**



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Designed: NRN Drawn: NRN Checked: MTL Approved: MTL Date: 5-19-26

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Job Number: 23707
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0.588 ACRES, SP25-0002

UTILITY PLAN

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 CITY OF DENVER PUBLIC UTILITIES.

1 SANITARY CONSTRUCTION NOTES:

- CONNECTION TO EXISTING 8" PVC SANITARY SEWER MAIN AT ELEVATION 5797.72'. POT HOLE AND VERIFY POINT OF CONNECTION LOCATION, PIPE DIAMETER, PIPE MATERIAL, AND DEPTH PRIOR TO CONSTRUCTION. REPORT RESULTS TO ENGINEER PRIOR TO ORDERING MATERIALS.
- PROPOSED SEWER CLEANOUT. RIM AND INVERT ELEVATIONS PER STRUCTURE TABLE, THIS SHEET.
- PROPOSED 50 GALLON GREASE INTERCEPTOR WITH SV-10 SAMPLING PORT.
- CONSTRUCT SANITARY SEWER CONNECTION TO BUILDING WITH CLEANOUTS TO GRADE. RIM AND INVERT ELEVATIONS PER STRUCTURE TABLE, THIS SHEET.
- CONSTRUCT SDR-35 PVC SANITARY SEWER LATERAL TO CITY OF LONE TREE STANDARDS. SIZE AND SLOPE PER PLAN.

2 WATER CONSTRUCTION NOTES:

- PROPOSED CONNECTION TO EXISTING 12" D.I. WATER MAIN FOR DOMESTIC AND IRRIGATION WATER SERVICE. 1" TAP INSTALLED BY WATER PURVEYOR. CONTRACTOR TO COORDINATE INSTALLATION WITH PURVEYOR PRIOR TO START OF CONSTRUCTION. POT HOLE AND VERIFY POINT OF CONNECTION LOCATION, PIPE DIAMETER, PIPE MATERIAL AND DEPTH PRIOR TO CONSTRUCTION. REPORT RESULTS TO ENGINEER PRIOR TO ORDERING MATERIALS.
- PROPOSED 1" METER FOR 1.5" DOMESTIC SERVICE PER DENVER WATER STANDARD DRAWING 33269. WATER SERVICE FROM TAP TO METER PER DENVER WATER STANDARD DRAWING 33264.
- PROPOSED 3/4" METER FOR 1" IRRIGATION SERVICE PER DENVER WATER STANDARD DRAWING 33269. CONSTRUCT 1" REDUCED PRESSURE BACKFLOW ASSEMBLY PER DENVER WATER STANDARD DRAWING 32054 IN ABOVE-GROUND, LOCKABLE, CLIMATE CONTROLLED HOT-BOX PER DENVER WATER STD.
- APPROXIMATE LOCATION OF WATER SERVICE CONNECTION TO BUILDING. REFER TO PLUMBING PLANS FOR FINAL LOCATION. REDUCED PRESSURE BACKFLOW ASSEMBLY INSTALLED INSIDE BUILDING PER PLUMBING AND ARCHITECTURAL DRAWINGS.
- PROPOSED 1" IRRIGATION SUB. CONTINUATION BY OTHERS. SEE IRRIGATION DRAWINGS FOR DETAILS.
- PROPOSED 26 LF OF 1.5" PVC DOMESTIC WATER PIPE.
- PROPOSED 92 LF OF TYPE K COPPER WATER SERVICE FROM TAP TO METER PER DENVER WATER STANDARD DRAWING 33264.
- PROPOSED UTILITY TRENCH FOR WATER LINE INSTALLATION PER DENVER WATER STANDARD DRAWING 31002. ANY REQUIRED SHORING PERMITTING AND DESIGN TO BE PERFORMED BY CONTRACTOR.

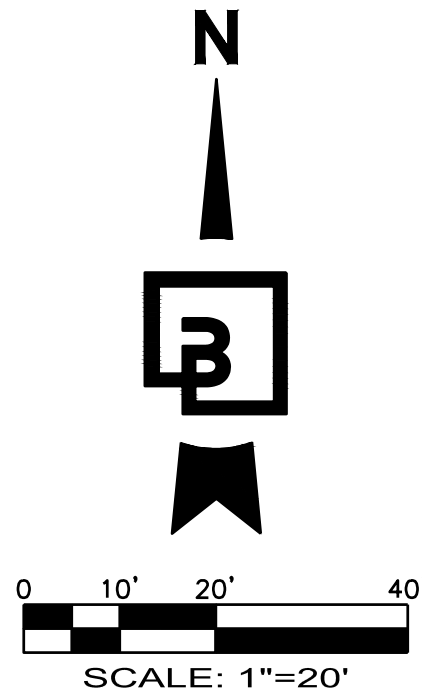
3 DRY UTILITIES CONSTRUCTION NOTES:

- APPROXIMATE LOCATION OF POWER CONNECTION TO TRANSFORMER.
- APPROXIMATE LOCATION OF UNDERGROUND POWER SERVICE LINE.
- PROPOSED ELECTRICAL CONNECTION TO BUILDING.
- APPROXIMATE LOCATION OF TELECOM CONNECTION TO EXISTING UTILITY BOX.
- APPROXIMATE LOCATION OF UNDERGROUND PHONE/CABLE, AND INTERNET SERVICE LINE.
- PROPOSED TELECOM CONNECTION TO BUILDING.

4 EASEMENT NOTES

- 20' BUILDING SETBACK; REC. NO. 342829
- 10' EASEMENT FOR SNOW REMOVAL, UTILITIES, AND LANDSCAPING, PER PLAT RECEPTION NO. 342829.

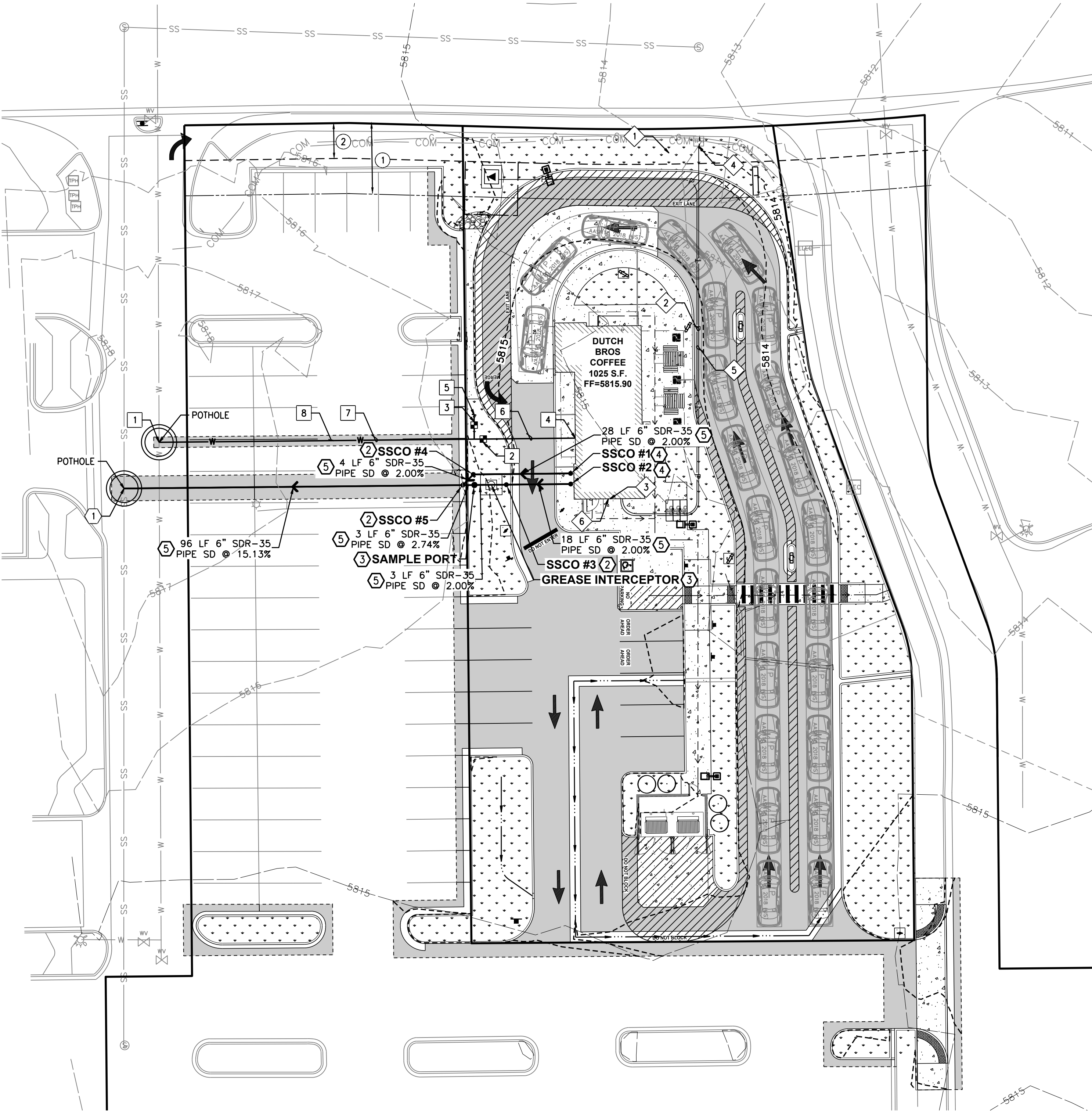
SANITARY SEWER STRUCTURE	
TABLE	
3	GREASE INTERCEPTOR, RIM=5815.94 IE=5812.58 (6" IN E) IE=5812.58 (6" OUT W)
3	SAMPLE PORT, RIM=5816.21 IE=5812.52 (6" IN E) IE=5812.35 (6" OUT W)
4	SSCO #1, W/ SOLID LOCKING CAP RIM=5815.88 IE=5813.00 (6" OUT W)
4	SSCO #2, W/ SOLID LOCKING CAP RIM=5815.88 IE=5813.00 (6" OUT W)
2	SSCO #3, W/ SOLID LOCKING CAP RIM=5815.60 IE=5812.63 (6" IN E) IE=5812.63 (6" OUT W)
2	SSCO #4, W/ SOLID LOCKING CAP RIM=5816.16 IE=5812.45 (6" IN E) IE=5812.35 (6" OUT SW)
2	SSCO #5, W/ SOLID LOCKING CAP RIM=5816.01 IE=5812.26 (6" IN E) IE=5812.26 (6" OUT W)



WATER SYSTEM - GENERAL NOTES:

- ALL WATER LINES, SYSTEM PLANS, AND CONSTRUCTION WILL CONFORM TO CURRENT SOUTHGATE WATER DISTRICT SYSTEM SPECIFICATIONS AND THE DENVER WATER ENGINEERING STANDARDS, AND ARE SUBJECT TO CONSTRUCTION OBSERVATION BY SOUTHGATE PERSONNEL OR A SOUTHGATE REPRESENTATIVE. A COPY OF SOUTHGATE SPECIFICATIONS ARE AVAILABLE AT WWW.SOUTHGATEDISTRICTS.ORG.
- ONLY AFTER CONSTRUCTION PLANS HAVE BEEN REVIEWED AND APPROVED BY SOUTHGATE, THE OWNER, THE OWNER'S ENGINEER OR CONTRACTOR, WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH SOUTHGATE AT LEAST 2 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. APPROVED CONSTRUCTION PLANS, SIGNED BY THE DISTRICT MANAGER AND DISTRICT ENGINEER, WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING.
- CONSTRUCTION WILL NOT BE PERMITTED TO START UNTIL ALL EASEMENTS ARE SIGNED AND RECORDED AND THE PRE-CONSTRUCTION MEETING HAS BEEN HELD.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROCUREMENT OF ALL PERMITS FOR THE CONSTRUCTION OF ANY BREAK IN CONSTRUCTION (DUE TO WEATHER, SCHEDULING, ETC.) AND WHEN CONSTRUCTION WILL RESUME.
- SOUTHGATE REQUIRES 2 BUSINESS DAYS NOTICE PRIOR TO START OF CONSTRUCTION AND NOTIFICATION OF ANY BREAK IN CONSTRUCTION.
- SOUTHGATE REQUIRES 2 BUSINESS DAYS NOTICE PRIOR TO ANY OVERTIME WORKED ON A WEDNESDAY. COSTS INCURRED BY SOUTHGATE ASSOCIATED WITH CONSTRUCTION OVERTIME WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- A COPY EACH OF ALL SURVEY CUT SHEETS MUST BE SUBMITTED TO SOUTHGATE AND TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR NOTIFICATION AND LOCATES PRIOR TO CONSTRUCTION COMMENCING. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES AND COSTS THAT RESULT BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES, INCLUDING SOUTHGATE UTILITIES.
- SOUTHGATE OR ITS REPRESENTATIVE IS NOT A GUARANTOR OF THE CONSTRUCTION CONTRACTOR'S OBLIGATIONS AND PERFORMANCE OF CONTRACT.
- OBSERVATIONS OF WORK IN PROGRESS AND VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE BY SOUTHGATE OR SOUTHGATE'S REPRESENTATIVE OF THE CONTRACTOR'S PERFORMANCE.
- SOUTHGATE AND SOUTHGATE'S REPRESENTATIVE IS NOT RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OF REGULATORY AGENCIES.
- PROPOSED 1" METER FOR 1.5" DOMESTIC SERVICE PER DENVER WATER STANDARD DRAWING 33269. WATER SERVICE FROM TAP TO METER PER DENVER WATER STANDARD DRAWING 33264.
- SOUTHGATE REQUIRES 2 BUSINESS DAYS NOTICE PRIOR TO ANY WEEKEND OR NIGHT WORK. COSTS INCURRED BY SOUTHGATE ASSOCIATED WITH WEEKEND AND NIGHT WORK WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- A SET OF APPROVED PLANS SHALL BE MAINTAINED BY THE CONTRACTOR AND KEPT ON SITE AT ALL TIMES. THESE PLANS SHALL BE USED TO MAKE THE "AS-CONSTRUCTED" NOTES DURING THE COURSE OF CONSTRUCTION. THESE NOTES SHALL INCLUDE BUT ARE NOT LIMITED TO ANY DEVIATIONS FROM THE APPROVED PLANS, NOTING THE TYPES AND LOCATIONS OF THE MATERIALS IN PLACE.
- ALL REQUIRED TESTING EQUIPMENT WILL BE SUPPLIED BY THE CONTRACTOR. SOUTHGATE REQUIRES 2 BUSINESS DAYS NOTICE PRIOR TO TESTING FOR SCHEDULING PURPOSES.
- THE CONTRACTOR SHALL SCHEDULE COMPACTION TESTING WITH THE SOLS CONSULTANT. SEVERAL COMPACTION TESTS ARE REQUIRED AT INTERSECTIONS WITH OTHER UTILITIES, SERVICE TUBES, AND AT RANDOM LOCATIONS OVER THE WATER LINE. TESTING WILL BE REQUIRED WHEN SOLS MATERIAL CHANGES. TESTING WILL BE REQUIRED FOR EVERY THIRD SERVICE INSTALLATION. THE SOLS ENGINEER IS REQUIRED TO SUBMIT COMPACTION TEST RESULTS ON A DAILY BASIS. THE OWNER/DEVELOPER IS RESPONSIBLE FOR COSTS ASSOCIATED WITH COMPACTION TESTING.
- CONSTRUCTION WATER IS AVAILABLE BY PURCHASING A PERMIT FROM SOUTHGATE AND DENVER WATER. CURRENT DENVER WATER CERTIFICATION IS REQUIRED ON ALL WATER METERS. SOUTHGATE DOES NOT SUPPLY WATER METERS.
- PIPELINE ACCEPTANCE AND THE START OF THE WARRANTY PERIOD OF THE NEW WATER MAINS WILL NOT BE CONSIDERED UNTIL ALL REQUIREMENTS FOR ACCEPTANCE HAVE BEEN FULFILLED, INCLUDING:
 - ALL TESTING IS COMPLETE WITH SATISFACTORY RESULTS.
 - COMPLETE SET OF SIGNED COMPACTION TEST RESULTS IS SUBMITTED TO SOUTHGATE AND THE APPLICABLE CITY/COUNTY.
 - ALL PUNCH LIST ITEMS ARE COMPLETED TO THE SATISFACTORY OF SOUTHGATE.
 - FIRST LIFT OF PAVING IS COMPLETED AT A MINIMUM.
 - SURVEYED RECORD DRAWINGS HAVE BEEN SUBMITTED TO AND APPROVED BY SOUTHGATE. CONTACT THE SOUTHGATE ENGINEERING DEPARTMENT FOR REQUIREMENTS PRIOR TO SUBMITTING RECORD DRAWINGS.
 - RECORDED ADDRESS PLAT, IF APPLICABLE, IS SUBMITTED TO SOUTHGATE.
 - WARRANTY FUNDS ARE SUBMITTED TO SOUTHGATE IN THE FORM OF A LETTER OF CREDIT OR CHECK EQUAL TO TEN PERCENT (10%) OF THE TOTAL COST OF WATER IMPROVEMENTS. THE LETTER OR CHECK WILL BE EFFECTIVE FOR A MINIMUM OF FIFTEEN (15) MONTHS FROM START OF WARRANTY PERIOD.
 - THEORETICAL STATIC WATER PRESSURES ARE ESTIMATED TO RANGE FROM PSI AT USGS ELEVATION TO PSI AT USGS ELEVATION BASED UPON A HYDRAULIC GRADIENT OF USGS ELEVATION. SOUTHGATE HAS PROVIDED ONLY THE HYDRAULIC GRADIENT ELEVATION. THIS HYDRAULIC GRADIENT, OF WHICH WAS PROVIDED AT THE TIME OF PLAN REVIEW, MAY CHANGE IN THE FUTURE AS OVERALL WATER SYSTEM OPERATIONS WARRANT.

REVISED		Southgate WATER & SANITATION DISTRICTS	SCALE NOT TO SCALE
BY	DATE		
		SOUTHGATE WATER DISTRICT GENERAL NOTES	ISSUE DATE FEBRUARY 2016
			SHEET DRAWING NO. 1 OF 1 W-19



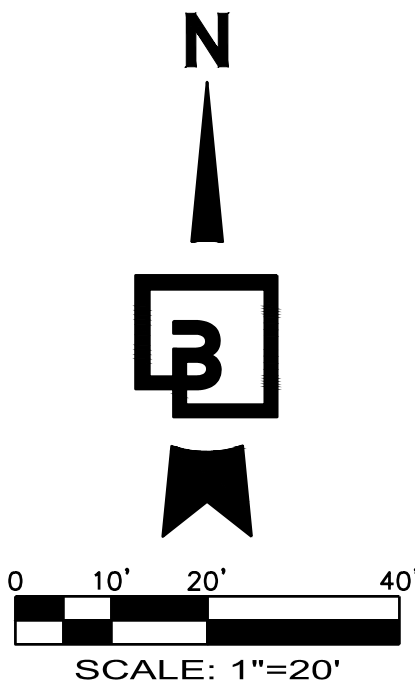
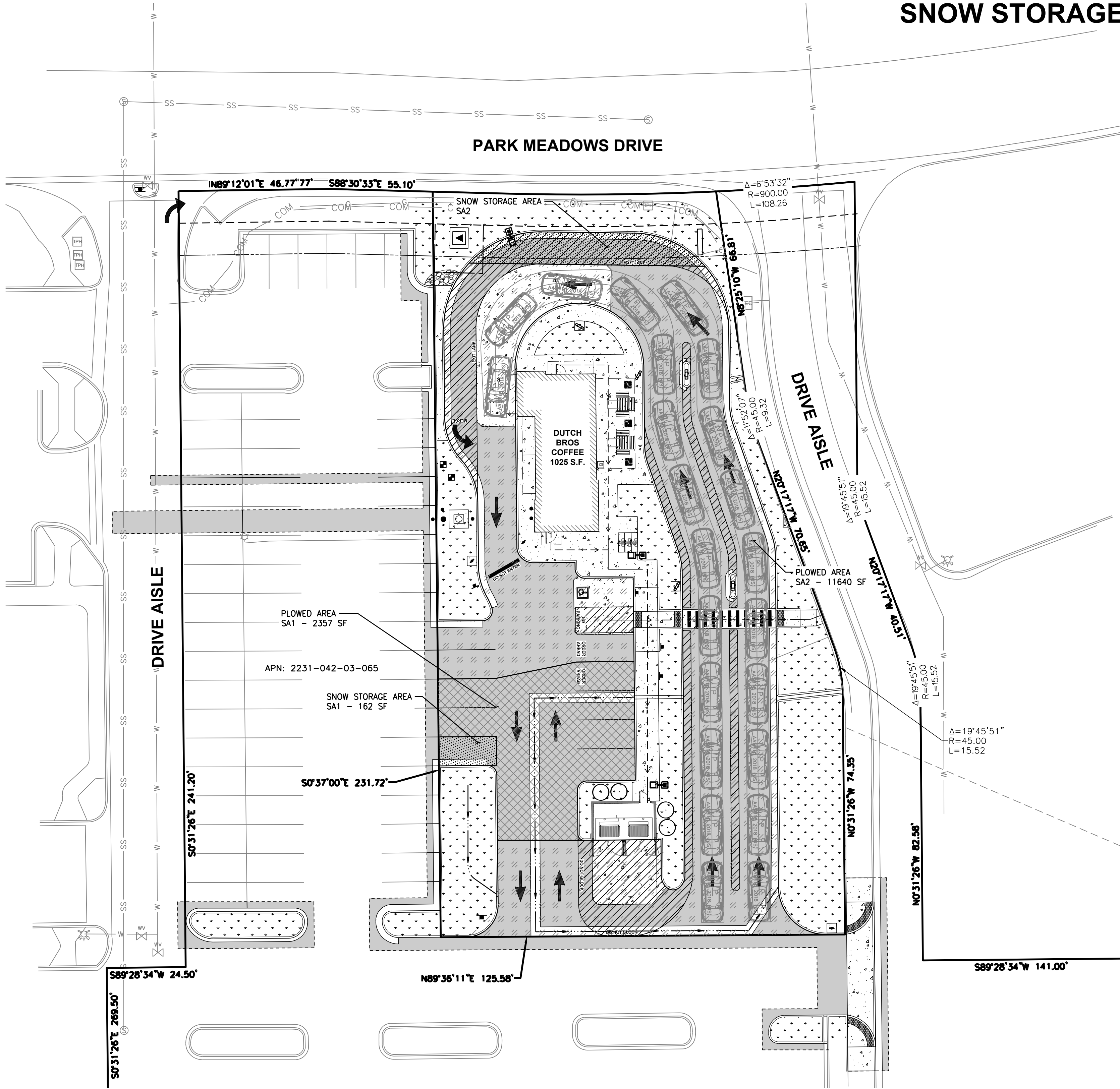


Know what's below.
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Dial 811

DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

COFFEE RESTAURANT WITH DRIVE THRU
LOT 1B OF LONE TREE TOWN CENTER – SIXTH AMENDMENT
LOCATED IN PLANNING AREA 3 OF THE LONE TREE TOWN CENTER PLANNED DEVELOPMENT FIRST AMENDMENT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
0.588 ACRES, SP25-0002

SNOW STORAGE



- EASEMENT NOTES**
- 20' BUILDING SETBACK; REC. NO. 342829
 - 10' EASEMENT FOR SNOW REMOVAL, UTILITIES, AND LANDSCAPING, PER PLAT RECEPTION NO. 342829.

