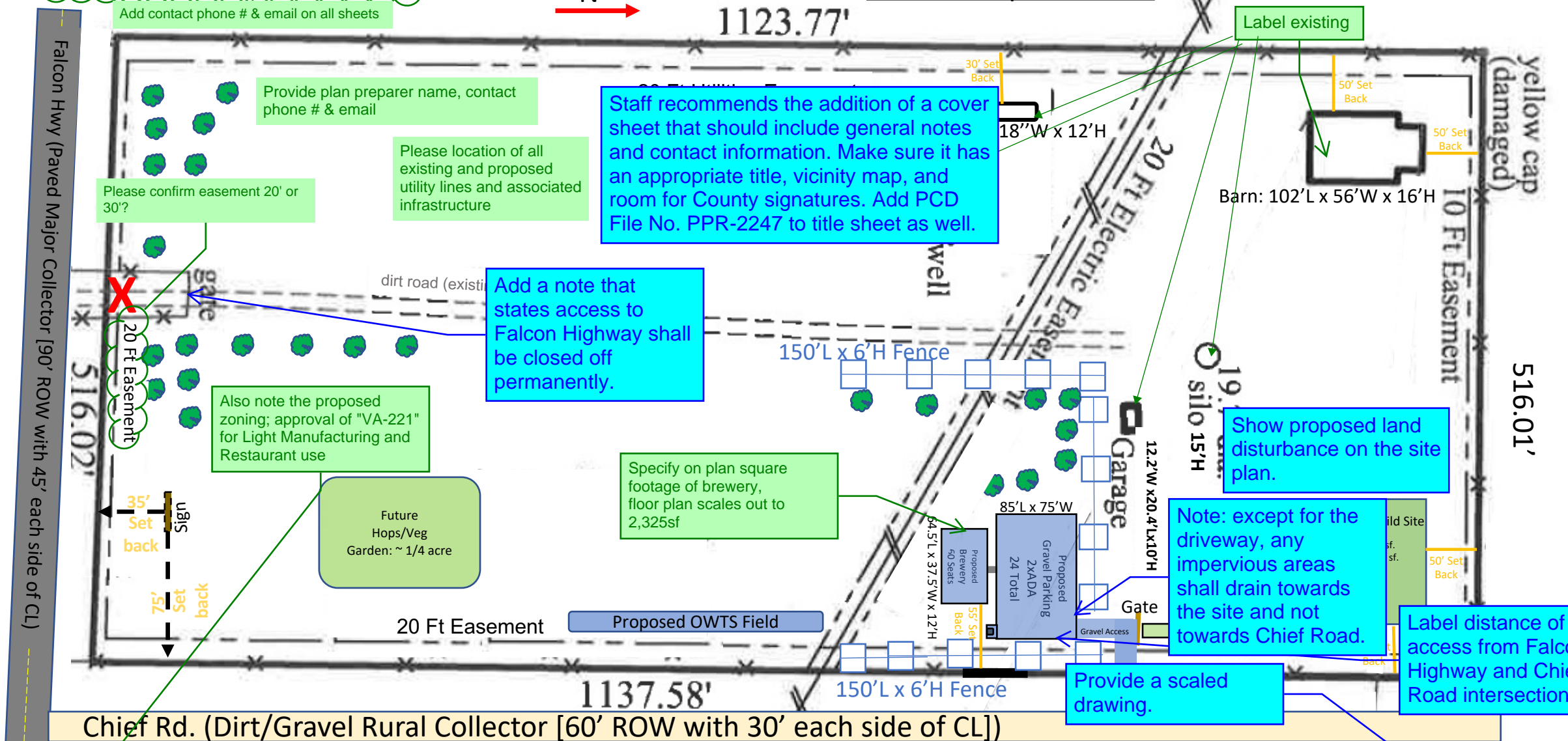


# Site Development Plan



Add contact phone # & email on all sheets

Provide plan preparer name, contact phone # & email

Please location of all existing and proposed utility lines and associated infrastructure

Please confirm easement 20' or 30'?

Staff recommends the addition of a cover sheet that should include general notes and contact information. Make sure it has an appropriate title, vicinity map, and room for County signatures. Add PCD File No. PPR-2247 to title sheet as well.

Add a note that states access to Falcon Highway shall be closed off permanently.

