

Windjammer Roadhouse Bar & Grill  
3431 S CR31  
Loveland, CO 80537

SUBJECT: Preliminary Site Plan 05340-00-025

1. Drawing Title and Project Name: Windjammer Roadhouse Bar & Grill; 05340-00-025.
2. Applicant Information:
  - a. Christopher L Miller
  - b. 3431 South County Road 31, Loveland, CO 80537
  - c. 303-961-3081
3. Owner Information:
  - a. Lisa and Christopher L Miller
  - b. 3911 Rainbow Lane, Loveland, CO 80537
  - c. 303-961-3081 or 970-566-3794
4. North Arrow and Scale:
5. Site Data:
  - a. Lot Size: 1.05 acres
  - b. Square footage of new structure: 288 sq ft
  - c. Square footage of existing structures: 2,437 sq ft
  - d. Proposed number and type of use(s)
    - i. Existing structure is designated as a Bar & Grill/Tavern.
    - ii. New structure is to be used as a sound stage for outdoor music performances.
  - e. Number of parking spaces required and provided for:
    - i. Handicapped - 2
    - ii. Regular - 24+
  - f. Distance between property lines and all existing and proposed buildings and structures.
    - i. See tab 7 and 8.
  - g. Project boundary annotated with distances
  - h. Setbacks
  - i. Off-site property information
6. Existing and Proposed Location of:
  - a. The main building of the Windjammer Roadhouse Bar & Grill is the only structure currently on the property.
  - b. The special exception review submittal is to include an outdoor use area, "Beer Garden", which will be allowed to serve food and beverage, to include alcohol in that area.
  - c. In addition the special exception review, outdoor use area, to include the construction of an outdoor stage area for musical performances during the summer months.
7. Engineering Items:
  - a. Exterior and access opening from the building are identified in site plans contained in tab 7.
  - b. Vehicular access is from South County Road 31.
  - c. Emergency Vehicular access is from South County Road 31.
  - d. There are no proposed road right of way dedications for this submittal.

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8. Drainage and Erosion report and Plan

- a. Drainage takes place on a natural basis with the contour of the hill plateau.
- b. Drainage flows from the north side of the building in a west to east direction towards CR31. Then flowing along CR31 to the south. (see map)
- c. Drainage flows from the south side of the building in a southern direction towards NorthShore Drive and then west to east towards CR31 continuing on to the south. (see map)
- d. All property around the Windjammer Roadhouse Bar & Grill is gravel or compacted soils. Erosion control is mitigated by added to the road base as needed throughout the year.

9. Fire Protection Plan

- a. Fire protection is currently provided for by Loveland/Berthoud rural fire departments.
- b. The Windjammer Roadhouse Bar & Grill, internal fire protection consists of a kitchen hood and fire suppression system and hand held fire extinguishers throughout the building.

10. Sewage Disposal Report

The Windjammer Roadhouse Bar & Grill sewage disposal is an on-site septic and leach field system. Latest permit and drawings are contained in tab 13. Septic tanks are serviced every other month or as needed during the summer months.

11. Site Lighting.

- a. Current lighting (exterior) consists of three security lights which illuminate the perimeter from dusk to dawn.
- b. The 'Beer Garden' has one (1) 120v/200w flood lamp that illuminates the Beer Garden when necessary. All other lighting within the Beer Garden is solar powered.
- c. Lighting for the proposed sound stage has not been determined at the time of this submittal.

Lisa and Chris Miller  
Owners