LEGEND	
SNOW STORAGE	
PLOW AREA SA1	
PLOW AREA SA2	

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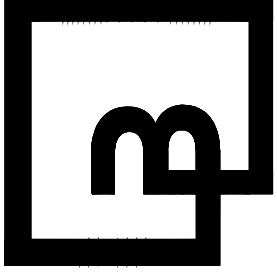
Job Number

23707

Sheet

7 OF 23

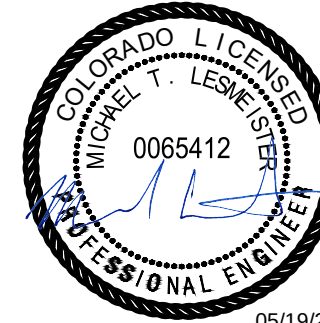
Drawn by
Barghausen USA, LLC



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

Designed	NRN
Drawn	NRN
Checked	MTL
Approved	MTL
Date	5-19-26

Scale:
Horizontal 1" = 20'
Vertical N/A



For: **Dutch Bros Coffee**

Title:

SNOW STORAGE
SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

Revision

By

Date

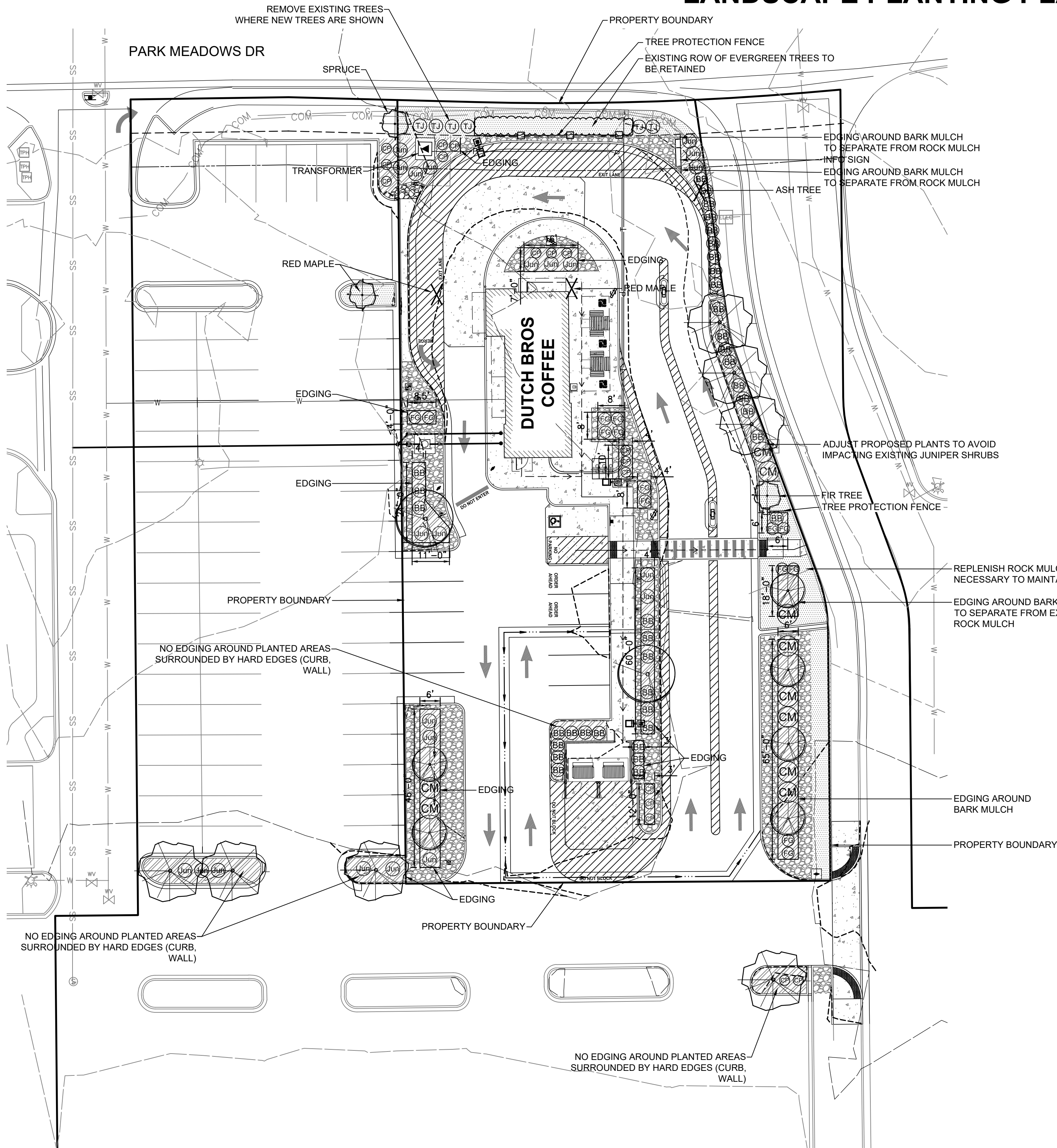
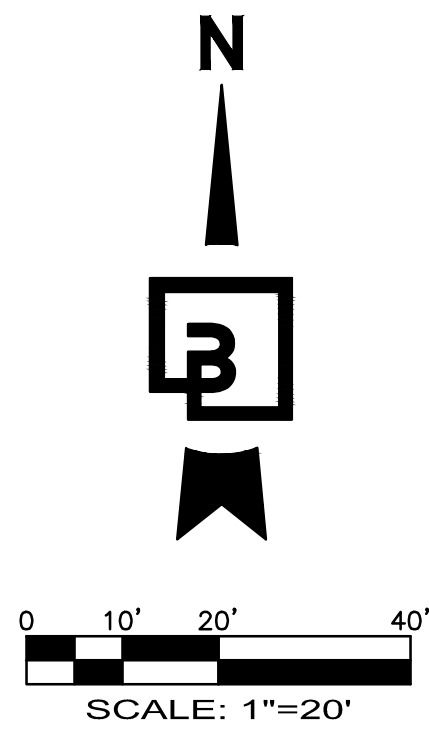
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Appr.

DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

COFFEE RESTAURANT WITH DRIVE THRU
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OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
0.588 ACRES, SP25-0002

LANDSCAPE PLANTING PLAN



LEGEND

- EXISTING LANDSCAPING TO BE RETAINED. RETURN ANY AREAS IMPACTED DURING CONSTRUCTION TO PRE-CONSTRUCTION CONDITION. LANDSCAPE CONTRACTOR TO REMODEL EXISTING IRRIGATION SYSTEM AS NECESSARY TO ACCOMMODATE REVISED LANDSCAPE BED LAYOUT
- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
- TREE PROTECTION FENCE. 4' HEIGHT METAL T-POSTS WITH ORANGE CONSTRUCTION FENCE
- EXISTING TREE TO BE REMOVED

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE CONDITION	MATURE HT. & WIDTH	QTY	REMARKS	% OF TOTAL PLANTINGS	WATER USAGE
TREES:							
	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE	2" CAL.	60'-80' HT. 40'-55' WIDTH	2	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'	1.65%	MEDIUM
	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT' / 'CRIMSON SPIRE' COLUMNAR OAK	2" CAL.	40' HT. 15' WIDTH	7	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'	5.78%	MEDIUM
	PICEA GLAUCA 'DENSATA' / BLACK HILLS SPRUCE	6' HT.	20'-40' HT. 10'-15' WIDTH	6	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN	4.95%	LOW
	JUNIPERUS VIRGINIANA 'TAYLOR' / JUNIPER	6' HT.	30' HT. 3' WIDTH	6	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN	4.95%	LOW
LARGE DECIDUOUS SHRUBS:							
	EUONYMUS ALATA 'COMPACTA' / BURNING BUSH	5 GALLON	6'-8' HT. 8'-10' WIDTH	37	FULL & BUSHY	30.57%	LOW
	CERCOCARPUS MONTANUS / MT. MAHOGANY	5 GALLON	6'-8' HT. 8'-10' WIDTH	10	FULL & BUSHY	8.26%	LOW
SMALL DECIDUOUS SHRUBS:							
	BERBERIS THUN. 'CRIMSON PYGMY' / DWARF REDLEAF BARBERRY	5 GALLON	2' HT. 3' WIDTH	17	FULL & BUSHY	14.04%	LOW
	JUNIPERUS HORIZ. 'WILTONII' / WILTON CARPET JUNIPER	5 GALLON	UP TO 1' HT. 6'-8' WIDTH	22	FULL & BUSHY	18.18%	LOW
ORNAMENTAL GRASSES:							
	PENNISETUM SETACEUM / FOUNTAIN GRASS	5 GALLON	3.5' HT. 3.5' WIDTH	14	FULL & BUSHY	11.62%	LOW
				121		100%	

*SHRUB SPECIES TAKEN FROM THE LONE TREE TOWN CENTER PLANNED DEVELOPMENT PDF

- MULCH:
A MINIMUM OF 3 INCHES OF MULCH SHALL BE ADDED IN NON-TURF AREAS TO THE SOIL SURFACE AFTER PLANTING. NON-POROUS MATERIALS SHALL NOT BE PLACED UNDER THE MULCH.
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL A LAYER OF ROCK MULCH. MATCH EXISTING ROCK TYPE AND COLOR. INSTALL ROCK MULCH OVER WEED BARRIER FABRIC, IN ALL PLANTING AREAS. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER ROCK MULCH HAS BEEN INSTALLED.
DO NOT INSTALL TOPSOIL OR AMENDMENTS IN AREAS WHERE ONLY ROCK MULCH IS TO BE INSTALLED.
PER GP-0, A MINIMUM OF 3 INCHES (COMPACTED) OF SHREDDED BARK MULCH TO BE INSTALLED IN PLANTED AREAS. INSTALL OVER POROUS WEED BARRIER FABRIC.
- EDGING:
PERMALOC CLEANLINE ALUMINUM EDGING MILL FINISH 3/16-IN. x 4-IN. x 16- FEET OR APPROVED EQUAL. SEE DETAIL THIS SET. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE PLAN FOR LOCATIONS

CITY OF LONE TREE LANDSCAPE NOTES

ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE, INSTALLATION INSTRUCTIONS AND THE LANDSCAPE DRAWINGS ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, TO INCLUDE PLANT SUBSTITUTIONS, MUST BE APPROVED BY THE CITY IN ADVANCE OF INSTALLATION.

ALL MULCH AND/OR ROCK COBBLE SHALL BE INSTALLED AND MAINTAINED TO THE DEPTH(S) PROVIDED ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ORGANIC MULCH SHALL NOT BE PLACED WITHIN SIX (6) FEET OF STORM INLETS.

THE USE OF IMPERMEABLE SHEET PLASTIC AS A WEED BARRIER IS PROHIBITED.

PER GP-N, ALL SOILS FOR GENERAL LANDSCAPING SHALL BE AMENDED WITH ORGANIC COMPOST. INCORPORATE A MINIMUM OF 4-CUBIC YARDS OF COMPOST PER 1,000-SQUARE FEET TO A DEPTH OF AT LEAST 4 INCHES BY ROTOTILLING OR OTHER SUITABLE MEANS.

LANDSCAPE AREA

TOTAL SQUARE FEET OF IRRIGATED LANDSCAPE AREA (BARK MULCH): 2,172 SF
TOTAL SQUARE FEET OF ROCK MULCH ONLY AREA: 2,666 SF
TOTAL AREA OF EXISTING LANDSCAPING TO BE RETAINED: 827 SF
DOES NOT INCLUDE OFFSITE AREAS

Title:

LANDSCAPE PLANTING PLAN
SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

For:

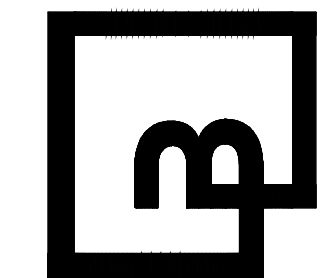


Scale:

Horizontal 1" = 20'
Vertical N/A

Designed JMV
Drawn JMV
Checked JMV
Approved JMV
Date 5/18/26

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



Job Number
23707

Sheet
8 OF 23
Drawing Date
5/19/2026

DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

COFFEE RESTAURANT WITH DRIVE THRU
LOT 1B OF LONE TREE TOWN CENTER – SIXTH AMENDMENT
LOCATED IN PLANNING AREA 3 OF THE LONE TREE TOWN CENTER PLANNED DEVELOPMENT FIRST AMENDMENT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
0.588 ACRES, SP25-0002

LANDSCAPE NOTES

Required, General

The following notes are required for all SIPs; these notes shall appear on the cover page of the SIP plan set.

- The property described herein is subject to all applicable requirements of the Lone Tree Zoning Code and Design Standards, including but not limited to, property maintenance, lighting, parking, signage, landscaping and outdoor storage, except as may otherwise be addressed in an approved planned development plan, sub-area plan, or other applicable plan or agreement approved by the City.
- The applicant assumes responsibility to ensure the project is completed in accordance with the approved SIP and any associated materials sample boards and further assumes the risk associated with any changes or omissions made without prior City approval. Modifications to structures or sites may require an amendment to the SIP as determined by the City's Community Development Director, per Sec. 16-27-180. Unauthorized changes or omissions made without prior City approval corrective actions, delay of permits or citations for zoning violations with associated fines and legal measures. Building plans shall conform to the approved SIP.
- Within site triangles, as shown, limited landscaping shall be allowed with no solid structures permitted as stated in the City of Lone Tree's Landscape Design Guidelines and Standards for Landscaping. Landscaping within the sight triangle shall be maintained by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.
- The owner is responsible for the installation of all roadway signage, including "no parking/fire lane" signage, as required by the City Public Works Department and/or

the Fire District. Such signage shall be maintained by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.

- Site landscaping, site amenities and furnishings, and all site improvements including, but not limited to, sidewalks and parking areas shall be maintained in a state of good repair consistent with the approved SIP and the Lone Tree Municipal Code and Design Guidelines and Standards. Such maintenance shall include the regular maintenance of pet waste stations (when present), to include waste collection and waste bag replacement. Landscape plantings must be alive and all irrigation must be functional. All maintenance obligations shall be completed by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.
- The City of Lone Tree requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owner shall be responsible for the maintenance of all drainage facilities, including inlets, pipes, culverts, channels, ditches, hydraulic structures and detention basins located on their land unless modified by the site improvement plan improvements agreement. Should the owner fail to adequately maintain said facilities, the City of Lone Tree shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs will be assessed to the property owner or the responsible maintenance authority.

Required, Landscaping

The following notes are required for any SIP that includes landscaping; these notes should appear on the first page of the Landscape Plan section of the SIP plan set.

- All plants installed shall follow the plant schedule, installation instructions and the landscape drawings on the approved landscape plan included in this Site Improvement Plan. Any changes to the approved landscape plan, to include plant substitutions, must be approved by the City in advance of installation.
- All mulch and/or rock cobble shall be installed and maintained to the depth(s) provided on the approved landscape plan included in this Site Improvement Plan. Organic mulch shall not be placed within six (6) feet of storm inlets.
- The use of impermeable sheet plastic as a weed barrier is prohibited.

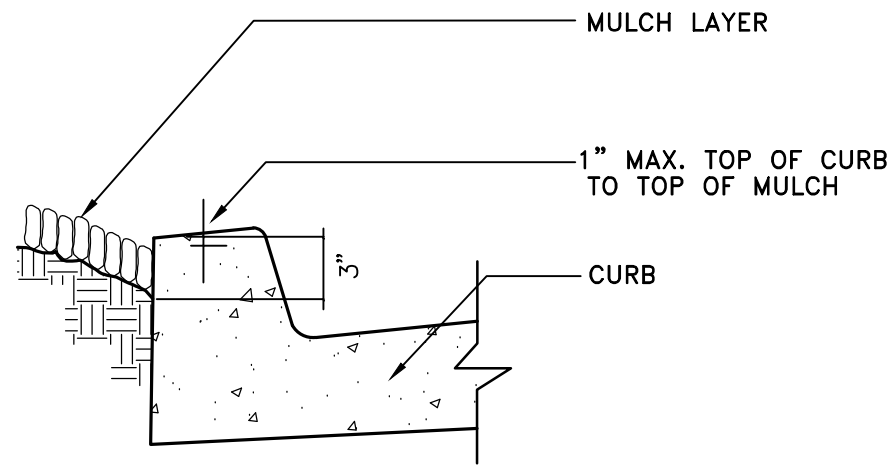
Required, Irrigation

The following notes are required for any SIP that includes landscaping; these notes should appear on the first page of the Irrigation Plan section of the SIP plan set.

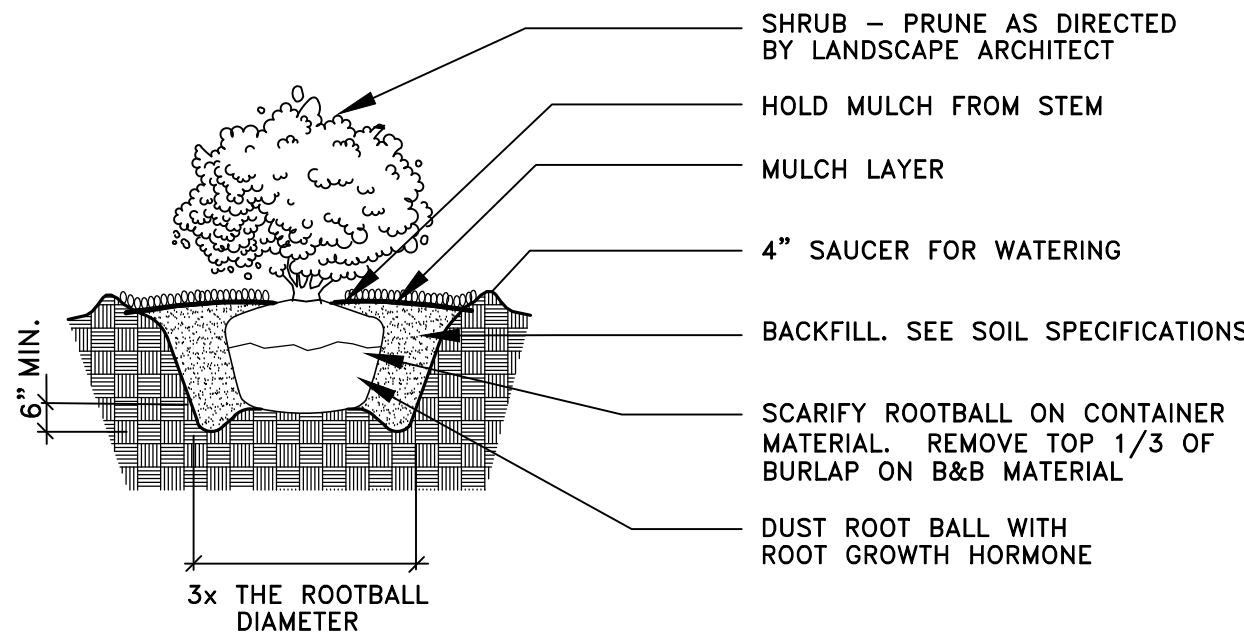
- Irrigation shall occur between the hours of 8:00 p.m. and 6:00 a.m.
- Any irrigation equipment mounted to the building shall be painted to match the building.

Maintenance Responsibilities

- It shall be the responsibility of the owner (or responsible association or district, as may be identified by maintenance agreements) to maintain all improvements on the property in a state of good repair, to ensure all irrigation is functional, and to ensure all plantings are alive, consistent with the approved landscape and irrigation plan and Lone Tree Municipal Code.
- Within sight triangles and sight easements, as shown, limited landscaping shall be allowed with no solid structures permitted, as stated in the City of Lone Tree's Landscape Design Guidelines and Standards. Landscaping within the sight triangle shall be maintained by the property owner or responsible association or district, as may be identified by maintenance agreements.