Also note the proposed zoning; approval of "VA-221" for Light Manufacturing and Restaurant use

Future Hops/Veg Garden: ~ 1/4 acre

Specify on plan square footage of brewery, floor plan scales out to 2,325sf

Label existing

Barn: 102'L x 56'W x 16'H

Show proposed land disturbance on the site plan.

Note: except for the driveway, any impervious areas shall drain towards the site and not towards Chief Road.

Label distance of access from Falcon Highway and Chief Road intersection.

Provide a scaled drawing.

6550 Chief Road (A-5)  
Lot 19 Arrowhead Estates  
(4307004005)  
13.4 Acres  
Not in a flood zone.

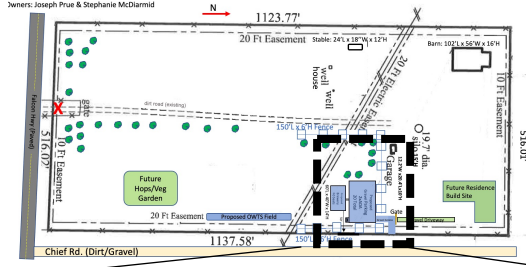
Add legal description;  
LOT 19  
ARROWHEAD  
ESTATES FIL NO 1  
Show: Current  
zoning/proposed

Show all items on plan

- Chainlink Fence
- Wood Fence
- Wire Fence
- Fnd. Monument - Pipe
- Overhead Power Line
- Existing Trees

- Proposed: part of Variance of Use Request and SDP application
- Intended (Future): **NOT** part of Variance Request
- Existing Structures Remove

Drawing is not to scale.  
Current as of: 27 Jun 22



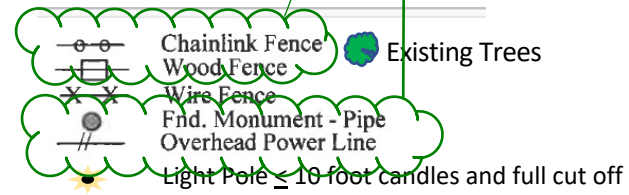
### Site Development Plan

Add ADA note:  
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

Add vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.

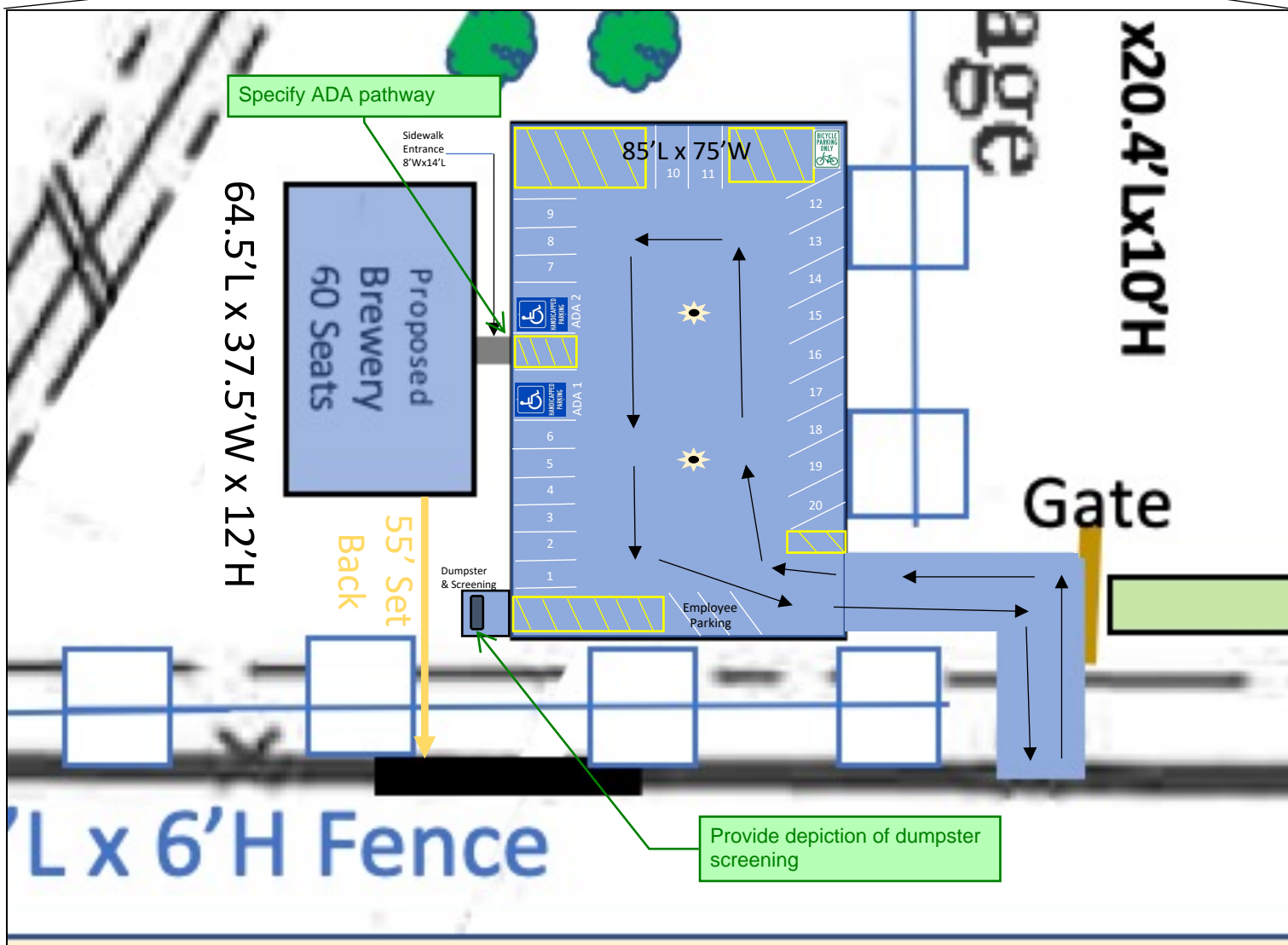
**6550 Chief Road (A-5)**  
**Lot 19 Arrowhead Estates**  
**(4307004005)**  
**13.4 Acres**  
*Not in a flood zone.*

