

Review 1 comments have not been addressed.

delete title this is a site dev plan for Chicago Fence Supply storage building

verify landscape plan parking and storage areas match this site plan parking areas and fencing locations and types

hasnt this all been removed? delete from legend if yes

Include label: Private Access

depict septic area as it can not be driven or parked on.

RR-5

Provide setback distances from each structure to the property lines. 25' setback adj to RR5

LEGEND

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

delete this note as new fence is in

Identify existing Single family home and SF

CC zone

Include label: Private Access

House Detail: Not to Scale

SITE PLAN & DRAINAGE PLAN (Flow Direction) (Proposed Shed Location)

Unresolved: Clarify what is existing and what is proposed. The drainage report states that the only change is to add a 20'x40' shed and the site development plan should confirm that. We need to know the total site disturbance and what are existing vs proposed surfaces/structures.

800SF Shed 20'x40' proposed

Include standard road impact fee statement on the SDP drawing. Current resolution is 25-337.

Scale: 1" = 50'

Legal Description

Lots 14, 15 and 16 in Block 19, And Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Block 20, All in the Town of Falcon, according to the plat thereof recorded in Plat Book B at Page 37, and that portion of vacated 5th Street, and that portion of vacated alley lying adjacent to the subject property, as shown on Resolution No. 93-165, Land Use No. 40, recorded June 25, 1993 in Book 6201 at Page 381, County of El Paso, State of Colorado.

PREPARED BY:



ALESSI and ASSOCIATES, Inc. APPRAISERS • ENGINEERS • SURVEYOR'S

2980 Broadmoor Valley Road, Colorado Springs, CO 80906

The following note should be added prior to PCD approval. 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.

Construction Plan 20x40' shed FALCON Fence Supply

Depict outside storage area, employee and customer parking. Parking was removed on this round...? If no outside storage is proposed Add a note. If no retail or wholesale customers are to be allowed add a note that no customers so no customer parking needed. Where are company vehicles parked? employees? if none add note.



existing fence 6' or 7' wood, identify with a note so it matched landscape plan?

05-11-26 PCD File No. PPR2428 M.S.E., INC. PROJECT 61214

PURPORTED STREET ADDRESS:

V2_ site dev plan.pdf Markup Summary

dsdparsons (25)

Review 1 comments have not been addressed.

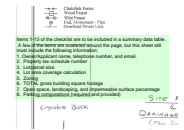
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Review 1 comments have not been addressed.



Subject: Callout
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Date: 6/1/2026 9:17:53 AM
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have all these lot lines been merged into one (remove old lot lines if thats the case?)



Subject: Text Box
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Author: dsdparsons
Date: 6/1/2026 8:52:19 AM
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Items 1-13 of the checklist are to be included in a summary data table. A few of the items are scattered around the page, but this sheet still must include the following information:

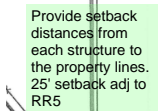
1. Owner/Applicant name, telephone number, and email.
2. Property tax schedule number
3. Lot/parcel size
4. Lot area coverage calculation
5. Zoning
6. TOTAL gross building square footage
7. Open space, landscaping, and impermeable surface percentage
8. Parking computations (required and provided)



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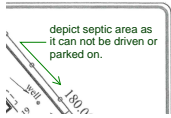
The following note should be added prior to PCD approval:

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.



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Provide setback distances from each structure to the property lines.
25' setback adj to RR5



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depict septic area as it can not be driven or parked on.



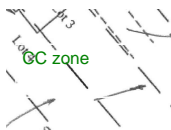
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Depict outside storage area, employee and customer parking. Parking was removed on this round...? If no outside storage is proposed Add a note. If no retail or wholesale customers are to be allowed add a note that no customers so no customer parking needed. Where are company vehicles parked? employees? if none add note.



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verify landscape plan parking and storage areas match this site plan parking areas and fencing locations and types



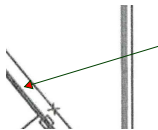
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CC zone

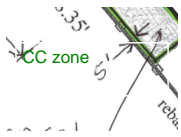
RR-5

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RR-5



Subject: Arrow
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CC zone

CC zone

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CC zone

CC zone



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CC zone



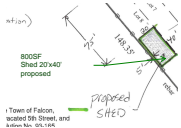
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delete title this is a site dev plan for Chicago Fence Supply storage building



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Identify existing Single family home and SF



Subject: Callout
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Date: 6/1/2026 9:12:26 AM
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800SF
 Shed 20'x40' proposed



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existing fence 6' or 7' wood, identify with a note so it matched landscape plan ?

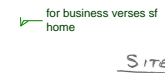


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delete this note as new fence is in

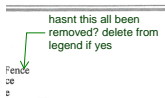


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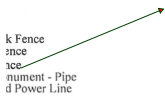
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for business verses sf home



Subject: Callout
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Author: dsdparsons
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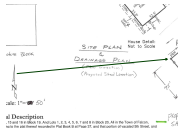
hasnt this all been removed? delete from legend if yes



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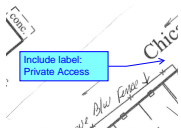


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Subject: Arrow
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Author: dsdparsons
Date: 6/1/2026 9:22:28 AM
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Color: ■
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Joseph Sandstrom (3)



Subject: Callout
Page Label: 1
Author: Joseph Sandstrom
Date: 6/1/2026 10:40:54 AM
Status:
Color: ■
Layer:
Space:

Include label:
Private Access



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Author: Joseph Sandstrom
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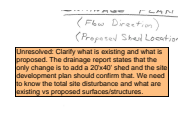
Include label:
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Date: 6/1/2026 1:19:38 PM
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Include standard road impact fee statement on the SDP drawing. Current resolution is 25-337.

Mikayla Hartford (1)



Subject: SW - Textbox
Page Label: 1
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Unresolved: Clarify what is existing and what is proposed. The drainage report states that the only change is to add a 20'x40' shed and the site development plan should confirm that. We need to know the total site disturbance and what are existing vs proposed surfaces/structures.