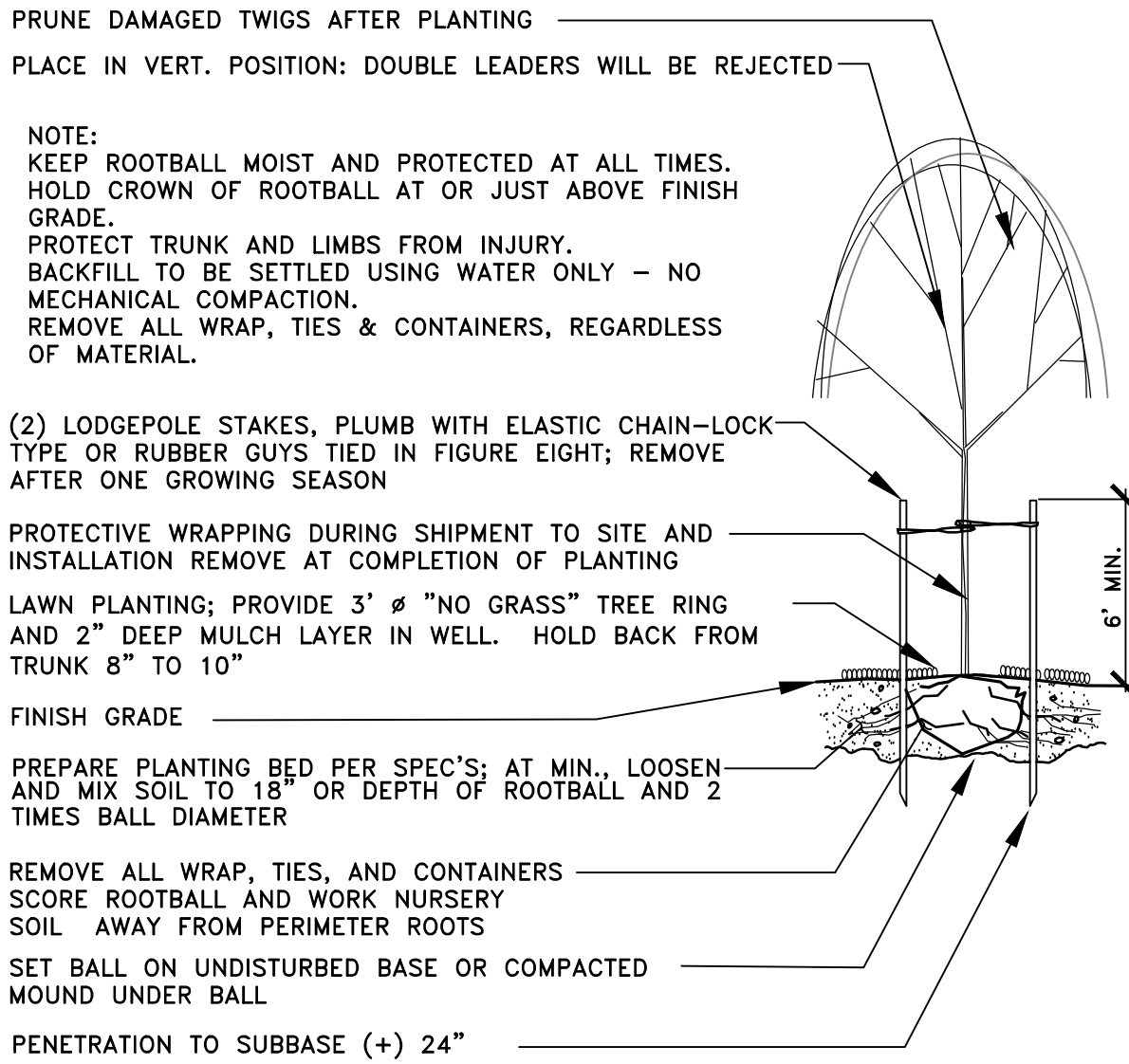
MULCH AT CURB DETAIL
NOT TO SCALE



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

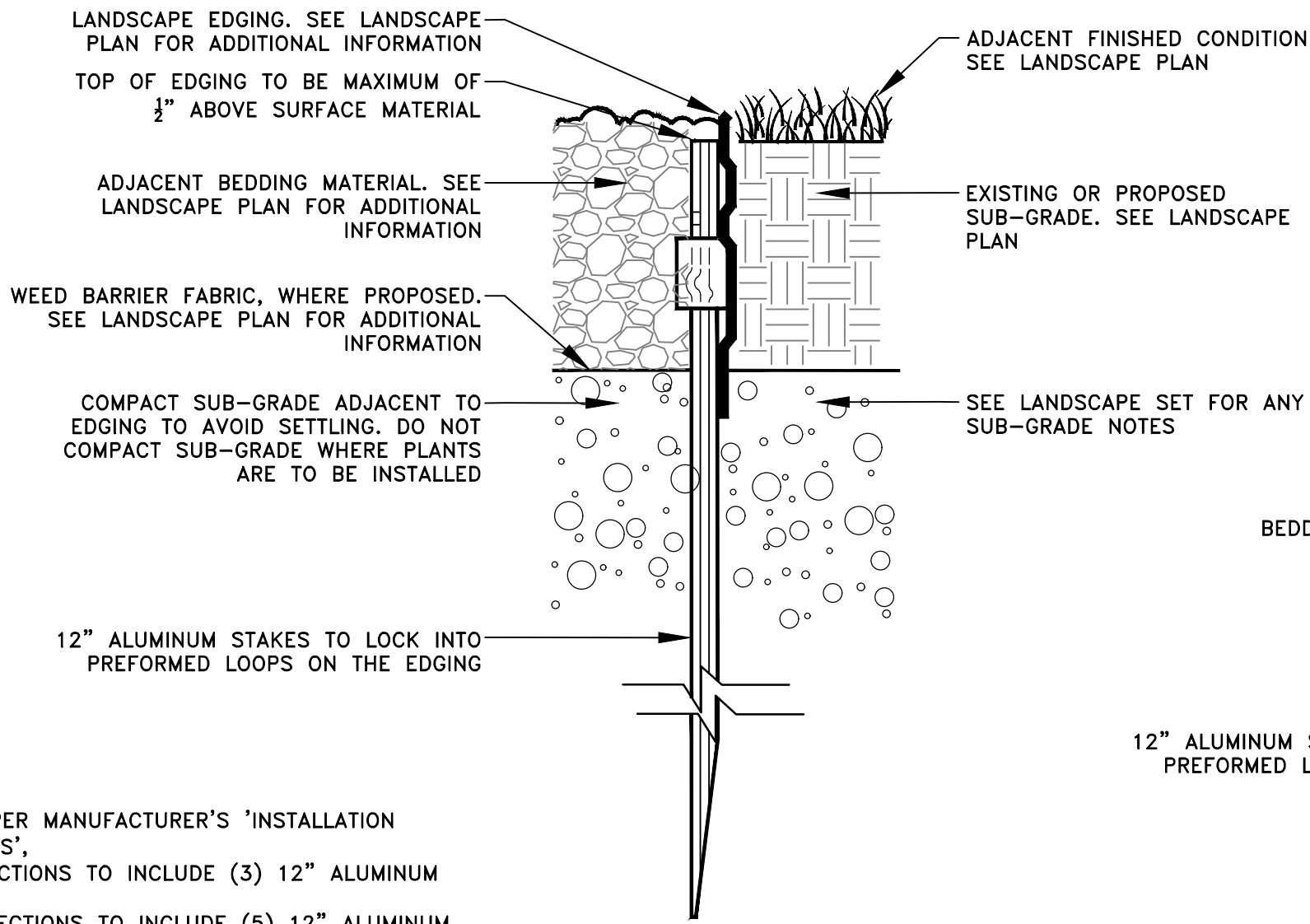
SHRUB PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING/STAKING DETAIL

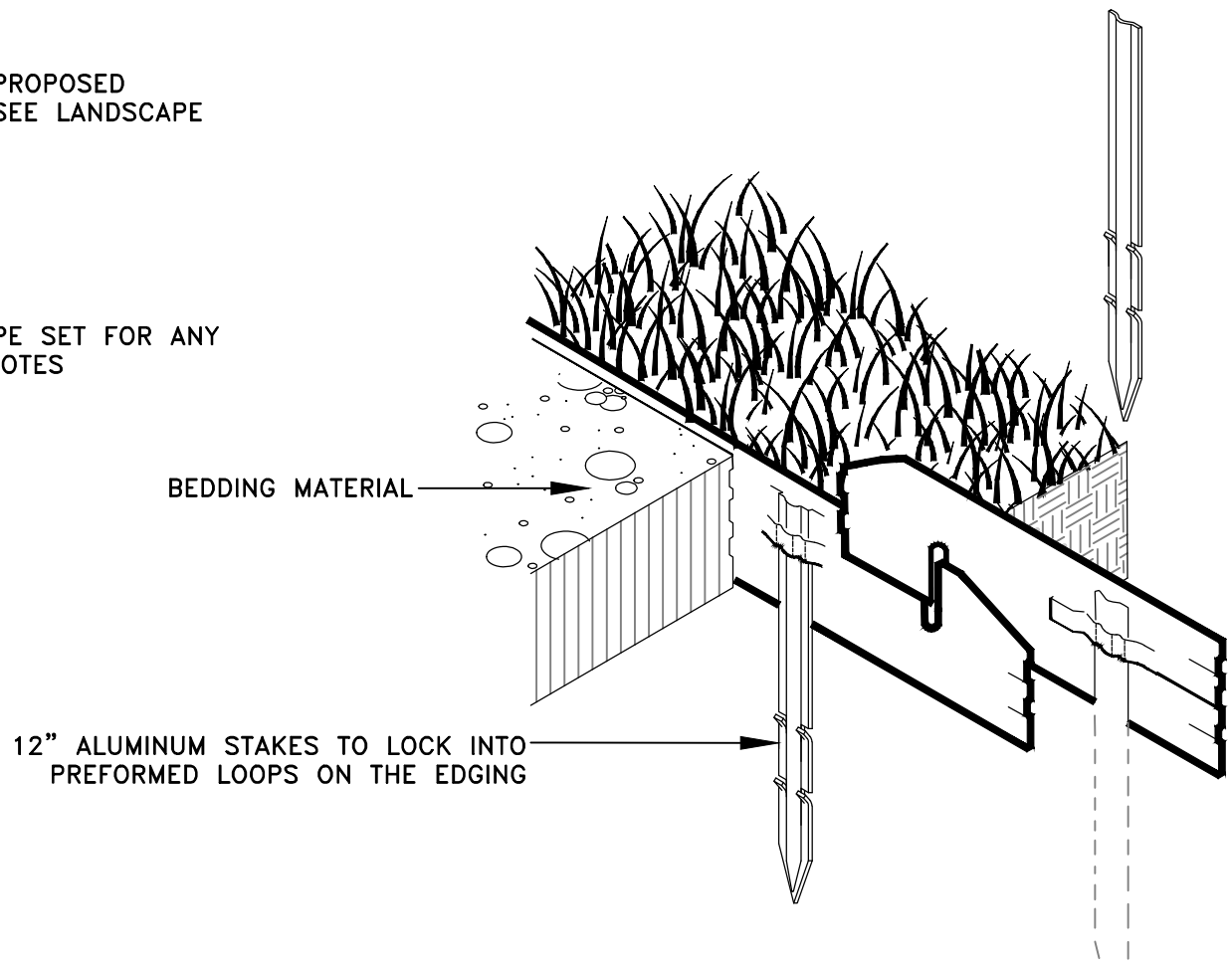
NOT TO SCALE



NOTE:
1. INSTALL PER MANUFACTURER'S 'INSTALLATION GUIDELINES',
2. 8"-0" SECTIONS TO INCLUDE (3) 12" ALUMINUM STAKES,
3. 16"-0" SECTIONS TO INCLUDE (5) 12" ALUMINUM STAKES,
4. CORNERS -- CUT BASE EDGING UP HALFWAY AND FOR A CONTINUOUS CORNER,
5. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION. MANUFACTURER AS NOTED OR APPROVED EQUAL PRODUCT.

METAL LANDSCAPE EDGING

NOT TO SCALE

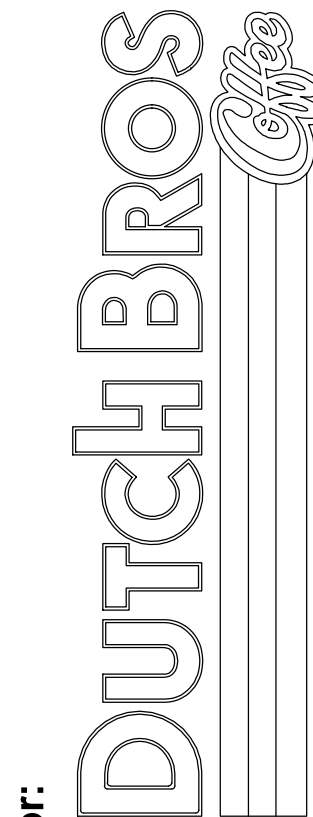


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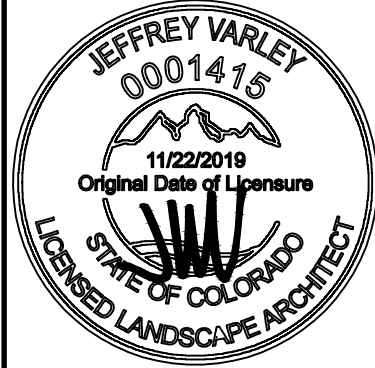
LANDSCAPE NOTES

SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

Title:



For:



Scale:

Horizontal N/A
Vertical N/A

Designed JMV

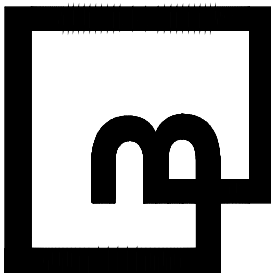
Drawn JMV

Checked JMV

Approved JMV

Date 5/18/26

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Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
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9 OF 23

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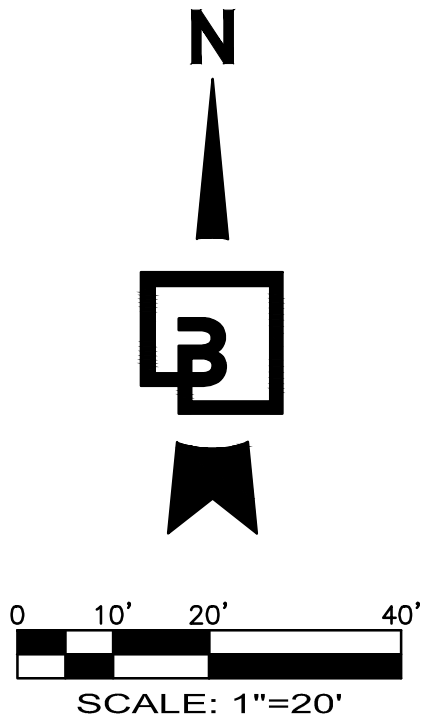
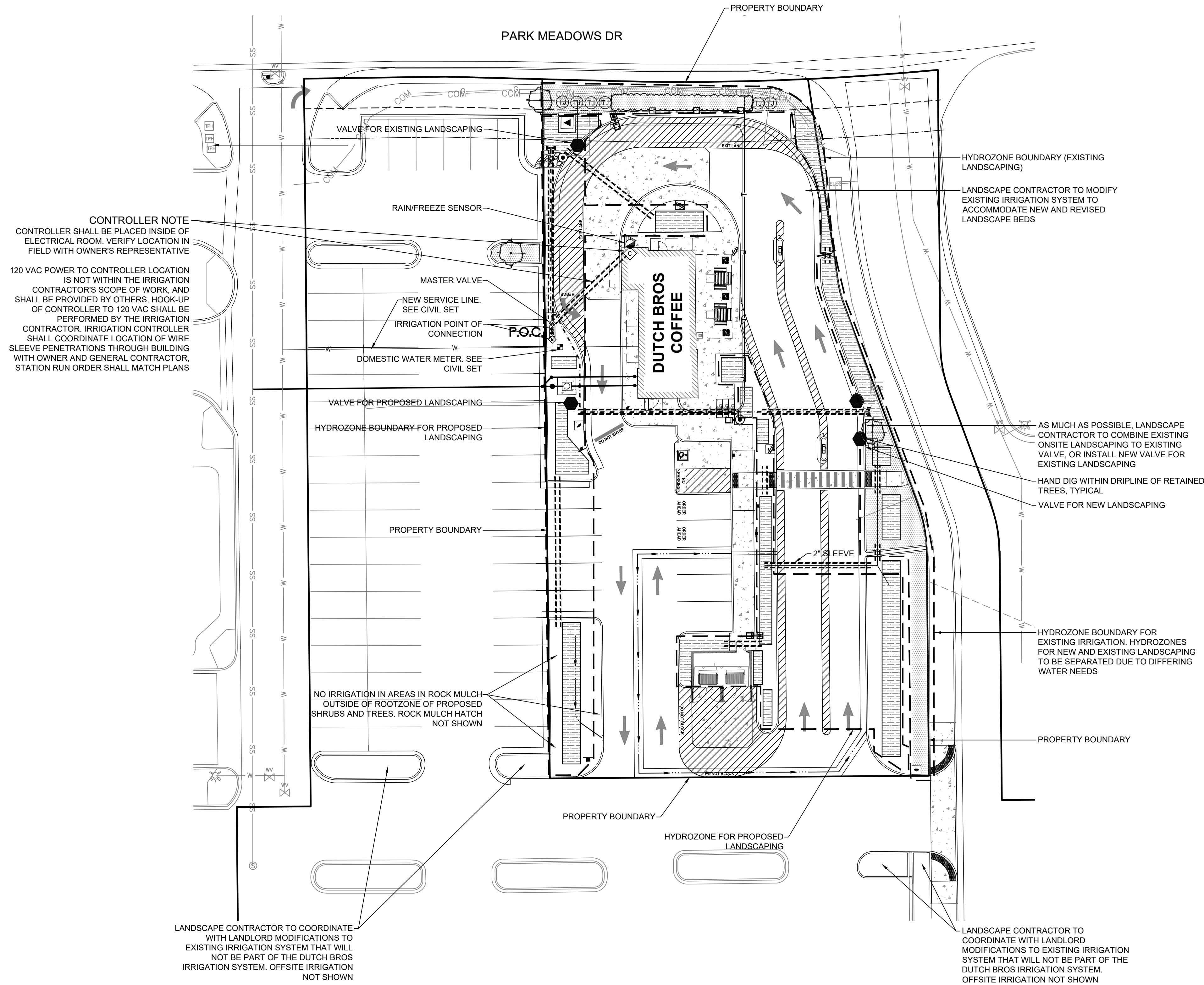


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DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

COFFEE RESTAURANT WITH DRIVE THRU
LOT 1B OF LONE TREE TOWN CENTER – SIXTH AMENDMENT
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OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
0.588 ACRES, SP25-0002

IRRIGATION PLAN



IRRIGATION LEGEND

EXISTING LANDSCAPING TO BE RETAINED, RETURN ANY AREAS IMPACTED DURING CONSTRUCTION TO PRE-CONSTRUCTION CONDITION. LANDSCAPE CONTRACTOR TO REMODEL EXISTING IRRIGATION SYSTEM AS NECESSARY TO ACCOMMODATE REVISED LANDSCAPE BED LAYOUT

IRRIGATION SCHEDULE

NOTE: ALL PROPOSED PLANT MATERIAL IS TO RECEIVE SUPPLEMENTAL WATER VIA PERMANENT UNDERGROUND IRRIGATION SYSTEM UTILIZING COMPONENTS AS SHOWN IN THIS IRRIGATION SCHEDULE.

ALL EQUIPMENT STRIPED PURPLE TO NOTE USE OF RECYCLED WATER

SYMBOL	DESCRIPTION	MIN. PSI	EMITTER SPACING	EMITTER GPH
	RAINBIRD XFS-CV-06-12 SUB-SURFACE DRIPLINE COMPONENTS: TO BE USED WITH RAINBIRD XF DRIPLINE INSERT FITTINGS OR TWIST LOCK FITTINGS			
	XFS-CV SUB-SURFACE DRIP IRRIGATION FOR PLANTING AREAS WITH GROUND COVER, SHRUBS AND TREES. ABOVE NOTED DRIPLINE IS DESIGNED WITH .40 GPH EMITTERS SPACED AT 12 INCHES APART AND A ROW SPACING OF 18" INCHES	20	12"	.40
	NOTE: XFS-CV HAS A CHECK VALVE INTEGRATED. INSTALL RAINBIRD 163-100 3" BLANK DISTRIBUTION TUBING IN AREAS WHERE PLANTS ARE NOT INSTALLED			
	EXISTING IRRIGATION VALVE. IF VALVE DOES NOT EXIST OR IS NO LONGER IN GOOD WORKING ORDER, REPLACE WITH RAINBIRD FEB-SERIES VALVE			
	VALVES FOR DRIP IRRIGATION: RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM: 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER, 0.3 GPM TO 20 GPM. XCZ-150-PRB-LCDR: 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40 PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62 GPM			
	INSTALL NEW 3/4" METER FOR 1" IRRIGATION SERVICE PER DENVER WATER STANDARD DRAWING 33269/7. INSTALL NEW 1" REDUCED PRESSURE BACKFLOW ASSEMBLY PER DENVER WATER STANDARD DRAWING 32054/7 IN ABOVE-GROUND, LOCKABLE, CLIMATE CONTROLLED HOT-BOX PER DENVER WATER STD.			
	RAINBIRD "MASTER" ELECTRIC VALVE (SAME SIZE AS METER) WITH RAINBIRD FLOW SENSOR MODEL #MU100B SERIES			
	RAINBIRD ESPME3 SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESP4ME1 STATION MODULE			
	WRS-RFC RAIN/FREEZE SENSOR. LOCATE SENSOR AS FIELD-DIRECTED BY THE LANDSCAPE ARCHITECT			
	LASCO "V" SERIES SCH 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE			
	MAINLINE - SCH 40 PVC (18" COVER); 1-1/2" SIZE MINIMUM			
	LATERAL - CLASS 200 (12" COVER); SIZE PER TABLE, 3/4" SIZE MINIMUM			
	IRRIGATION SLEEVE - SCH 40 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS; TWICE SIZE OF PIPE TO BE INSERTED, 4-INCH MINIMUM. SEE ADDITIONAL NOTES THIS SHEET FOR ADDTL SLEEVE SIZES			

ALL PROPOSED IRRIGATION TO BE DRIP. ONLY EXISTING SPRAY IRRIGATION WILL BE RETAINED. ALL PROPOSED PLANT MATERIAL IS CONSIDERED DROUGHT TOLERANT ONCE IT BECOMES ESTABLISHED.