Show on plan



Proposed: part of Variance of Use Request  
Intended: **NOT** part of Variance Request

Parking Computation:  
-60 Brewery Seating Area w/ 24 Parking spaces  
-Code Requires: 1 Space per 3 Seats  
-60/3 = 20 Parking Spaces (Min)  
--Parking spaces 1-20: Typical Size  
--Employee parking (2): Typical Size  
-ADA Parking Spaces Req: 1 (2 Provided)  
-Bike rack parking: 3

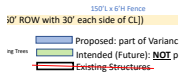


Specify ADA pathway

Provide depiction of dumpster screening

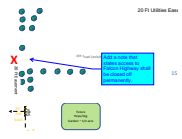
# Site Development Plan\_V1.pdf Markup Summary

#FF0000 (1)



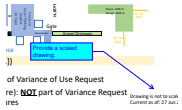
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**Author:** Linda.Nguyen  
**Date:** 9/13/2022 9:39:49 AM  
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**Space:**

#0000FF (7)



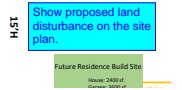
**Subject:** Callout  
**Page Label:** 1  
**Author:** lpackman  
**Date:** 9/19/2022 3:24:44 PM  
**Status:**  
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Add a note that states access to Falcon Highway shall be closed off permanently.



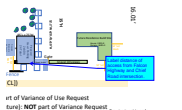
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**Page Label:** 1  
**Author:** lpackman  
**Date:** 9/19/2022 3:26:10 PM  
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Provide a scaled drawing.



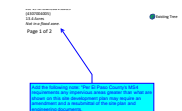
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**Page Label:** 1  
**Author:** lpackman  
**Date:** 9/19/2022 3:27:20 PM  
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**Space:**

Show proposed land disturbance on the site plan.



**Subject:** Callout  
**Page Label:** 1  
**Author:** lpackman  
**Date:** 9/19/2022 3:31:20 PM  
**Status:**  
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**Layer:**  
**Space:**

Label distance of access from Falcon Highway and Chief Road intersection.



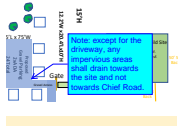
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**Author:** lpackman  
**Date:** 9/19/2022 3:55:36 PM  
**Status:**  
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**Layer:**  
**Space:**

Add the following note: "Per El Paso County's MS4 requirements any impervious areas greater than what are shown on this site development plan may require an amendment and a resubmittal of the site plan and engineering documents."



**Subject:** Text Box  
**Page Label:** 1  
**Author:** lpackman  
**Date:** 9/19/2022 3:58:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

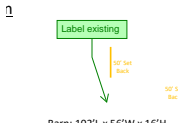
Staff recommends the addition of a cover sheet that should include general notes and contact information. Make sure it has an appropriate title, vicinity map, and room for County signatures. Add PCD File No. PPR-2247 to title sheet as well.



