

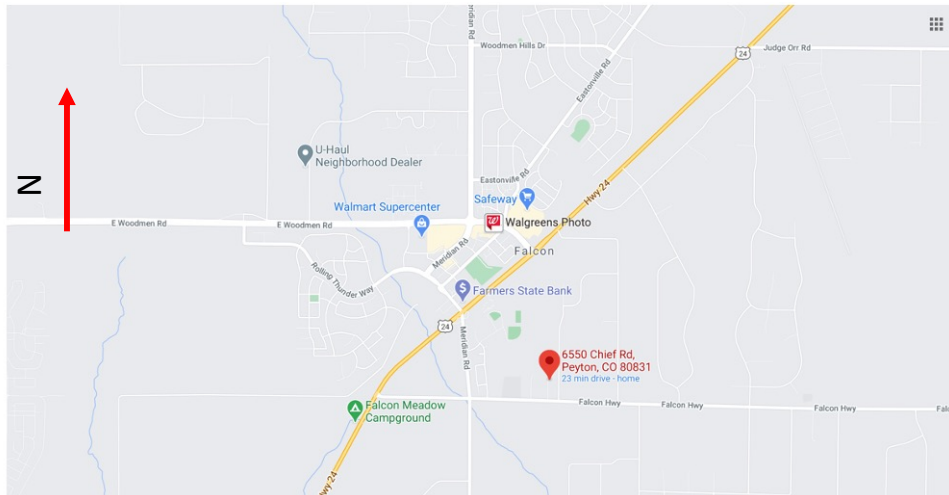
Owners: Joe Prue & Stephanie McDiarmid
719 360-2320 & 805 478-1889
jprue@gmail.com & kb6sns@aol.com

Prepared by:
Owners

PCD File#: PPR-2247

Brewery/Tasting Room SDP Cover Sheet

6550 Chief Rd
City of Peyton
El Paso County, Colorado



Vicinity Map

County Signatures

Site Notes:

1. No more than one (1) acre of disturbance is allowed for the construction of the building, parking area, access road and landscape areas.
2. Except for the driveway, any impervious areas shall drain towards the site and not towards Chief Rd.
3. The proposed 2700 square foot building is a commercial structure proposed to be used as a brewery/tasting room, and therefore, subject to the El Paso County Road Impact Fee Program
4. Future construction of a residential house will require additional SDP for El Paso County approval.
5. Access to the property from Falcon Hwy shall be permanently closed
6. The property is 13.4 acres and IAW El Paso County PCD checklist is not required to be drawn to scale.
7. 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.

6550 Chief Road (A-5) [Approved for Light Manufacturing and Restaurant use in accordance with approved VA-221 Lot 19 ARROWHEAD ESTATES FIL NO 1 (4307004005)
13.4 Acres
Not in a flood zone.

The use was approved pursuant to VA-221-001 to allow for Light Manufacturing and Restaurant. All conditions of approval included in Board of County Commissioner Resolution No. 22-213