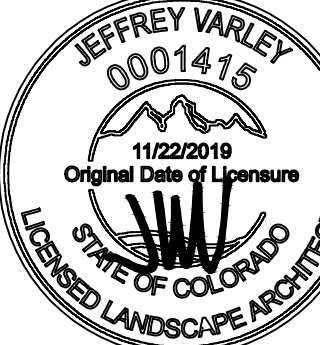
IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 8:00 PM AND 6:00 AM.
ANY IRRIGATION EQUIPMENT MOUNTED TO THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING

IRRIGATION PLAN
SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

Title:

Dutch Bros

For:



Scale:

Horizontal 1" = 20'
Vertical N/A

Designed JMV

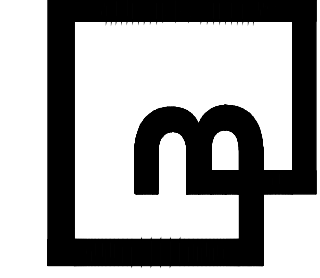
Drawn JMV

Checked JMV

Approved JMV

Date 5/18/26

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



Job Number
23707

Sheet
10 OF 23

Drawn by
JEV

Checked by
JEV

Approved by
JEV

Date
5/18/26

Project
23707

Location
Lone Tree, CO

Client
Dutch Bros

Project Manager
JEV

Project Engineer
JEV

Project Surveyor
JEV

Project Designer
JEV

Project Checker
JEV

Project Approver
JEV

Project Date
5/18/26

Project Status
In Progress

Project Notes
See attached drawings for details.

Project Contact
JEV

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Project Phone
425.251.6222

Project Fax
425.251.6222

Project Website
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Project Address
18215 72nd Avenue South
Kent, WA 98032

Project City
Kent, WA

Project State
WA

Project Zip
98032

Project Country
USA

Project Continent
North America

Project Region
Pacific Northwest

Project Subregion
Seattle Area

Project Neighborhood
Kent

Project Street
72nd Avenue South

Project Intersection
72nd Avenue South & 182nd Avenue

Project Landmark
Dutch Bros Coffee

Project Surroundings
Commercial area

Project Nearby Features
Dutch Bros Coffee, parking lot

Project Nearby Landmarks
Dutch Bros Coffee

Project Nearby Amenities
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Project Nearby Services
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Project Nearby Facilities
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Know what's below.
Call before you dig.
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DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

COFFEE RESTAURANT WITH DRIVE THRU

LOT 1B OF LONE TREE TOWN CENTER – SIXTH AMENDMENT

LOCATED IN PLANNING AREA 3 OF THE LONE TREE TOWN CENTER PLANNED DEVELOPMENT FIRST AMENDMENT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST

OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

0.588 ACRES, SP25-0002

IRRIGATION NOTES

IRRIGATION SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF IRRIGATION CONTRACTOR

1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.

2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.

3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

B. SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.

3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS.

THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC; COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.

4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

PRODUCTS

A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN 'APPROVED EQUAL' BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.

B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

C. PIPING

1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:

- a. SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
- b. CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
- c. CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER

2. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC

3. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.

D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.

E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.

F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVES BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.

G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.

H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.

I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.

J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.

1. STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE

2. COMMON WIRE - WHITE

3. EXTRA COMMON WIRES - BLUE

K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.

L. RAIN SENSOR: TYPE AND MODEL PER PLANS.

METHODS

A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.

B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.

C. THE IRRIGATION CONTRACTOR SHALL NOT WILFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.

D. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.

E. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.

F. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.

G. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.

H. TRENCHING NEAR EXISTING TREES:

1. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).

2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.

3. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.

4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

I. BACKFILL

1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.

2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.

J. BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ION A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).

K. PIPING:

1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.

2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES (24" FOR MAINLINE 3"-5", AND 30" FOR MAINLINE 6" AND GREATER). LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.

3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.

4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GUE.

5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.

L. VALVES

1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.

2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).

3. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.

4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.

M. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.

1. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.

2. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 24"-36" ON CENTER.

N. SPRAY, ROTOR, AND BUBBLER HEADS:

1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.

2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 12 INCH FLEX THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.

3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, WITH A CLEARANCE OF TWELVE INCHES (MINIMUM) FROM BUILDINGS, UNLESS OTHERWISE SPECIFIED.

4. ALL ROTOR, SPRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.

5. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND

O. AUTOMATIC CONTROLLER:

1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.

2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.

3. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.

4. PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.

5. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).

6. PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.

7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.

P. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. PROVIDE MINIMUM 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTIONS, AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.

Q. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

R. QUALITY CONTROL

1. PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.

2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.

3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.

T. CLEAN UP

1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.

2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

U. INSPECTION AND ACCEPTANCE

1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.

5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:

- a. QUICK COUPLER KEYS (2)
- b. CONTROLLER MANUAL (1)
- c. CONTROLLER KEYS (2)

d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

V. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.

W. WARRANTY

1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.

2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.

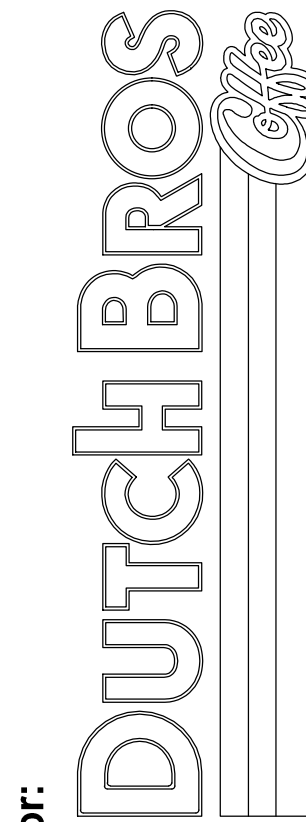
3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.

X. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION NOTES

SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

Title:



For:

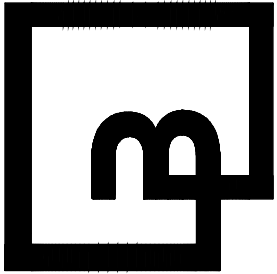


Scale:

Horizontal N/A Vertical N/A

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Drawn JMV
Checked JMV
Approved JMV
Date 5/18/26

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11 OF 23
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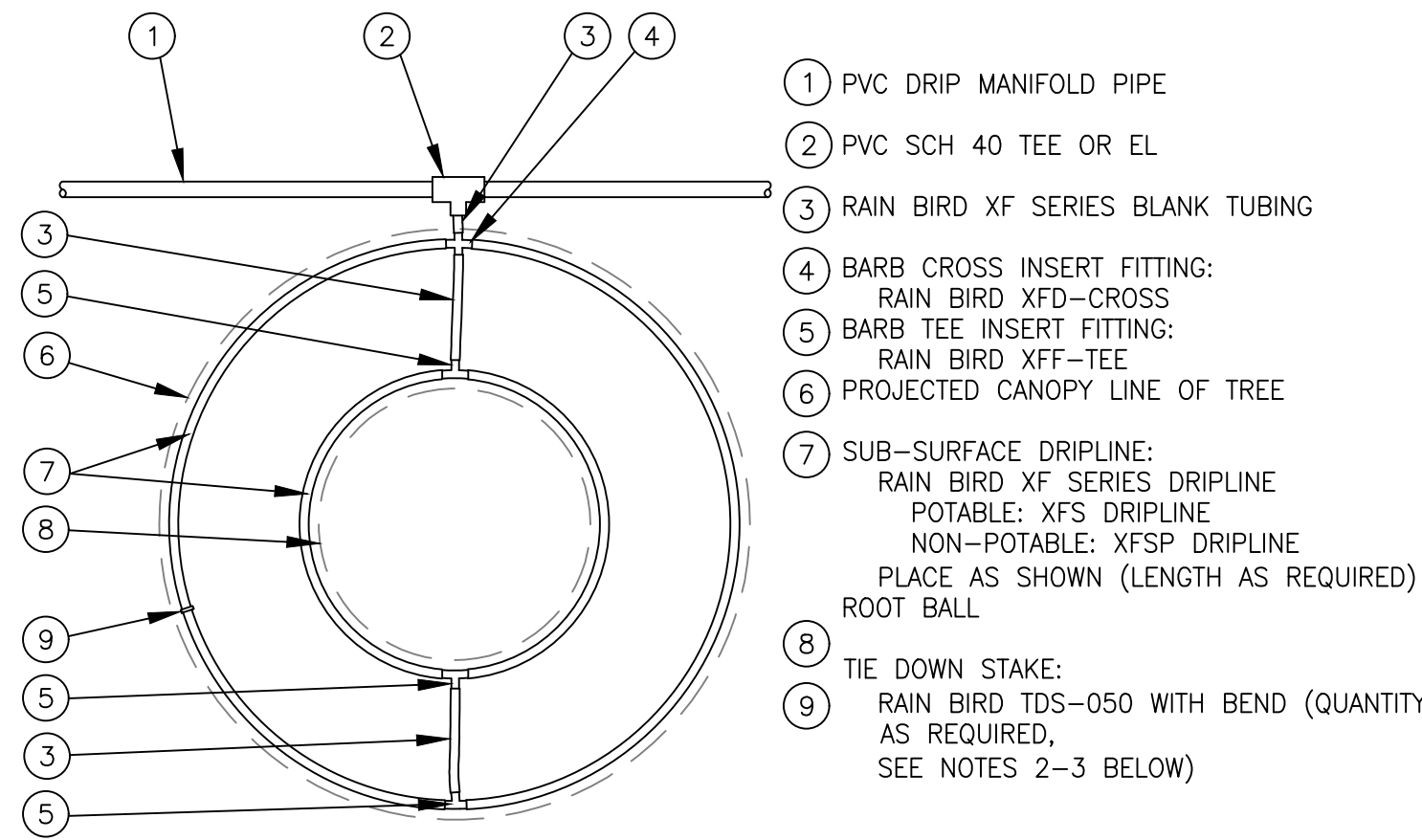


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DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

COFFEE RESTAURANT WITH DRIVE THRU
LOT 1B OF LONE TREE TOWN CENTER – SIXTH AMENDMENT
LOCATED IN PLANNING AREA 3 OF THE LONE TREE TOWN CENTER PLANNED DEVELOPMENT FIRST AMENDMENT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
0.588 ACRES, SP25-0002

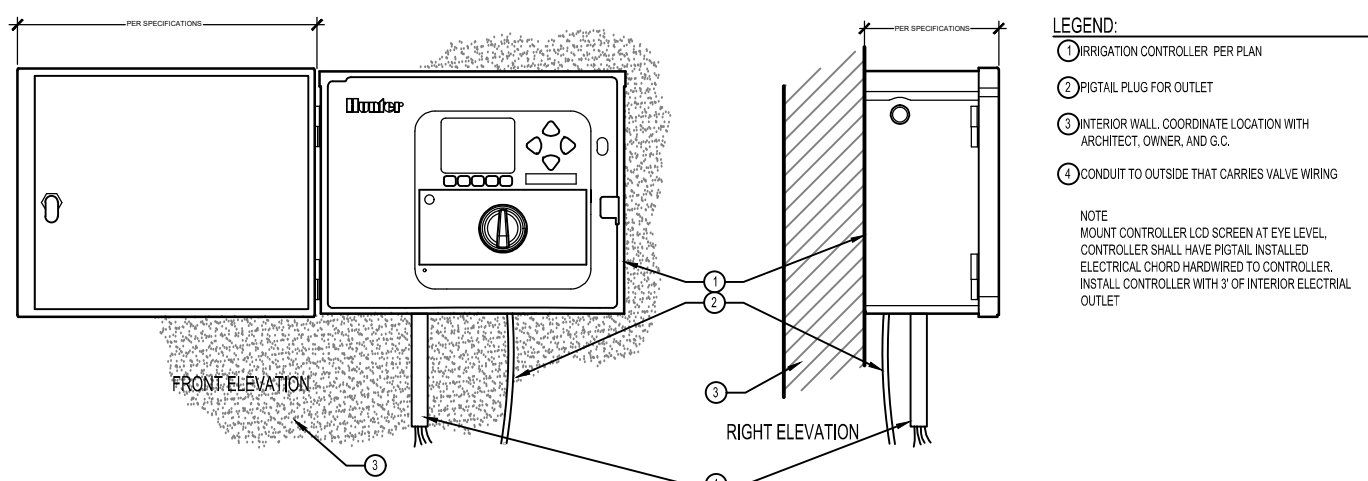
IRRIGATION DETAILS



- NOTES:
- DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 - PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

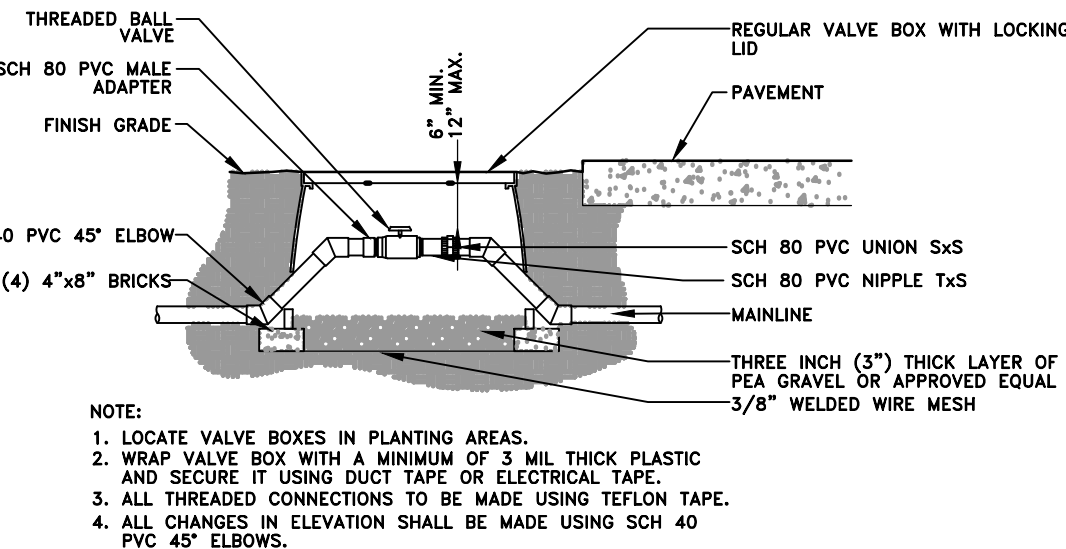
DRIPLINE AROUND TREE

NOT TO SCALE



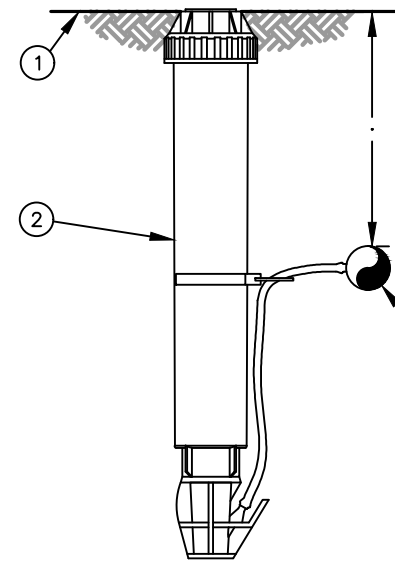
IRRIGATION CONTROLLER, INTERIOR WALL MOUNT