**Subject:** Callout  
**Page Label:** 1  
**Author:** lpackman  
**Date:** 9/19/2022 4:16:08 PM  
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Note: except for the driveway, any impervious areas shall drain towards the site and not towards Chief Road.

#008000 (22)

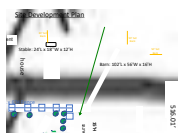


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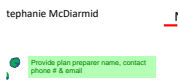
Label existing



**Subject:** Arrow  
**Page Label:** 1  
**Author:** Linda.Nguyen  
**Date:** 9/12/2022 5:46:37 PM  
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**Space:**



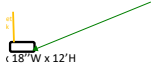
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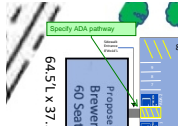
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Provide plan preparer name, contact phone # & email

Development Plan

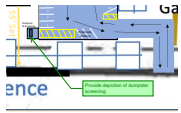


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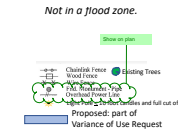
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Specify ADA pathway



**Subject:** Callout  
**Page Label:** 2  
**Author:** Linda.Nguyen  
**Date:** 9/12/2022 5:52:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide depiction of dumpster screening



**Subject:** Cloud+  
**Page Label:** 2  
**Author:** Linda.Nguyen  
**Date:** 9/12/2022 6:02:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show on plan



**Subject:** Cloud  
**Page Label:** 2  
**Author:** Linda.Nguyen  
**Date:** 9/12/2022 6:02:59 PM  
**Status:**  
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**Subject:** Arrow  
**Page Label:** 2  
**Author:** Linda.Nguyen  
**Date:** 9/12/2022 6:03:05 PM  
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**Layer:**  
**Space:**



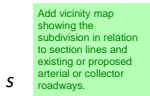
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**Date:** 9/12/2022 6:06:27 PM  
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Show all items on plan



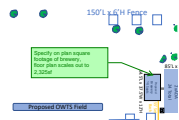
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**Page Label:** 1  
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Also note the proposed zoning; approval of "VA-221" for Light Manufacturing and Restaurant use



**Subject:** Text Box  
**Page Label:** 2  
**Author:** Linda.Nguyen  
**Date:** 9/12/2022 6:25:44 PM  
**Status:**  
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Add vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.



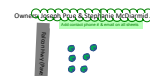
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Specify on plan square footage of brewery, floor plan scales out to 2,325sf



**Subject:** Text Box  
**Page Label:** 2  
**Author:** Linda.Nguyen  
**Date:** 9/13/2022 9:08:49 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add ADA note:  
 The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.



**Subject:** Cloud+  
**Page Label:** 1  
**Author:** Linda.Nguyen  
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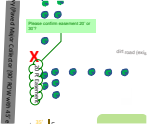
Add contact phone # & email on all sheets

**11 KU. (Dirt/Gravel)**

Add legal description;  
LOT 19  
ARROWHEAD  
ESTATES FIL NO 1  
Show: Current  
zoning/proposed

**Subject:** Text Box  
**Page Label:** 1  
**Author:** Linda.Nguyen  
**Date:** 9/13/2022 9:30:50 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add legal description;  
LOT 19 ARROWHEAD ESTATES FIL NO 1  
Show: Current zoning/proposed



**Subject:** Cloud+  
**Page Label:** 1  
**Author:** Linda.Nguyen  
**Date:** 9/13/2022 9:33:44 AM  
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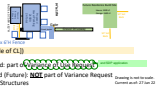
Please confirm easement 20' or 30'?

**NOI par**

Remove

**Subject:** Text Box  
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Remove



**Subject:** Cloud+  
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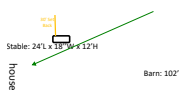
and SDP application

Please location of all  
existing and proposed  
utility lines and associated  
infrastructure

**Subject:** Text Box  
**Page Label:** 1  
**Author:** Linda.Nguyen  
**Date:** 9/13/2022 9:43:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please location of all existing and proposed utility  
lines and associated infrastructure

**ite Development Plan**



**Subject:** Arrow  
**Page Label:** 1  
**Author:** Linda.Nguyen  
**Date:** 9/13/2022 9:43:33 AM  
**Status:**  
**Color:** ■  
**Layer:**  
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