NOT TO SCALE



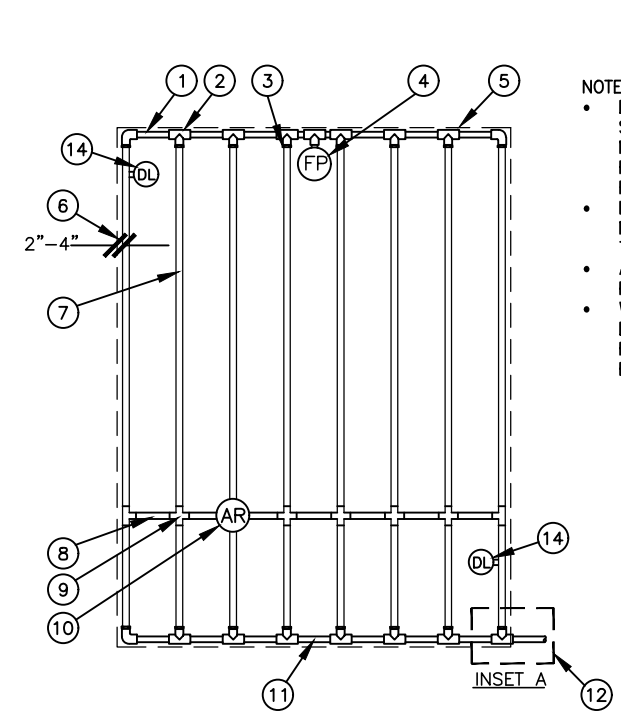
BALL VALVE DETAIL

NOT TO SCALE



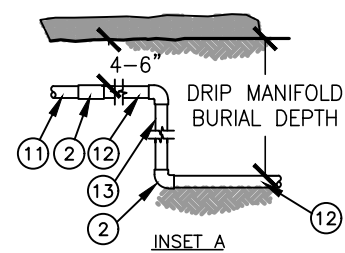
DRIPLINE IRRIGATION DRIPLINE INDICATOR

NOT TO SCALE

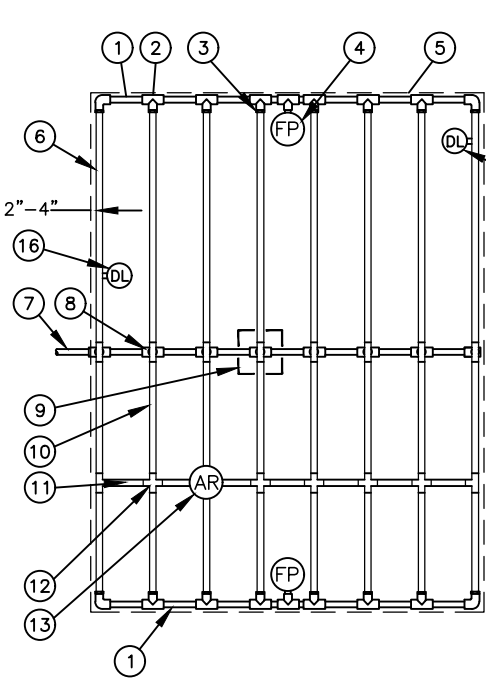


DRIPLINE END FEED LAYOUT

NOT TO SCALE

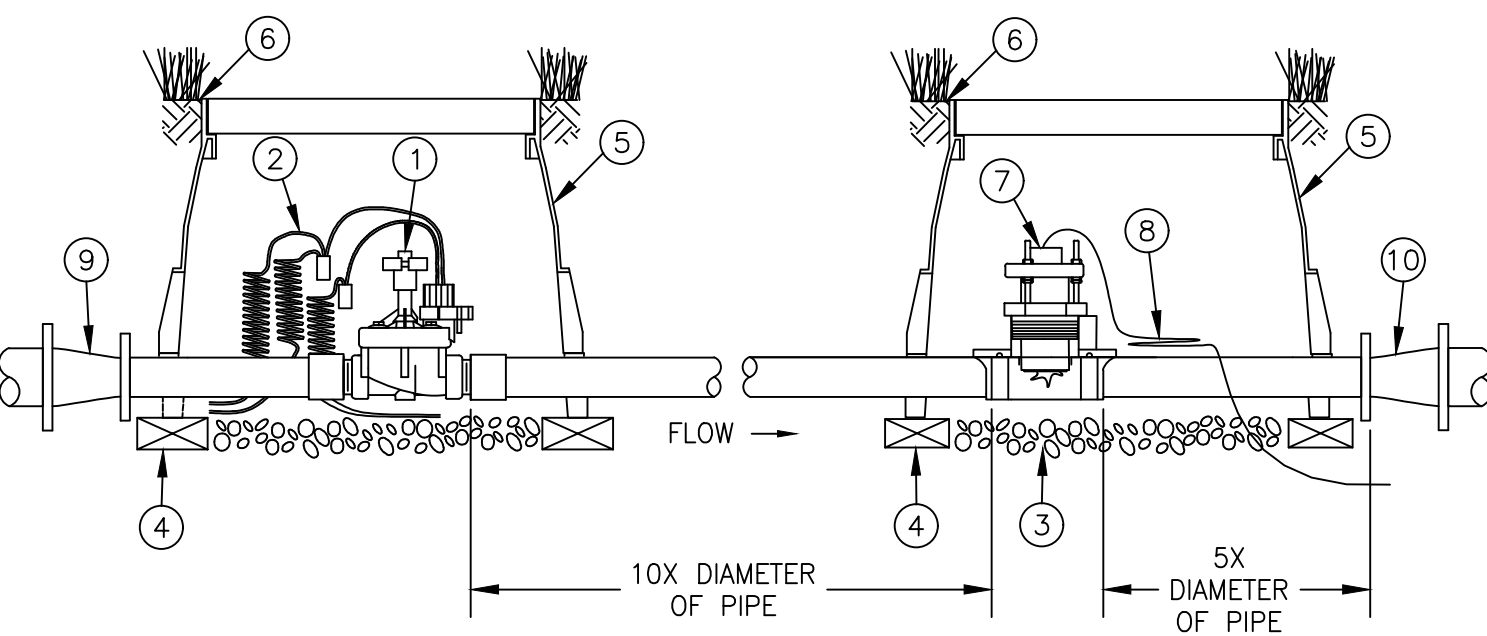


Inlet Pressure per Normal Flow (gpm)	12" Spacing			18" Spacing			24" Spacing		
	Normal Flow (gpm)	Normal Flow (gpm)	Normal Flow (gpm)	Normal Flow (gpm)	Normal Flow (gpm)	Normal Flow (gpm)	Normal Flow (gpm)	Normal Flow (gpm)	Normal Flow (gpm)
15	15	15	15	15	15	15	15	15	15
20	20	20	20	20	20	20	20	20	20
30	30	30	30	30	30	30	30	30	30
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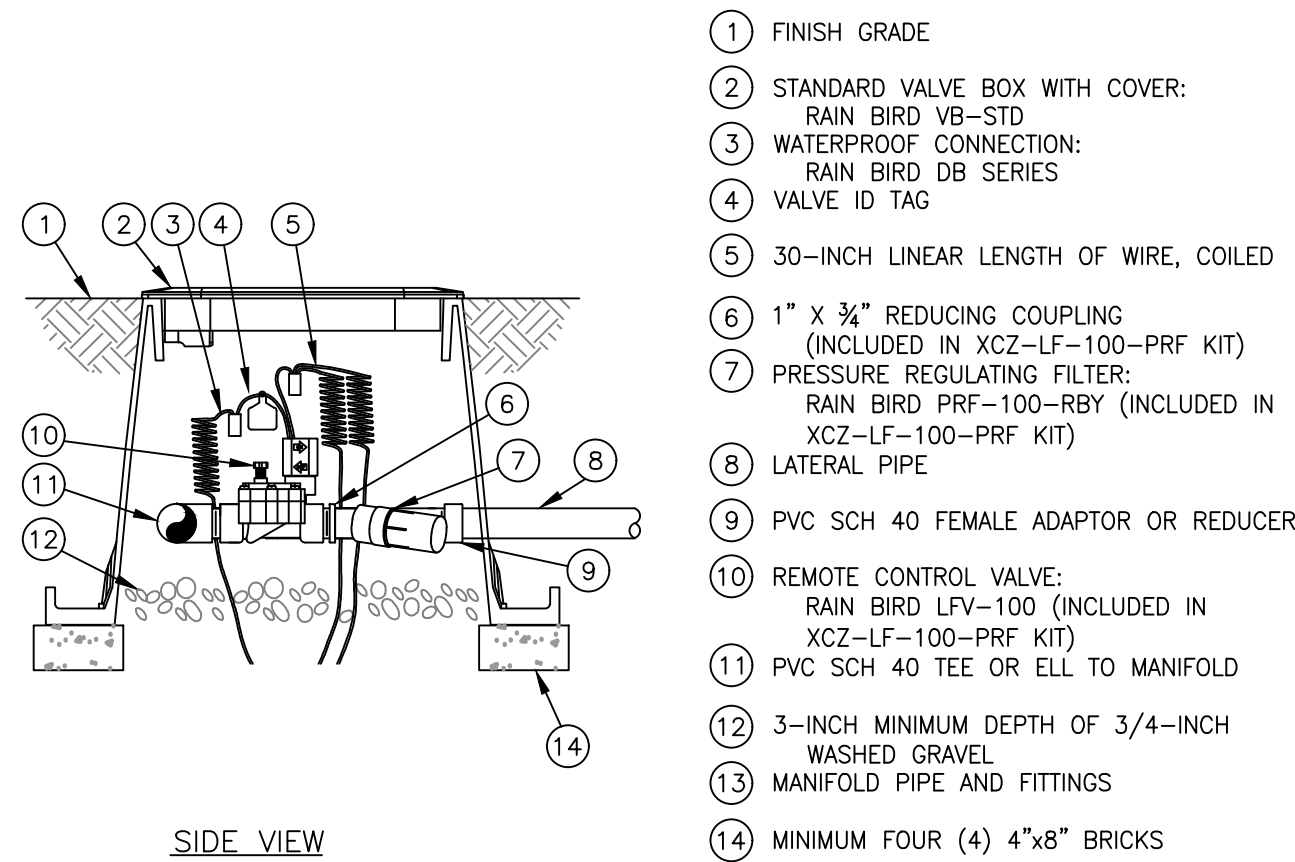
DRIPLINE CENTER FEED LAYOUT

NOT TO SCALE



MASTER VALVE (NORMALLY CLOSED) WITH FLOW SENSOR DETAIL

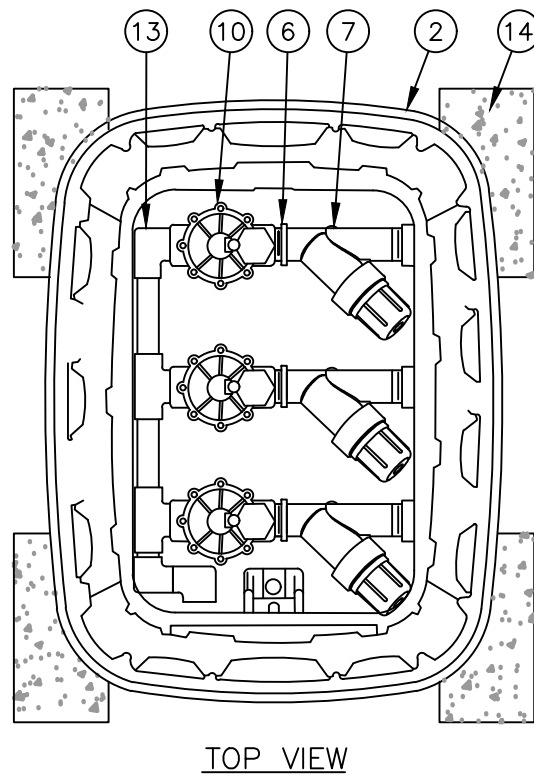
NOT TO SCALE



SIDE VIEW

DRIPLINE IRRIGATION VALVE

NOT TO SCALE

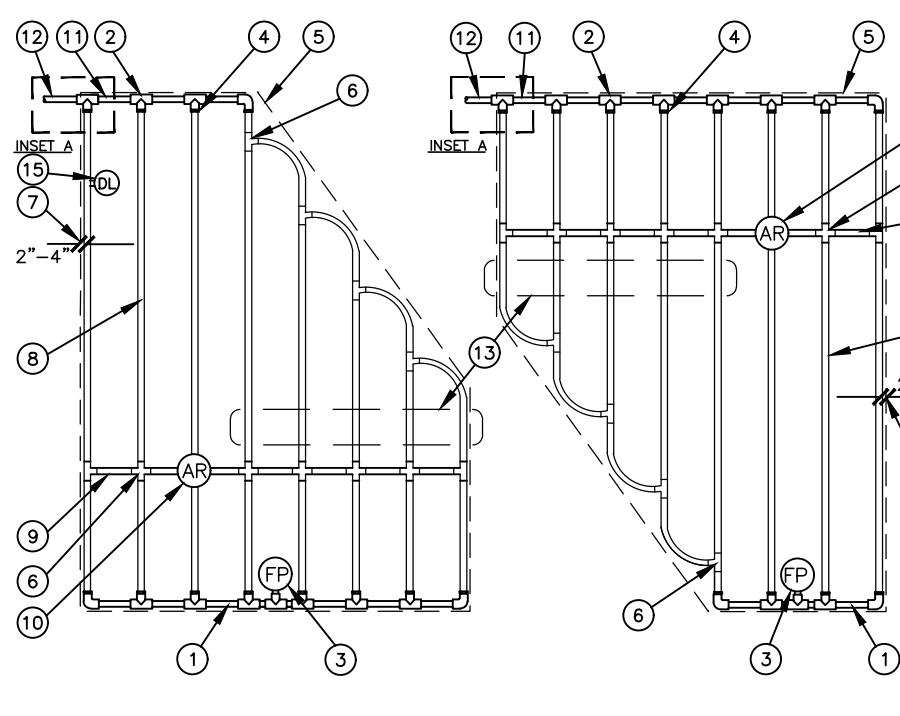


DRIPLINE ODD CURVES LAYOUT

NOT TO SCALE

- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIPLINE LATERAL.
 - WHEN USING 1/2" AIR RELIEF VALVES WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

- PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- PERIMETER OF AREA
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- PVC SUPPLY MANIFOLD
- PVC SCH 40 TEE OR EL (TYPICAL)
- BARB X MALE FITTING:
RAIN BIRD XFT-MA FITTING (TYPICAL)
- SUB-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
POTABLE: XFS DRIPLINE
NON-POTABLE: XFSP DRIPLINE
- ARB X BARB INSERT TEE:
RAIN BIRD XFT-TEE (TYPICAL)
- TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- PVC FLUSH HEADER
- FLUSH POINT:
SEE RAIN BIRD XFS DETAILS FOR FLUSH POINT INSTALLATION
- PVC RISER PIPE
- TURF OR MULCH
- FINISH GRADE
- SUB-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
POTABLE: XFS DRIPLINE
NON-POTABLE: XFSP DRIPLINE
- 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050
SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
- DRIPLINE INDICATOR. SEE DETAIL FOR ADD'L INFO



DRIPLINE IRREGULAR SHAPED LAYOUT

NOT TO SCALE

Title:

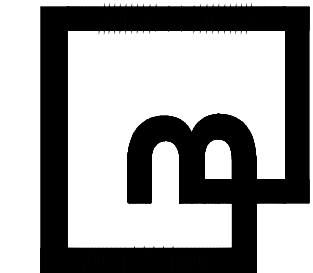
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Date: 5/18/26

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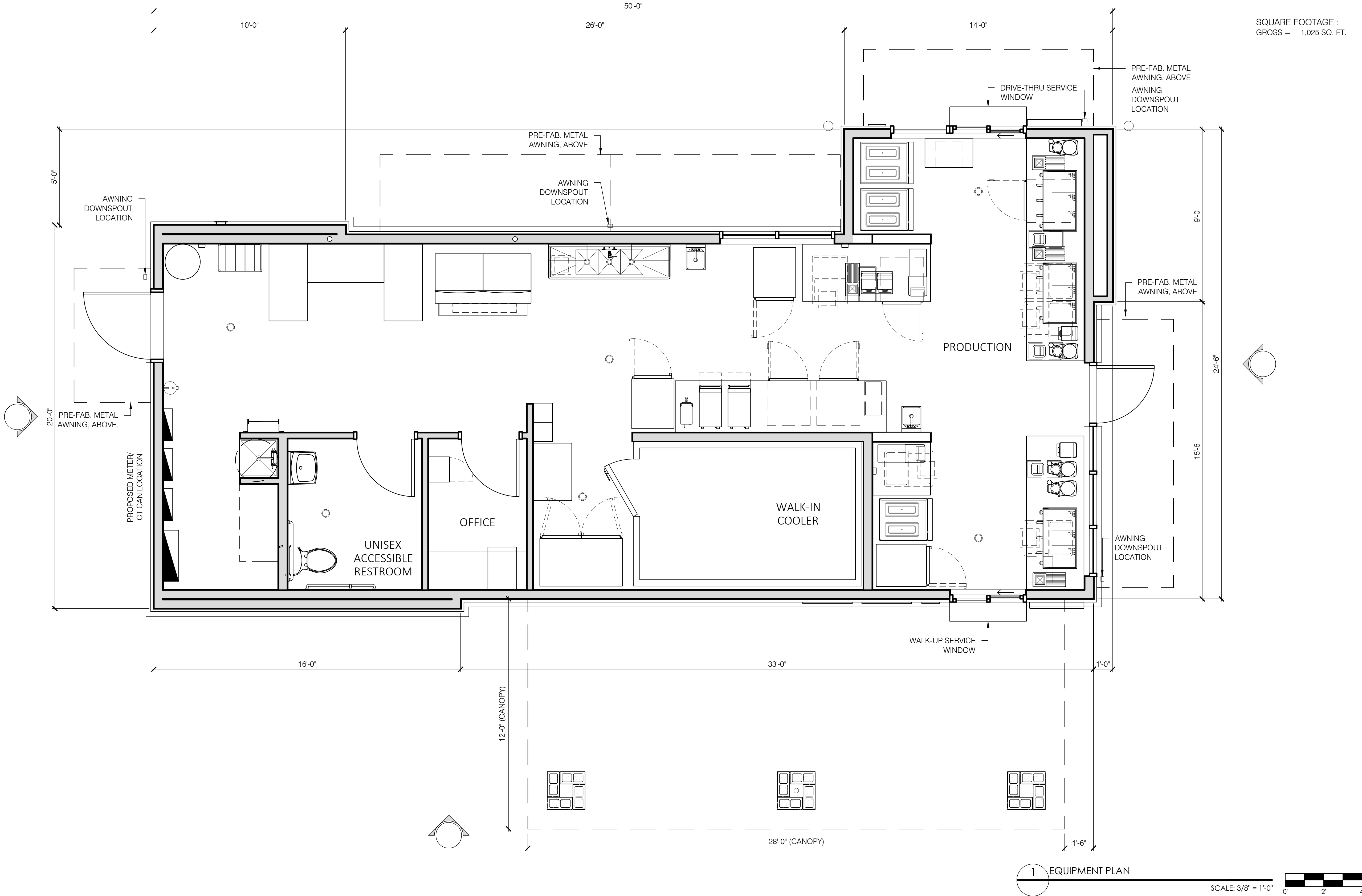
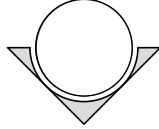
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DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

COFFEE RESTAURANT WITH DRIVE THRU
LOT 1B OF LONE TREE TOWN CENTER – SIXTH AMENDMENT
LOCATED IN PLANNING AREA 3 OF THE LONE TREE TOWN CENTER PLANNED DEVELOPMENT FIRST AMENDMENT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
0.588 ACRES, SP25-0002
EQUIPMENT PLAN



R:\29_Dutch Bros\2024 PROJECTS\001404 (Lone Tree, CO_SEO Park Meadows Dr & S Quebec SLG)\B-Drawings\001404_25\006_Issued for SDE.dwg 10/6/2025 3:55 PM #####

Job Number 23707		Sheet 13 OF 23 2019 DB Parrington Co., LLC		Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com		Designed <u>NRN</u> Draw <u>NRN</u> Checked <u>MTL</u> Approved <u>MTL</u> Date <u>10/7/25</u>		For: 		Title: EQUIPMENT PLAN SEQ PARK MEADOWS AND QUEBEC LONE TREE, CO	
				Scale: Horizontal 1" = 20' Vertical N/A							

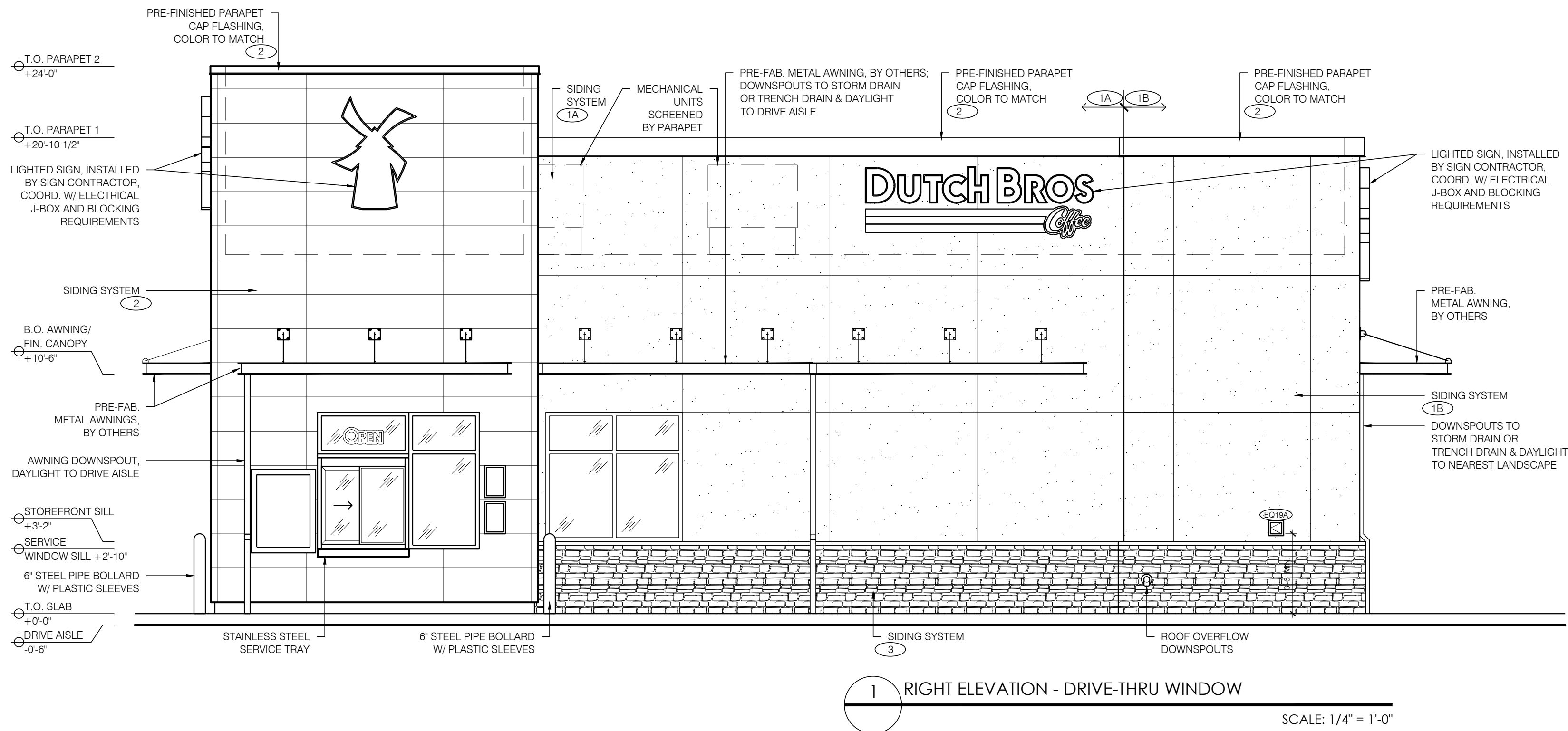
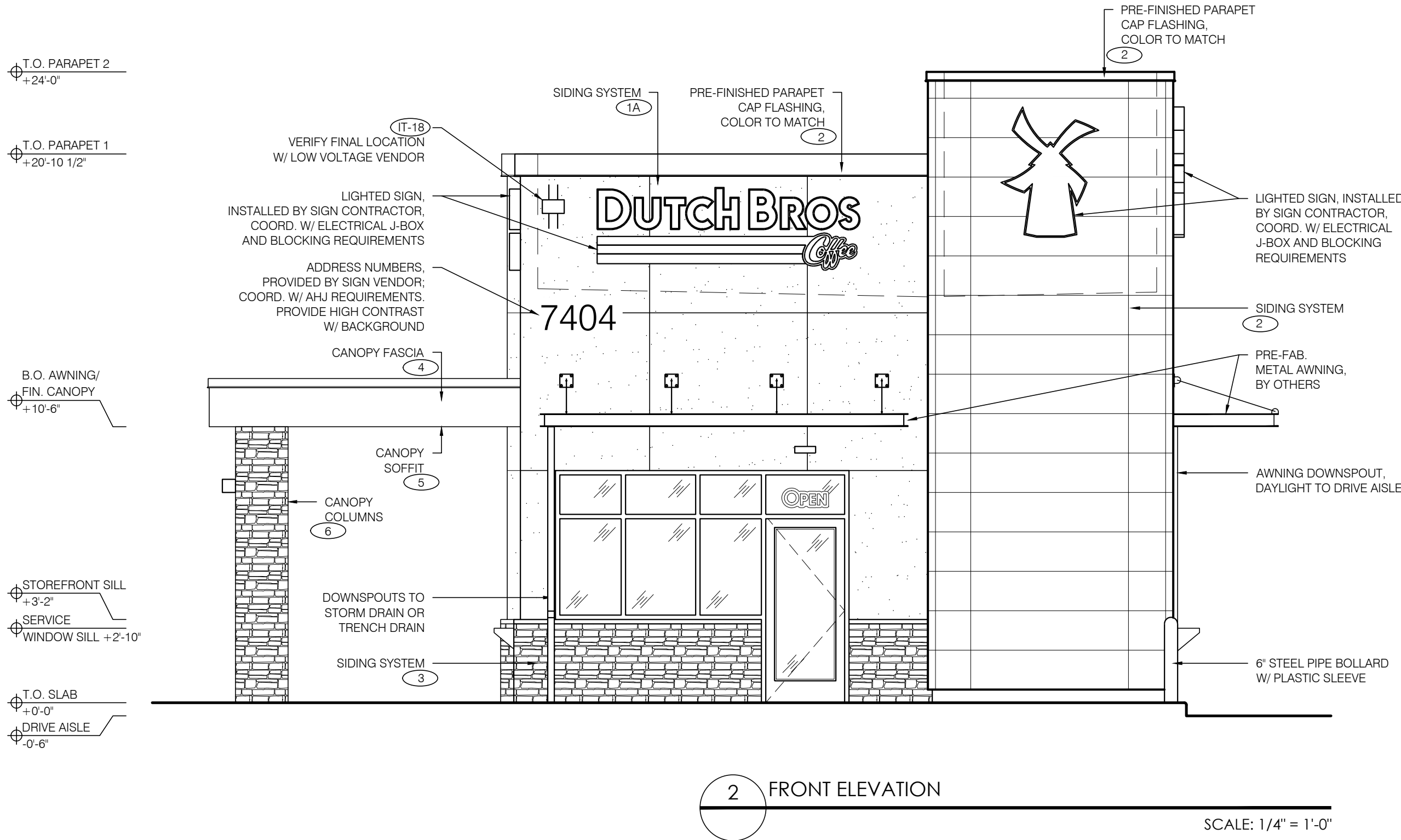


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0.588 ACRES, SP25-0002
EXTERIOR ELEVATIONS

EXTERIOR FINISH SCHEDULE - ALTERNATE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED; COLOR: SAND DOLLAR, SW6099
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED; COLOR: ARTISAN TAN, SW7540
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	CULTURED STONE	COUNTRY LEDGESTONE	COLOR: CHARDONNAY
	STONE SILL	CULTURED STONE	COUNTRY LEDGESTONE	COLOR: SABLE
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTH-WESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	CULTURED STONE	COUNTRY LEDGESTONE	COLOR: CHARDONNAY
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				

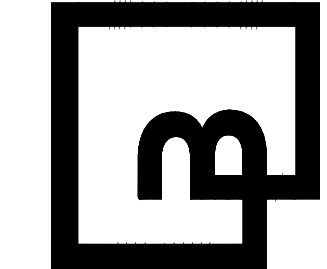


Title: EXTERIOR ELEVATIONS

For: DUTCHBROS

Scale: Horizontal 1" = 20' Vertical N/A

Designed _____ Drawn _____ Checked _____ Approved _____ Date _____



Job Number 23707 Sheet 14 OF 23

SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

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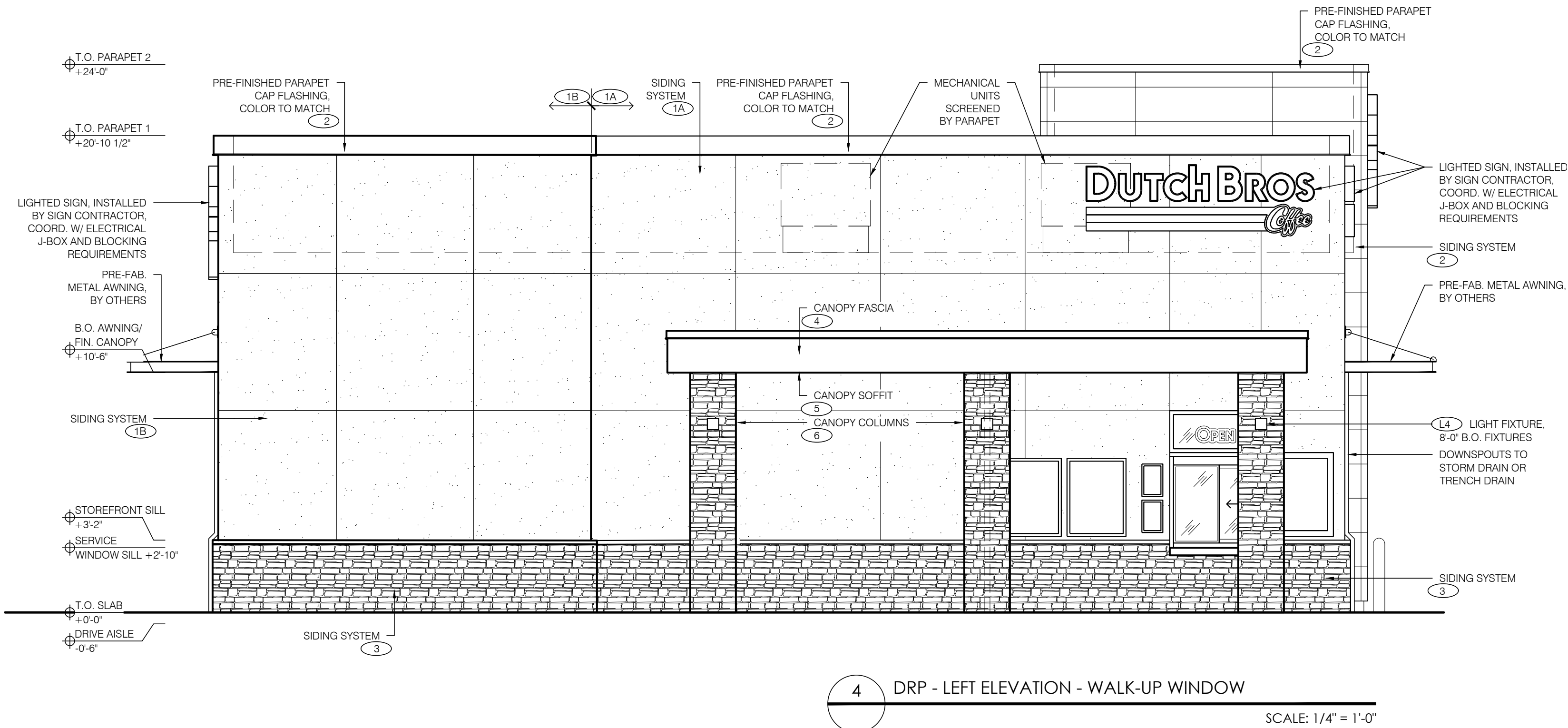
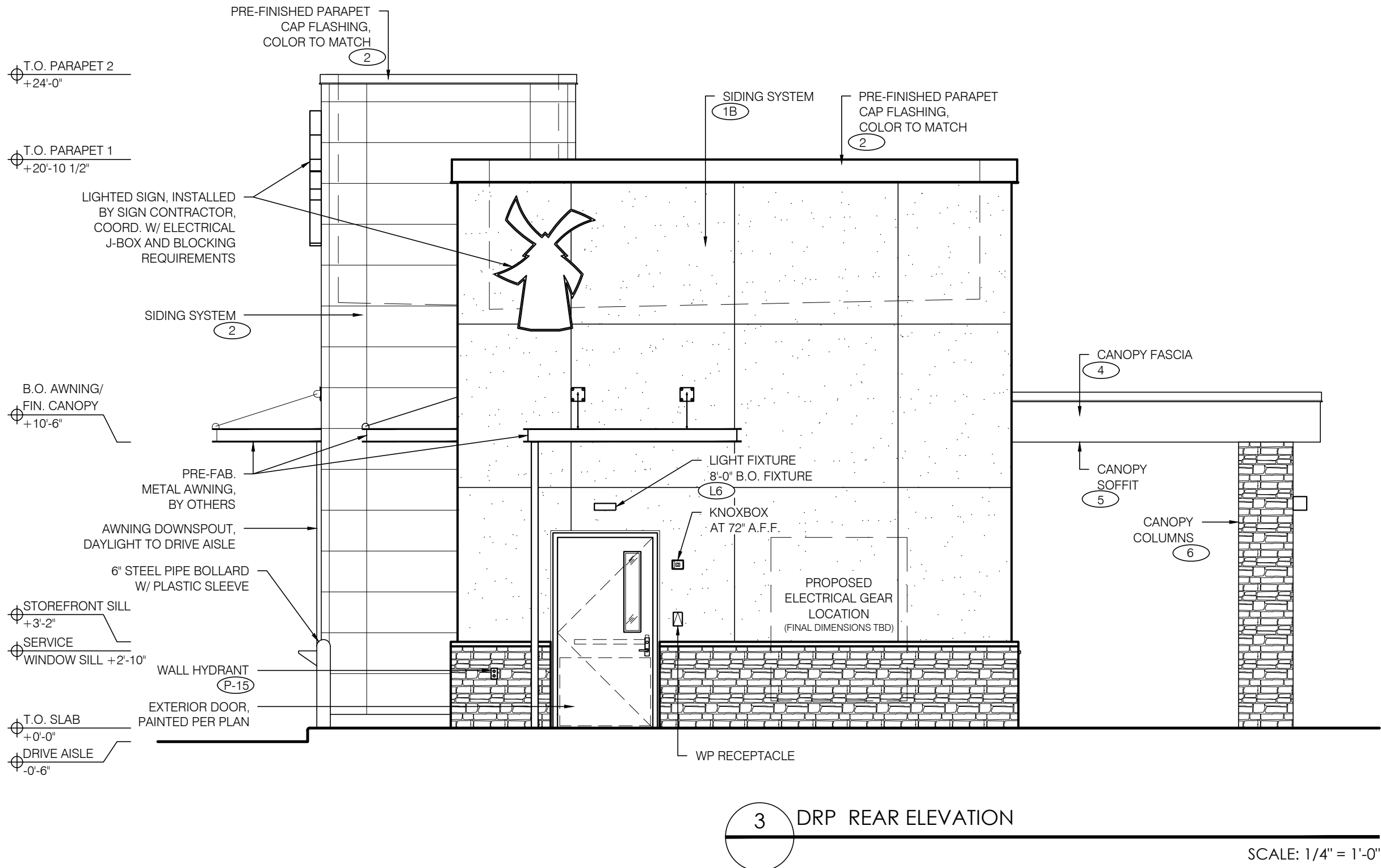
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0.588 ACRES, SP25-0002

EXTERIOR ELEVATIONS

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EXTERIOR ELEVATIONS
SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

Title:

For: **Dutch Bros**

Scale:

Horizontal
1" = 20'
Vertical
N/A

Designed

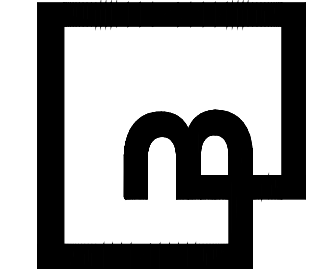
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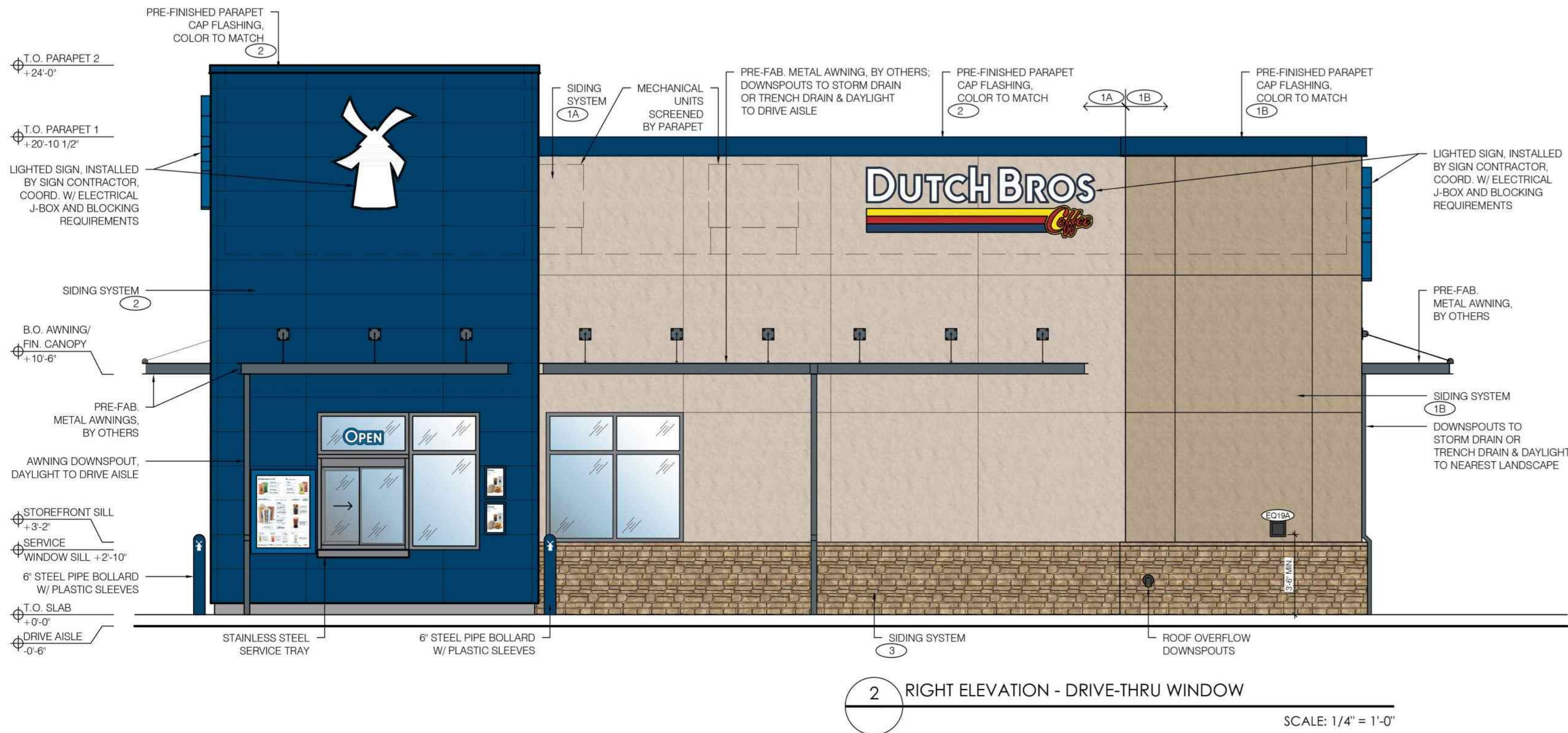
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LOCATED IN PLANNING AREA 3 OF THE LONE TREE TOWN CENTER PLANNED DEVELOPMENT FIRST AMENDMENT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
0.588 ACRES, SP25-0002

EXTERIOR COLOR ELEVATIONS

EXTERIOR FINISH SCHEDULE - ALTERNATE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED; COLOR: SAND DOLLAR, SW6099
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED; COLOR: ARTISAN TAN, SW7540
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	CULTURED STONE	COUNTRY LEDGESTONE	COLOR: CHARDONNAY
	STONE SILL	CULTURED STONE	COUNTRY LEDGESTONE	COLOR: SABLE
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTH-WESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	CULTURED STONE	COUNTRY LEDGESTONE	COLOR: CHARDONNAY
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				



EXTERIOR COLOR ELEVATIONS
SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

Title:

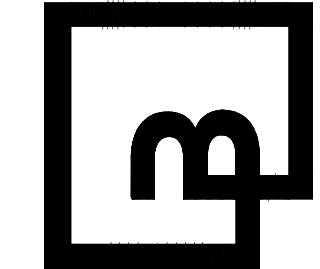
For: **Dutch Bros**

Scale:

Horizontal
1" = 20'
Vertical
N/A

Designed
Drawn
Checked
Approved
Date

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Kent, WA 98032
425.251.6222
barghausen.com



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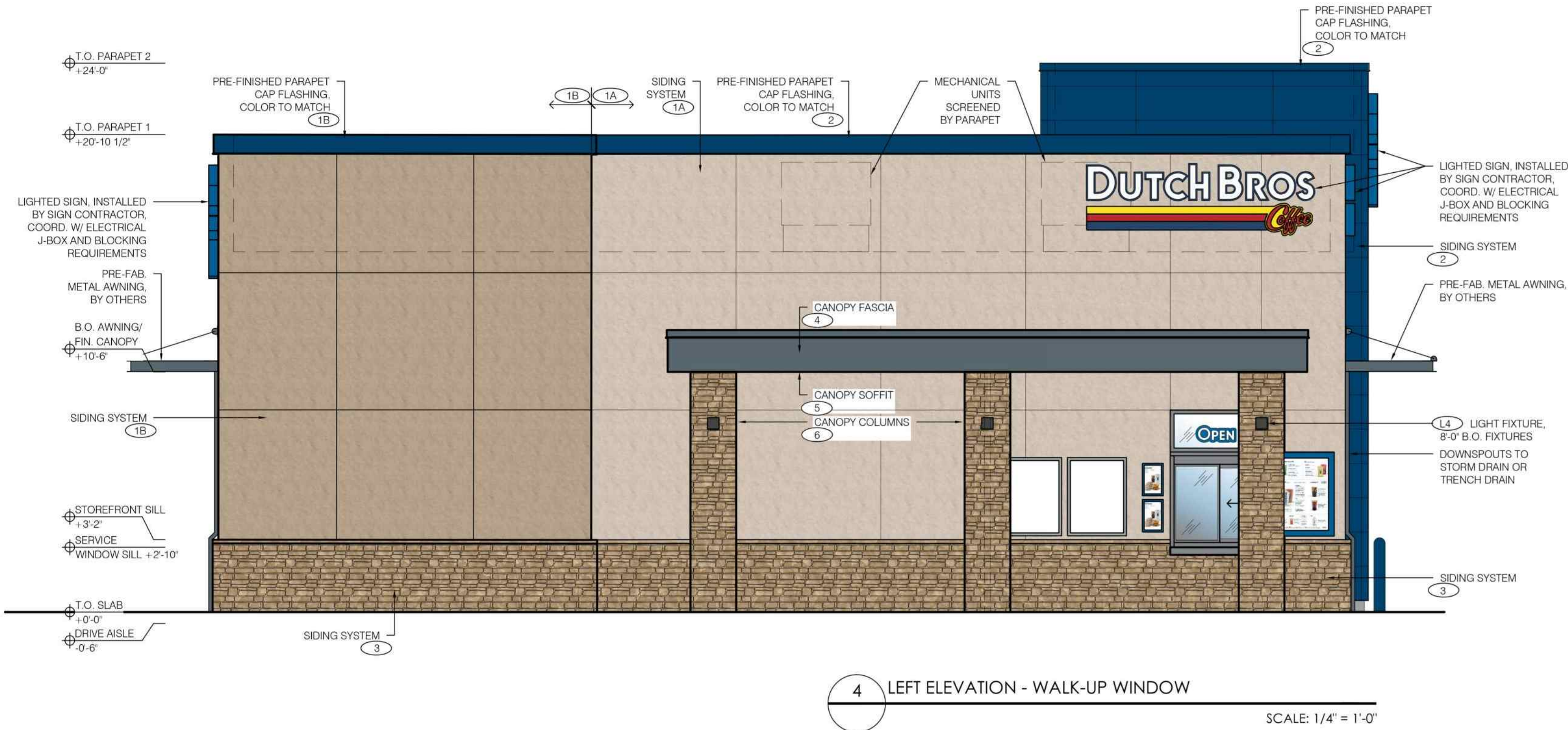
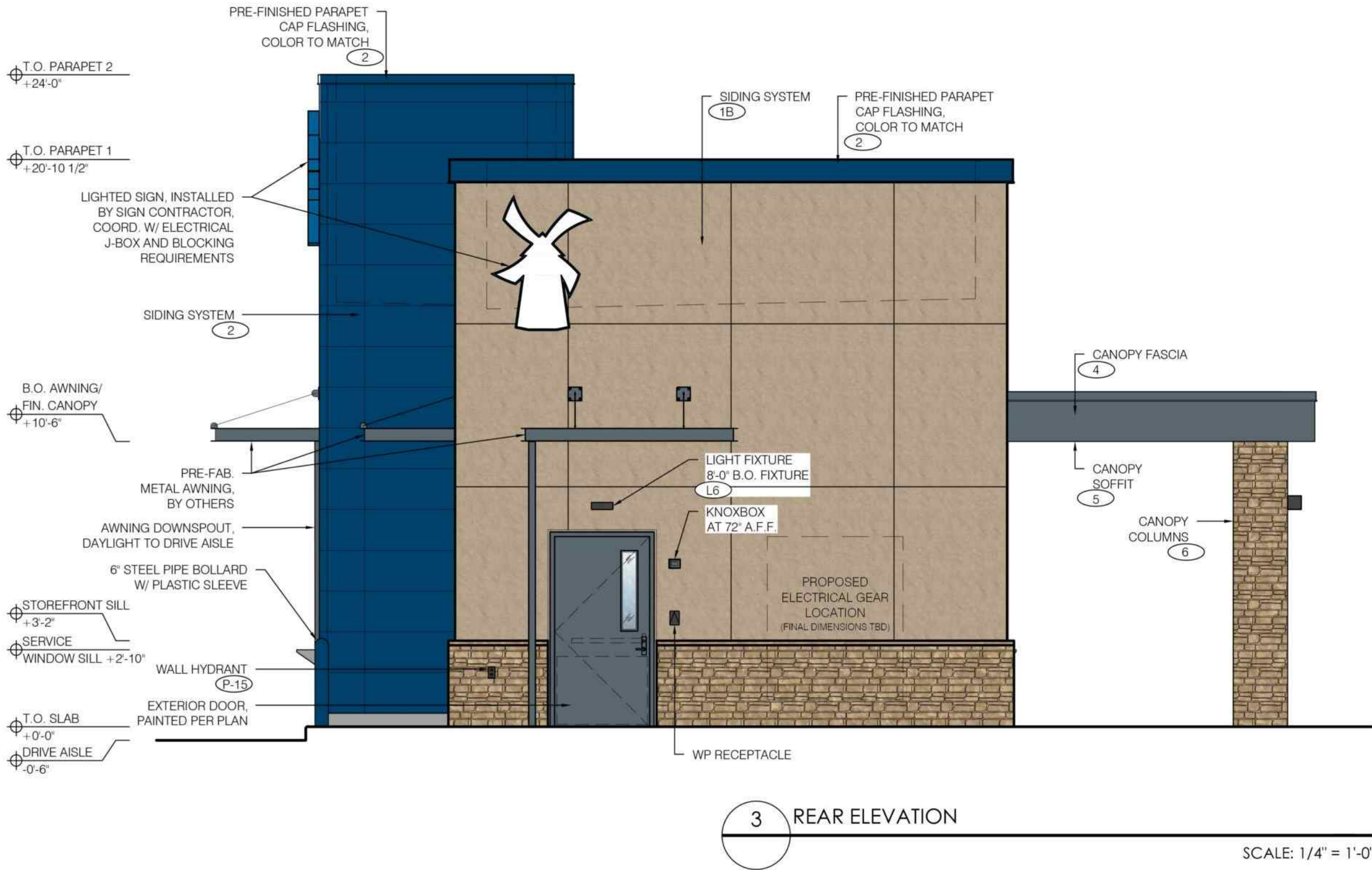
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DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

COFFEE RESTAURANT WITH DRIVE THRU
LOT 1B OF LONE TREE TOWN CENTER – SIXTH AMENDMENT
LOCATED IN PLANNING AREA 3 OF THE LONE TREE TOWN CENTER PLANNED DEVELOPMENT FIRST AMENDMENT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
0.588 ACRES, SP25-0002

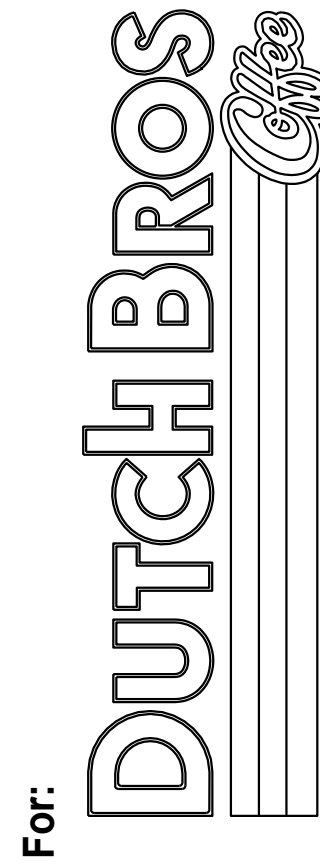
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EXTERIOR COLOR ELEVATIONS
SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

Title:



For:

Scale:

Horizontal

1" = 20'

Vertical

N/A

Designed

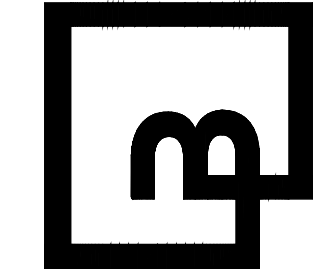
Drawn

Checked

Approved

Date

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DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

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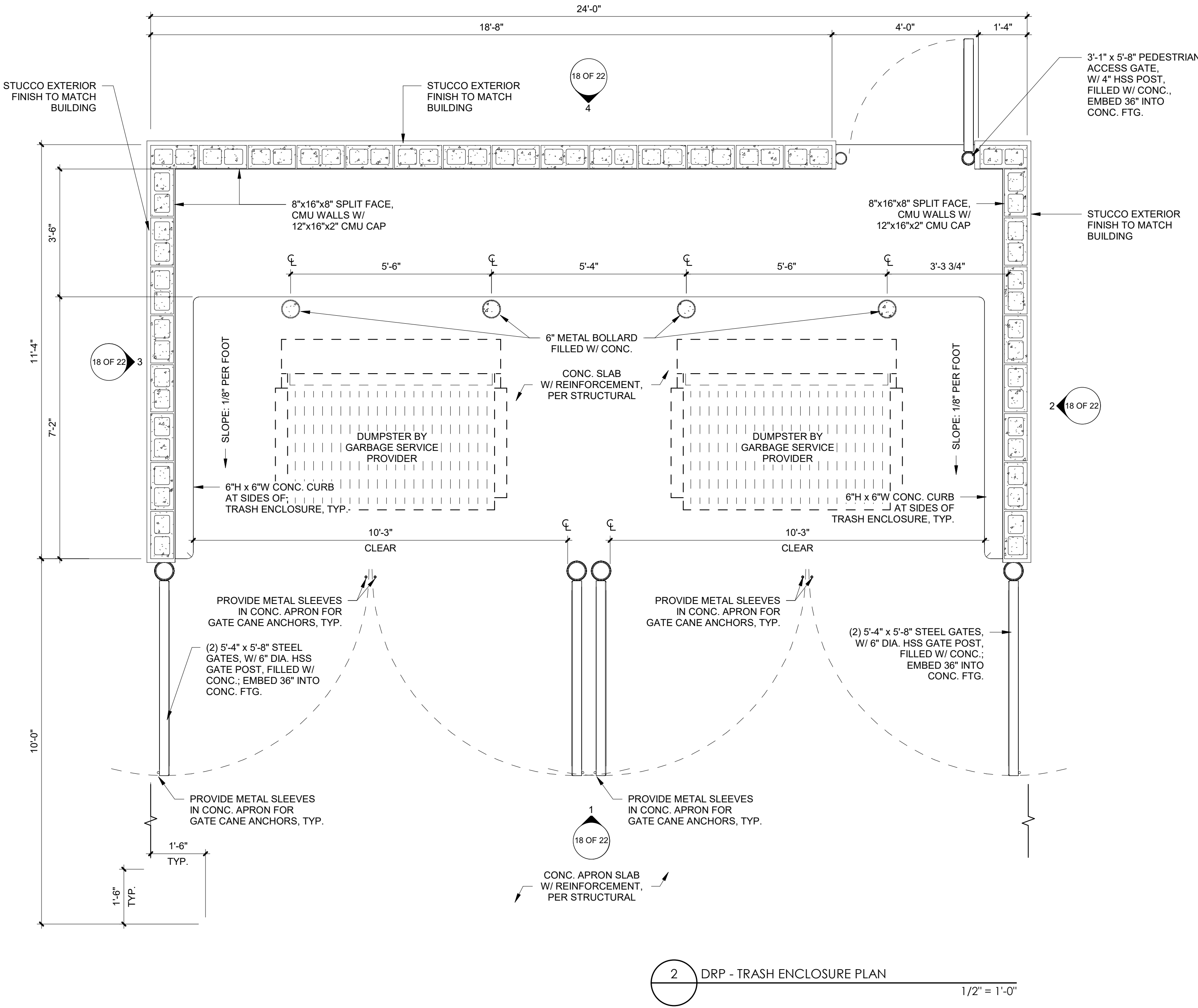
TRASH ENCLOSURE PLAN AND MATERIALS

TRASH ENCLOSURE GENERAL NOTES:

- REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
- PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE.
- PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
- GATES TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.

TRASH ENCLOSURE MATERIALS

	ID	MATERIAL	MANUFACTURER	COLOR	NOTES
OPTION A	3	CMU BLOCK	BASALITE	490	SPLIT FACE, 8x16x8; 8x8x8 AS NECESSARY
		CMU CAP	BASALITE	490	12x16x2
	PT-2	PAINT	SHERWIN-WILLIAMS	8656-11295	BLDG DB DARK GRAY; GATES BODY
	PT-3	PAINT	SHERWIN-WILLIAMS	8656-12045	BLDG DB BLUE; GATE FRAMES & POSTS
OPTION B	24"x12" KNOTWOOD TRASH ENCLOSURE; IF APPROVED BY AHJ & REFUSE SERVICE PROVIDER				
OPTION C	24"x12" STONECOAT TRASH ENCLOSURE; IF APPROVED BY AHJ & REFUSE SERVICE PROVIDER				

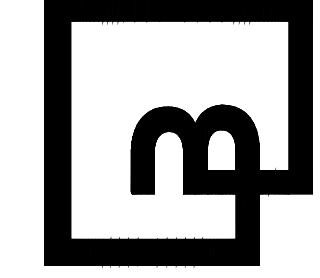


Title: TRASH ENCLOSURE PLAN AND MATERIALS
SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

For: Dutch Bros Coffee

Scale: Horizontal 1" = 20' Vertical N/A

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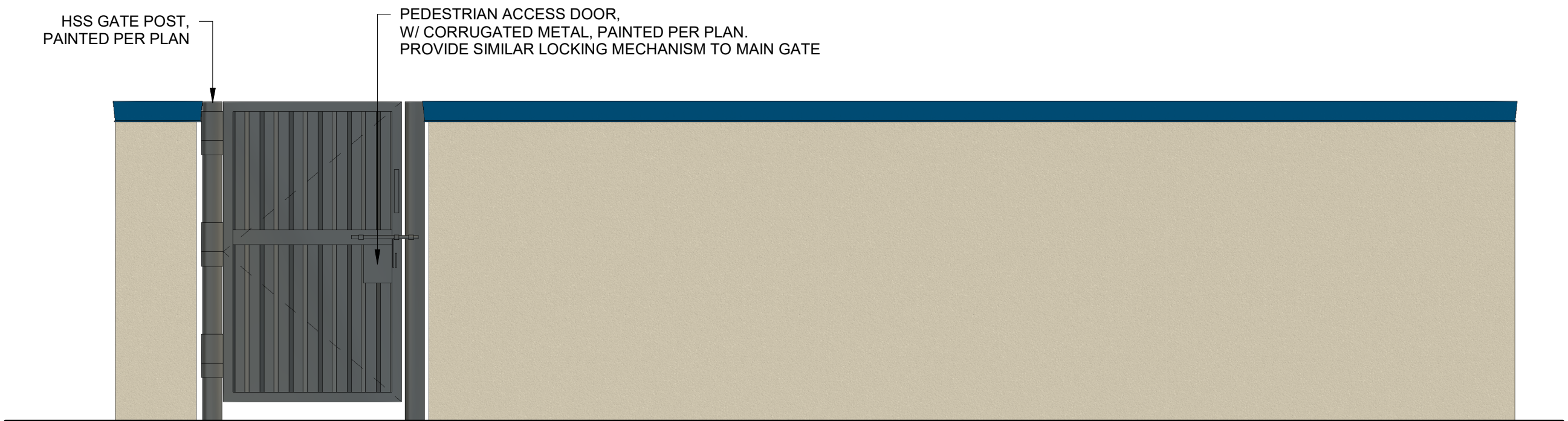
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DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

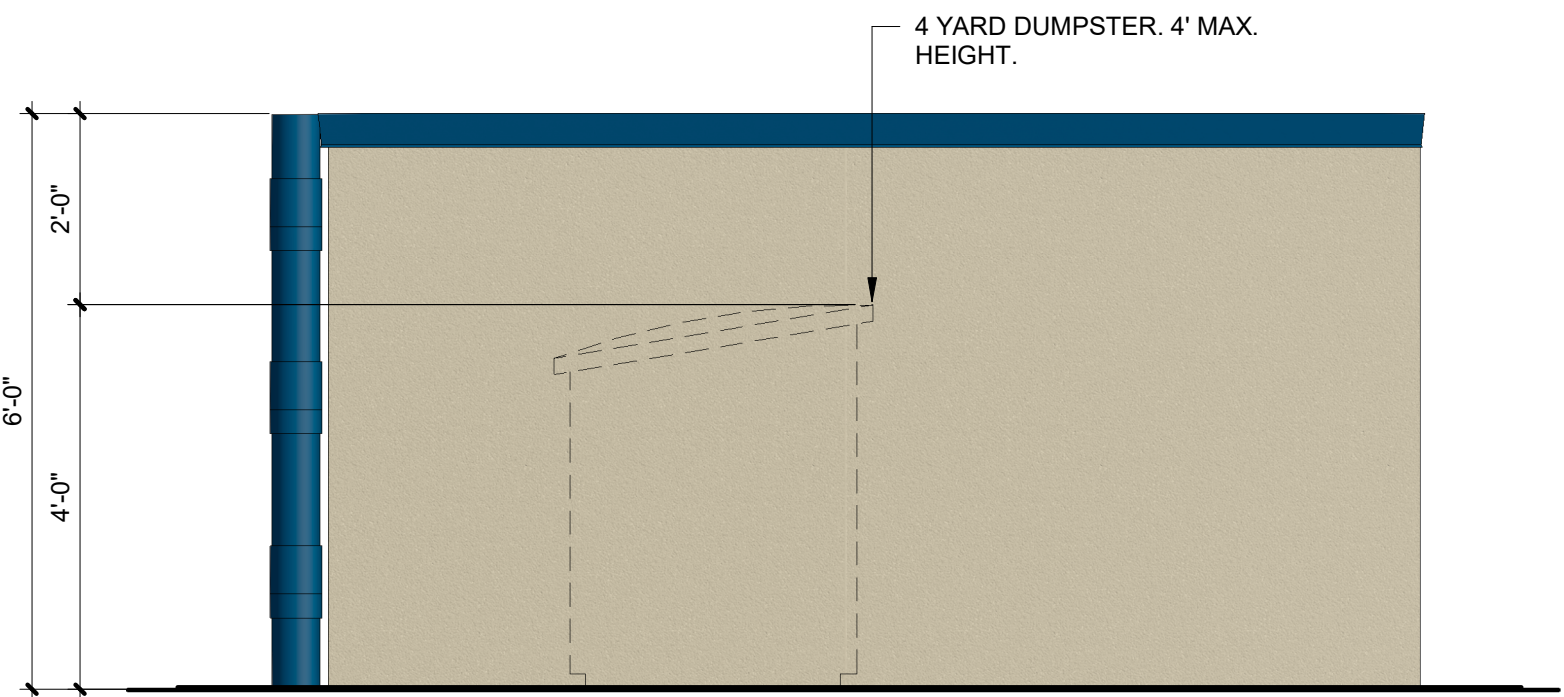
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TRASH ENCLOSURE COLOR ELEVATIONS

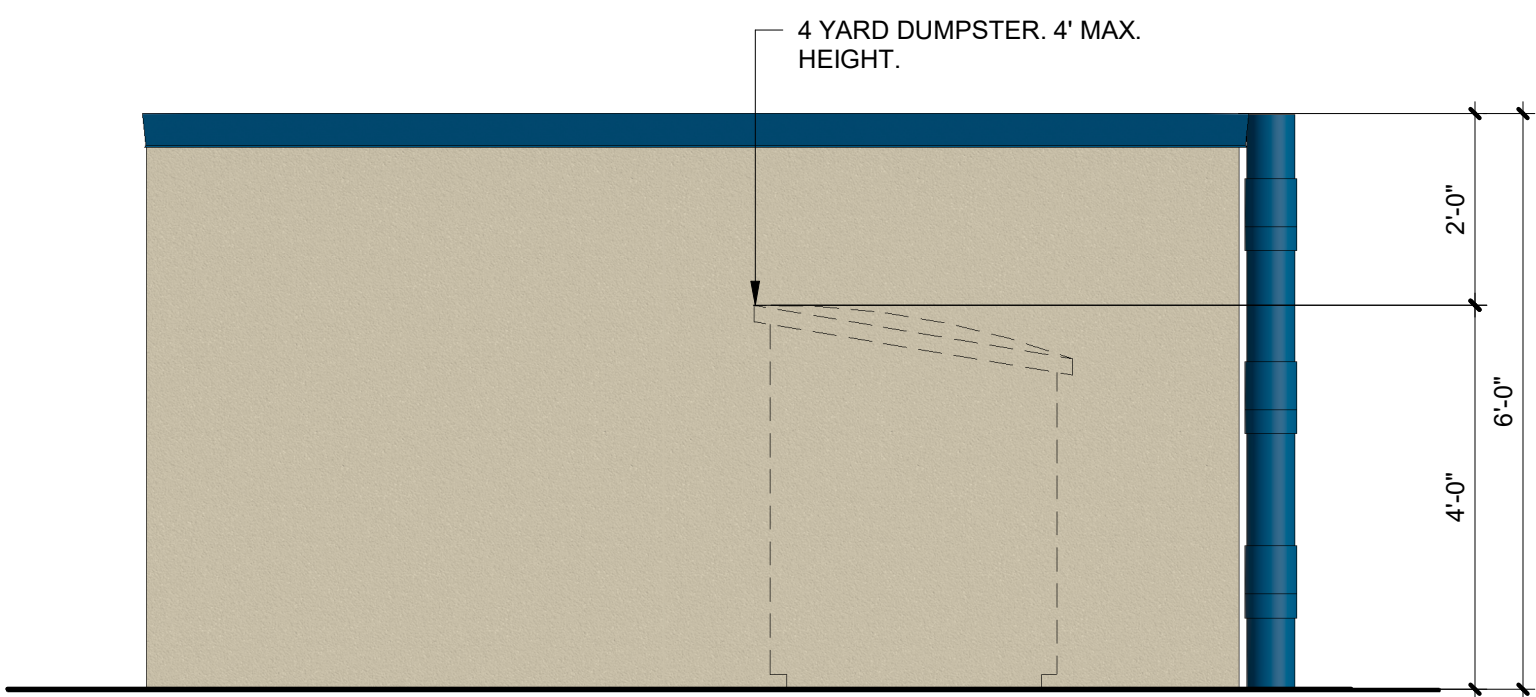
TRASH ENCLOSURE MATERIALS					
OPTION A	ID	MATERIAL	MANUFACTURER	COLOR	NOTES
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		CMU CAP	BASALITE	490	12x16x2
	PT-2	PAINT	SHERWIN-WILLIAMS	8656-11295	BLDG DB DARK GRAY; GATES BODY
OPTION B	PT-3	PAINT	SHERWIN-WILLIAMS	8656-12045	BLDG DB BLUE; GATE FRAMES & POSTS
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OPTION C	24"x12" STONECOAT TRASH ENCLOSURE; IF APPROVED BY AHJ & REFUSE SERVICE PROVIDER				



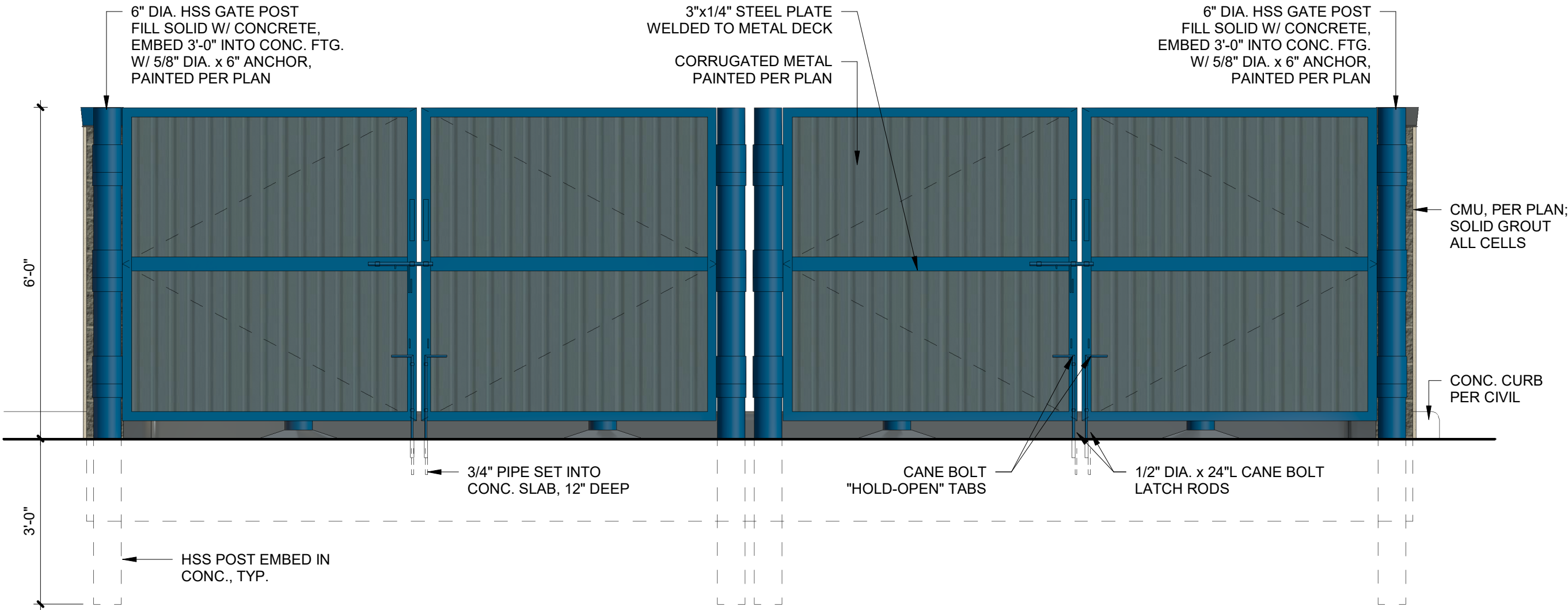
4 NORTH TRASH ENCLOSURE COLOR ELEVATION
1/2" = 1'-0"



3 EAST TRASH ENCLOSURE COLOR ELEVATION
1/2" = 1'-0"



2 WEST TRASH ENCLOSURE COLOR ELEVATION
1/2" = 1'-0"



1 SOUTH TRASH ENCLOSURE COLOR ELEVATION
1/2" = 1'-0"

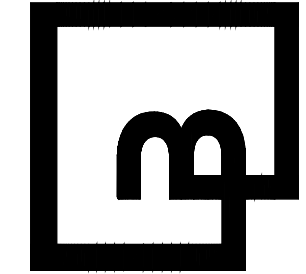
Title: TRASH ENCLOSURE COLOR ELEVATIONS
SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

For: **DUTCHBROS**

Scale: Horizontal 1" = 20' Vertical N/A

Designed _____ Drawn _____ Checked _____ Approved _____ Date _____

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Kent, WA 98032
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DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

COFFEE RESTAURANT WITH DRIVE THRU
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0.588 ACRES, SP25-0002

SITE AMENITIES



FINISH OPTIONS

Galvanized Stainless PVC Dip

Powder Coat

Thermoplastic

MOUNT OPTIONS

Surface In-Ground

Rail

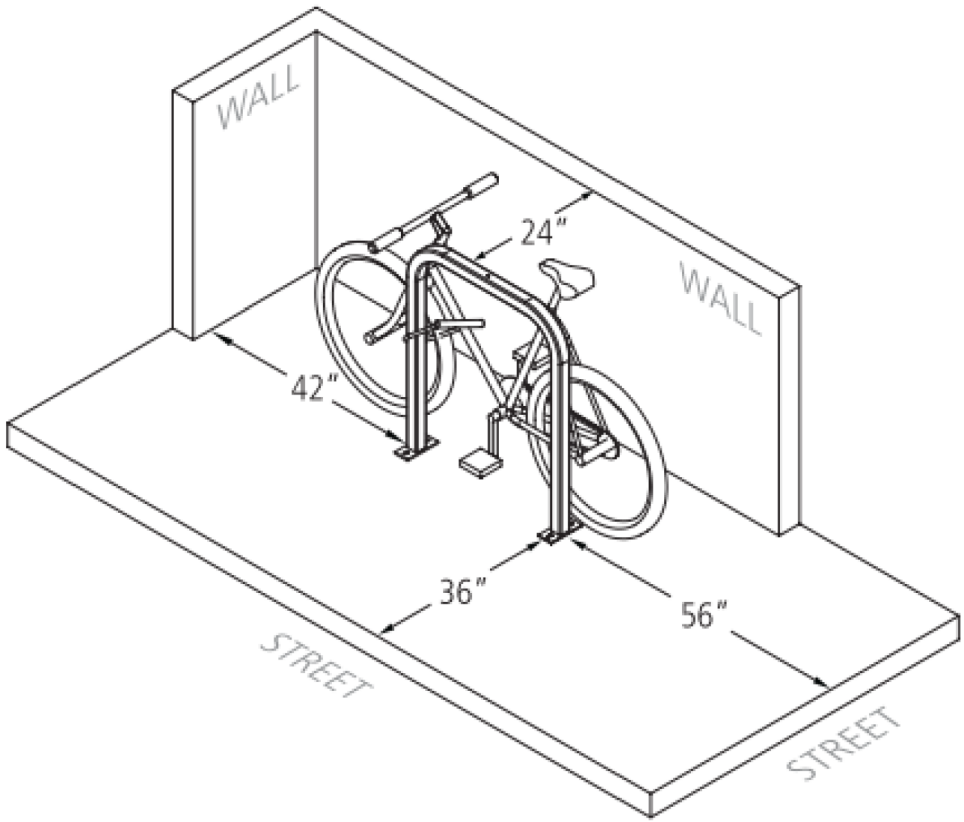
Quantity

2

www.theparkcatalog.com | 1-800-695-3503



Square Tube U RACK Setbacks



www.theparkcatalog.com | 1-800-695-3503

WASTE CABINET - LARGE SINGLE STREAM - FLIP TOP

Top: Starboard
Support Frame: Powder Coated Mild Steel on Glides
Doors/Sides: Powder Coated Sheet Metal
Logo Plant-on: Powder Coated Mild Steel
Push Flap Opening Defers Bees/Wasps
Liner: 35 Gallon on Casters



Short Description	Part Number	Dimensions	Quantity
Waste Unit, Large, Single Stream	FCW-1-BEE-DB	24" x 24" x 34"H	1

FCC Commercial Furniture | www.fcc-create.com



Square Tube U RACK Submittal Sheet

CAPACITY

2 Bikes

MATERIALS

☐ **Standard**
2" x 2" x 108" square tube - mild steel
2" x 2" x 120" square tube - stainless steel

☐ **Lightweight**
Powder coat or galvanized only
2" x 2" x 083" square tube - mild steel

FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Thermoplastic**
In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.

☐ **PVC Dip (minimum)**
Other colors available by special order (minimum orders apply)

☐ **Stainless**
Stainless Steel 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS

☐ **In-ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option.

☐ **Surface**
Foot Mount has two 2.5"x6"x2.5" feet with two anchors per foot. Specify foot mounts for this option.

☐ **Rail**
Rail Mounted Square Tube U Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.



www.theparkcatalog.com | 1-800-695-3503

Square Tube U RACK Installation Instructions –Surface Mount

TOOLS NEEDED

Tape Measure
Marker or Pencil
Masonry Drill Bit
Drill (Hammer drill recommended)
Hammer
Wrench 9/16"
Level

RECOMMENDED BASE MATERIAL

Solid concrete is the best base material for installation. To ensure the proper anchors are shipped with your rack, ask your Park and Facilities Catalog representative which anchor is appropriate for your application. Be sure nothing is underneath the base material that could be damaged by drilling.

1

Place the rack in the desired location. Use a marker or pencil to outline the holes of the flange onto the base material.

2

Drill 3/8" diameter holes 3" deep into surface. Make sure the holes are at least 3" away from any cracks in the base material.

3

Place rack (and washers to level rack if necessary) over holes.

4

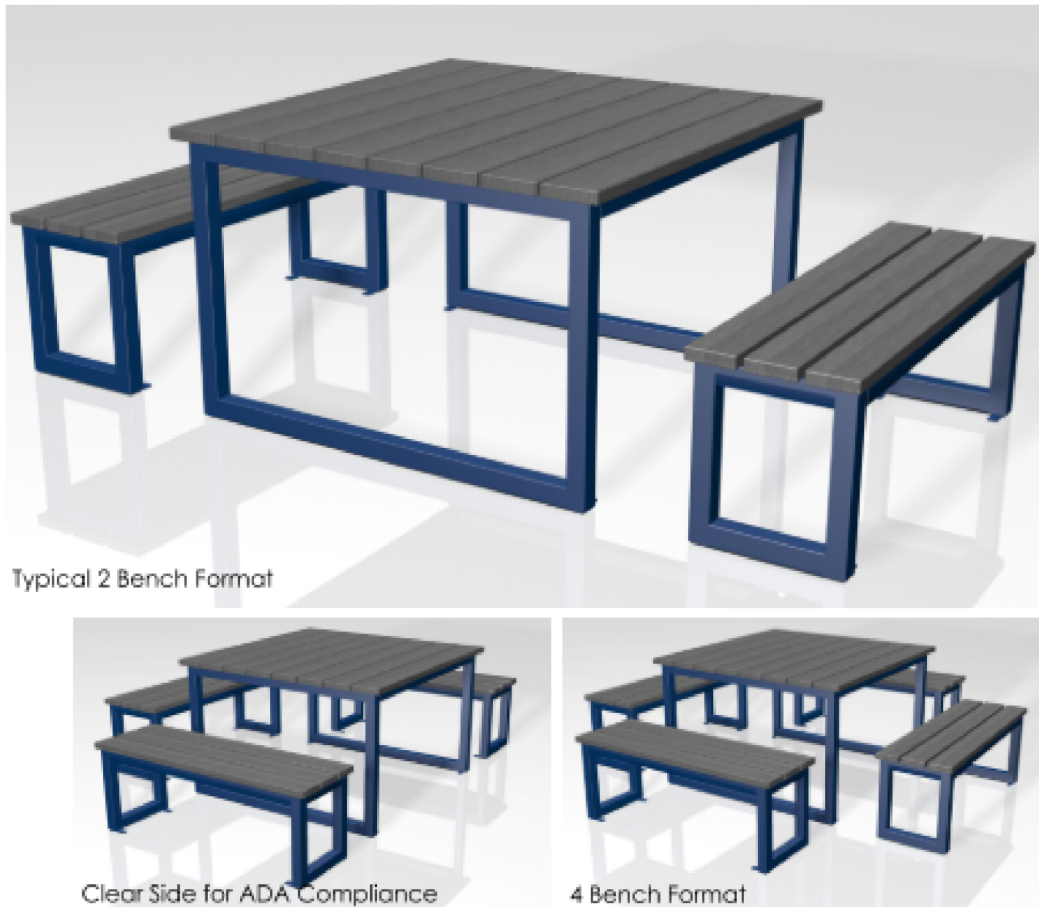
Thread nuts onto anchors, leaving approximately 1/4" of the anchor protruding, and tap into surface. Tighten nuts down to secure rack.



www.theparkcatalog.com | 1-800-695-3503

TABLE & BENCH PICNIC SET (Square)

Table Top / Seat Top: Recycled Plastic Lumber
Support Frame: Powder Coated Mild Steel
Bolt Down
Weather Resistant Materials for Outdoor Use
*ADA Compliant with Open Side



Short Description	Part Number	Dimensions	Quantity
Outdoor Table, bolt-down	FO148-DB	48" x 48" x 30"H	2
Outdoor Bench, bolt-down	FO848-DB	18" x 48" x 18"H	6

FCC Commercial Furniture | www.fcc-create.com



SITE AMENITIES
SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

Title:

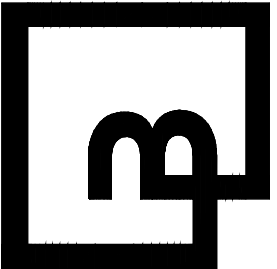
For: **Dutch Bros**

Scale:

Horizontal
1" = 20'
Vertical
N/A

Designed
Drawn
Checked
Approved
Date

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425.251.6222
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Sheet
20 OF 23



COFFEE RESTAURANT WITH DRIVE THRU

LOT 1B OF LONE TREE TOWN CENTER – SIXTH AMENDMENT

LOCATED IN PLANNING AREA 3 OF THE LONE TREE TOWN CENTER PLANNED DEVELOPMENT FIRST AMENDMENT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST

TY OF LONE TREE, COUNTY

Outdoor Cove Lighting

4 AWNING FIXTURE

www.self-electronics.com • • 84

3 SCENCE FIXTURE AT CANOPY COLUMNS

2 WALL PACK FIXTURE AT REAR DOOR

Page 2 of 2

1 POLE MOUNTED SITE/ PARKING FIXTURE

SITE LIGHTING DETAILS

Title:

For:

ale:

Designed

**Barghausen
Consulting Engineers LLC**

Job Number
23707

**SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO**

COMPTON

Job Number
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DUTCH BROS COFFEE SITE IMPROVEMENT PLAN

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0.588 ACRES, SP25-0002

SITE LIGHTING DETAILS

UMT-31416-DBNA
Matrix 3 Surface

Length - 7" | Height - 6.3" | Weight 4.8 lbs
IP65 - Suitable For Wet Locations
IK04 - Impact Resistant (Vandal Resistant)

Mounting Detail

Matrix Product Family

PROVIDE DOWN BEAM ONLY

Construction

Pre-paint

Memory Retentive-Silicon Gasket

Thermal management

Surge Suppression

BUG Rating

Finishing

Paint

Hardware

Anti-Static Screen Holes

Crystal Clear Low Iron Glass Lens

Optics & LED

Lumen - Maintenance Life

7144 NE Progress Ct | 7603.645.0500
Hillsboro Oregon 97124 | P: 503.645.8100
www.ligmanlightingusa.com

LIGMAN
LIGHTING USA

UMT-31416-DBNA
Matrix 3 Surface

PROJECT

DATE

QUANTITY

TYPE

NOTE

ORDERING EXAMPLE || UMT - 31416 - 14/14w - W30 - 02 - 120/277v - Options

LAMP

BEAM

LED COLOR

FINISH COLOR

VOLTAGE

14" New COB
1038 Lumens Down
1038 Lumens Up

N - Narrow 20°
M - Medium 35°
W - Wide 40°
WW - Very Wide 74°

W27 - 2700K
W30 - 3000K
W35 - 3500K
WW - 4000K

01 - BLACK RAL 9011
02 - DARK GREY RAL 7043
03 - WHITE RAL 9003
04 - METALLIC SILVER RAL 9006
05 - MATTE SILVER RAL 9008
06 - LONER BRONZE
07 - CUSTOM RAL

120/277v
Other - Specify

ADDITIONAL OPTIONS

NAT - Natatorium Rated
P - Frost-Free Lens
42 - Mounting Plate for 4" Junction Box
DIM - 0-10v Dimming

COLOR CHROMATIC FILTERS
RED - Red Lens
BL - Blue Lens
GR - Green Lens
AM - Amber Lens
(Specify Other Color)

Lighting by DMF is the right to design and install without prior notice unless otherwise stated. See the technical specifications for LED technology and components. May change without notice.

3 SCONCE FIXTURE AT CANOPY COLUMNS

GETTING STARTED L5

CONTENTS

Following these few simple steps will ensure a successful installation each time. Remember: No more than 48 boards per power supply.

- Read ALL instructions, before starting installation.
- Inspect the boxes for damage and check the parts against the supplied parts list.
- Refer to attached provided print and confirm job measurements.
- Layout your job on paper, making note of power supply placement.

Power supplies can be placed at the end of runs or side by side to provide allowable linear footage in each direction.

NOTE: If job measurements do not correspond to provided drawing, call Lektron immediately at 1-800-634-4059.

Getting Started, Component Identification & Required Tools

SECTION	PAGE
1. 48 Board Track Mounting Bracket Layout.....	2
2. Installing Track into Mounting Brackets.....	3
3. Custom Cut to Fit end of Runs & Corners.....	4
4. Mounting Track on an Incline.....	5
5. Frame Border Installation.....	6
6. Connecting Power Supplies.....	7
7. Testing Each Section.....	8

COMPONENT IDENTIFICATION & REQUIRED TOOLS

DETAILS

LED SPECIFICATIONS

REQUIRED TOOLS:

SEC. 1 48 BOARD TRACK MOUNTING BRACKET LAYOUT

Diagram showing track layout with dimensions and labels for EQ, SHARED BRACKET, and END OF RUN.

1. Using a chalk line, gauge, laser level, or other means to be certain run is straight, marking locations for brackets.

2. Border / perimeter of sign cabinets should always have orientation of Laser/Leon housing raised lip outboard on vertical or diagonal. Orient brackets so that the drain holes will be on the bottom side of the horizontal runs.

3. Install mounting brackets, 6 per 8' section including shared brackets. Use pre-drilled wire hole mounting brackets at power supply locations.

NOTE: This is correct Bracket orientation

NOTE: Track sections share a bracket at the ends to keep ends together and straight there MUST BE A SPACE left between 8' plastic track sections (NOT LEDS) of 3/16"

Diagram showing track layout with dimensions and labels for 48 Boards or Less, 24 Boards or Less, and 120-277 VAC.

Tip: Install end bracket after housing has been installed into previous brackets by sliding over end to ensure bracket is centered between sections. Place mounting brackets 3" on center from corners.

NOTE: MAXIMUM 48 BOARDS PER POWER SUPPLY. SHOWN 3 CONFIGURATIONS.

dmf L9

DRD6S
Surface Mount LED Downlight
Retrofit Junction Box

MODULE

Diagram showing the L9 module and its dimensions.

DRD6S
Surface Mount LED Module
DRD6S

SUMMARY

LED: Optimized LED array
SHAPE: 4" Round, 4" Square
MODULE LUMENS: 750 lm (B.O.W), 1000 lm (12.0W)
COLOR QUALITY: 90+ CRI, less than 3-step SDCM
CCT: 2700K, 3000K, 3500K
INPUT VOLTAGE: 120/277V
DIMMING: Down to less than 5% for TRIAC/ELV at 120V, 1% for 0-10V at 120/277V
MAX INPUT CURRENT (120V): 0.075 amps, 0.1047 amps
MAX INPUT CURRENT (277V): 0.034 amps, 0.047 amps
POWER FACTOR: Greater than 0.9
TOTAL HARMONIC DISTORTION: Less than 20%
AMBIENT OPERATING TEMPERATURE: -20°C to 40°C
PHOTOMETRIC TESTING: Tested in accordance to IESNA LM-79-2008
TRIM: Edgeless die-cast aluminum
LISTINGS: ENERGY STAR® qualified, California Title 24 2016 JAB compliant, UL Listed for Wet Location, cULus Listed
LIFETIME: 50,000 hours at 70% lumen maintenance
WARRANTY: 5 year limited warranty

SPEC

SITE LIGHTING DETAILS

SEQ PARK MEADOWS AND QUEBEC
LONE TREE, CO

Title:

For: **DUTCHBROS**

Scale:

Horizontal

Vertical

N/A

Designed

Drawn

Checked

Approved

Date

Barghausen Consulting Engineers, LLC.

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Kent, WA 98032

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0.588 ACRES, SP25-0002

SITE PHOTOMETRIC PLAN

KEYED NOTES

- 1 PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G, IN 2" PVC ROUTED BELOW GRADE FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL COME UP IN CENTER OF POST. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS/DIMENSIONS FOR GC TO MATCH. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- 2 PROVIDE 2" CONDUIT W/ PULL STRING 24" BEHIND MENU BOARD TO CHRISTY BOX FOR FUTURE DIGITAL MENU BOARD UPGRADE . COORDINATE W/ SIGN MANUFACTURER.
- 3 PROVIDE 2" CONDUIT W/ PULL STRING TO CHRISTY BOX BETWEEN "CHOOSE LANE" DIRECTIONAL SIGNAGE AND CLEARANCE BAR FOR FUTURE DRIVE THRU SENSORS.
- 4 LOCATION OF UTILITY METER DISCONNECT SWITCH AND CT CABINET. REFER TO "POWER RISER DIAGRAM" ON SHEET E3.01.
- 5 LOCATION OF CABLE INTERNET DEMARC.
- 6 PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G, IN 2" PVC ROUTED BELOW GRADE FOR NEW MONUMENT SIGN PER REPRESENTATIVE PRIOR TO ROUGH-IN. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.

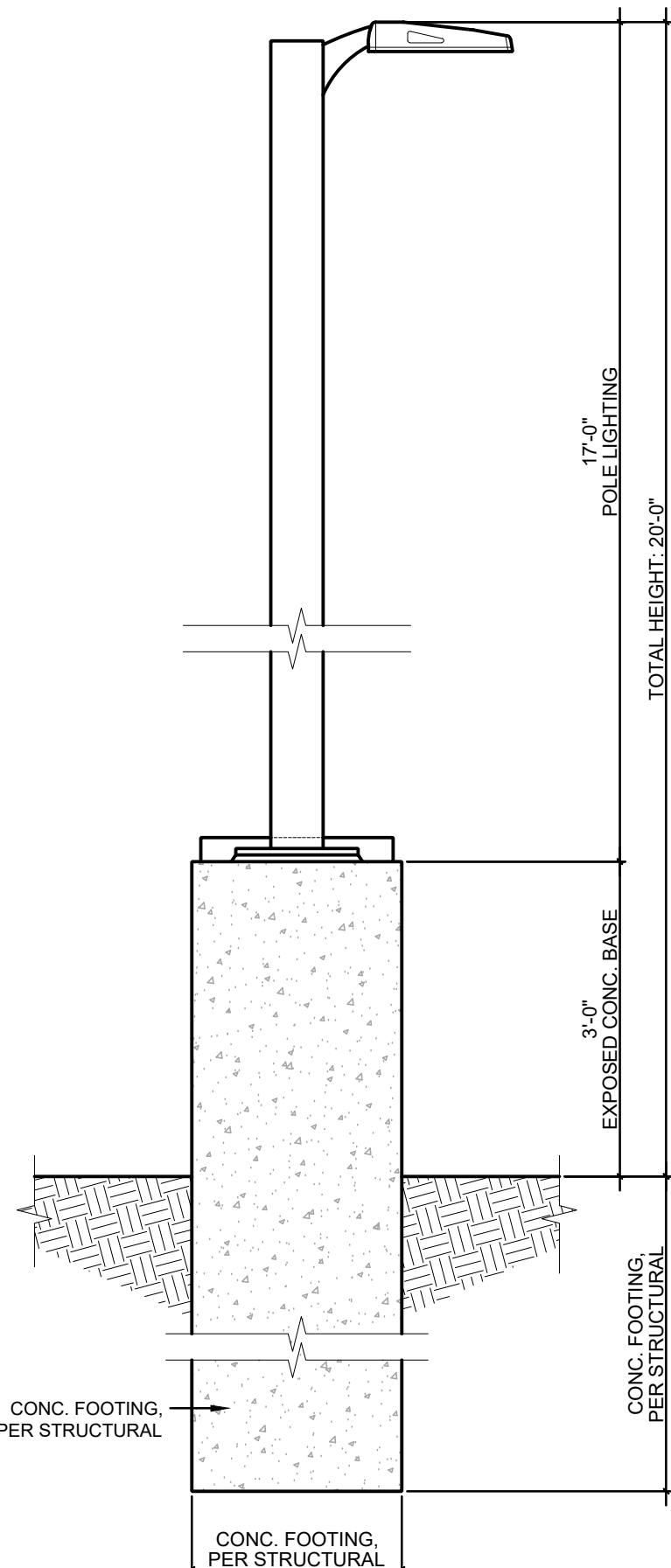
GENERAL NOTES

1. FOR UTILITY TRANSFORMER, TELEPHONE SERVICE, GAS, WATER, AND SANITARY SEWER LOCATIONS; SEE CIVIL SITE PLAN.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANIES REQUIREMENTS. INCOMING POWER AND TELEPHONE SERVICES IS EXISTING TO REMAIN. VERIFY REQUIREMENTS WITH UTILITIES PRIOR TO INSTALLATION.
3. ALL NON-SECURITY LIGHTING SHALL BE TURNED OFF WITHIN 1-HOUR AFTER BUSINESS HOURS AND REMAIN OFF UNTIL 1-HOUR BEFORE RE-OPENING AS REQUIRED PER LONE TREE, CO AHJ.

SITE NOTES

WATER LINES, CONDUITS FOR ELECTRICAL, OR OTHER UTILITIES SHALL BE LOCATED SO AS TO NOT CONFLICT WITH REQUIRED TREE LOCATIONS FOR STREETS AND PARKING LOTS.

COORDINATE ELECTRICAL WORK WITH LANDSCAPING INSTALLER.



2 LIGHT POLE DETAIL

SCALE: N.T.S.