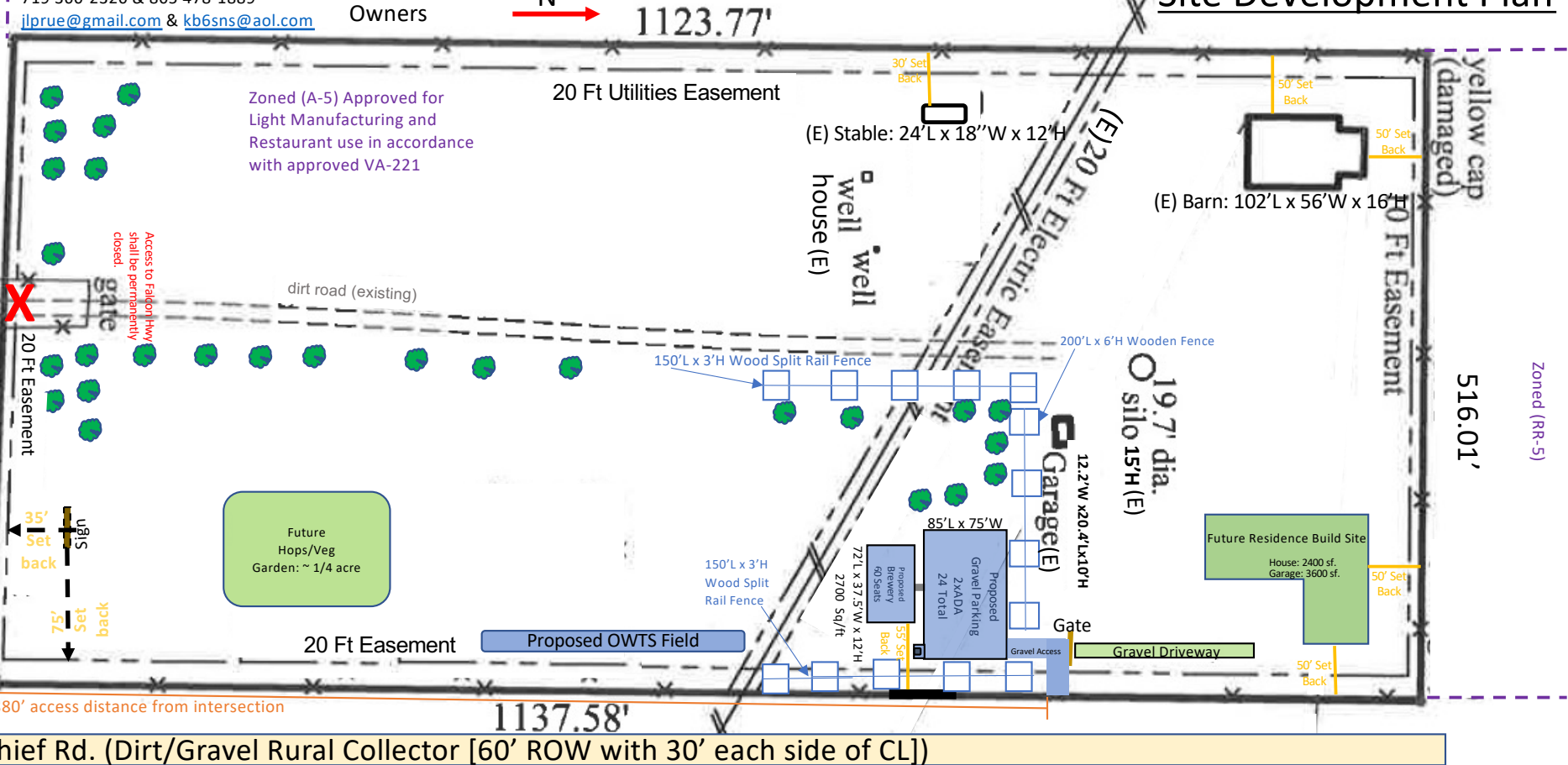
ADA NOTE: The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice.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

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Zoned (RR-5)

Site Development Plan










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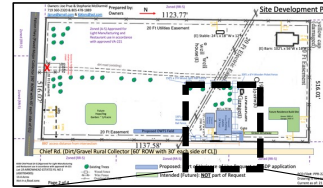
6550 Chief Road (A-5)
Lot 19 Arrowhead Estates
(4307004005)
13.4 Acres
Not in a flood zone.

-  Existing Trees
-  Wood Fence
-  Wire Fence
-  Overhead Power Line
-  Light Pole ≤ 10 foot candles and full cut off
-  Proposed: part of Variance of Use request and SDP application
-  Intended (Future): **NOT** part of request

Parking Computation:

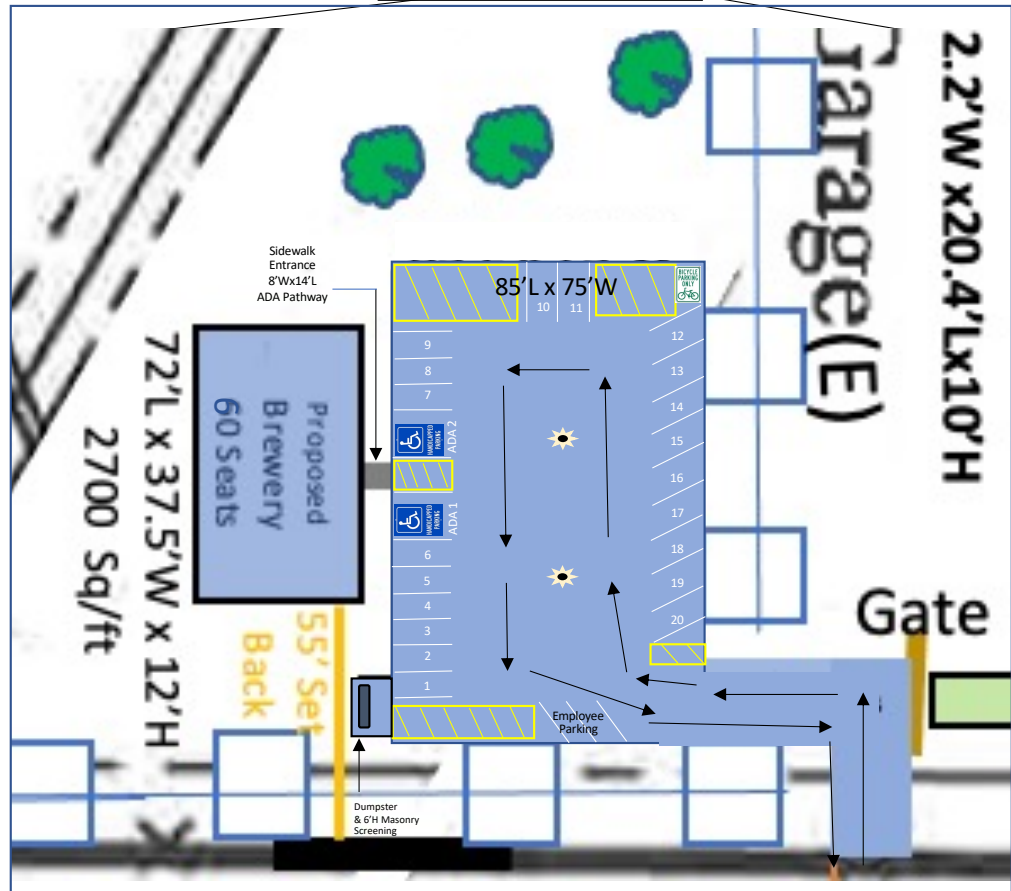
- 60 Brewery Seating Area w/ 24 Parking spaces
- Code Requires: 1 Space per 3 Seats
- 60/3 = 20 Parking Spaces (Min)
- Parking spaces 1-20: Typical Size
- Employee parking (2): Typical Size
- ADA Parking Spaces Req: 1 (2 Provided)
- Bike rack parking: 3

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Site Development Plan

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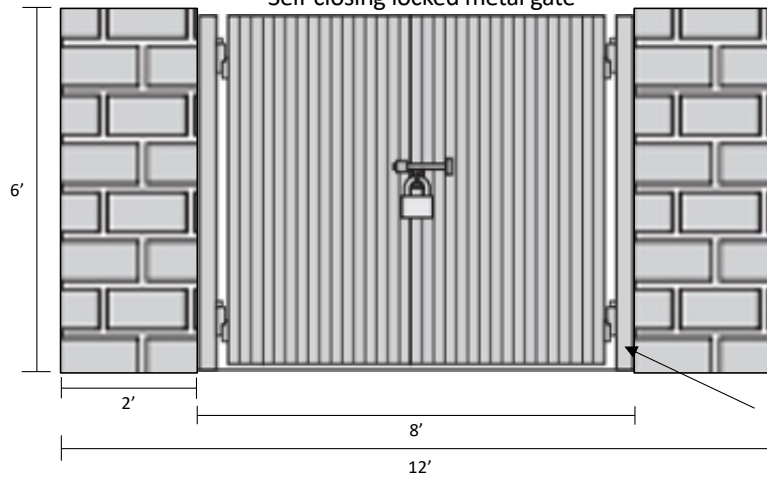
PCD File#: PPR-2247
Drawing is not to scale.
Current as of: 21 Sep 22

Dumpster Enclosure

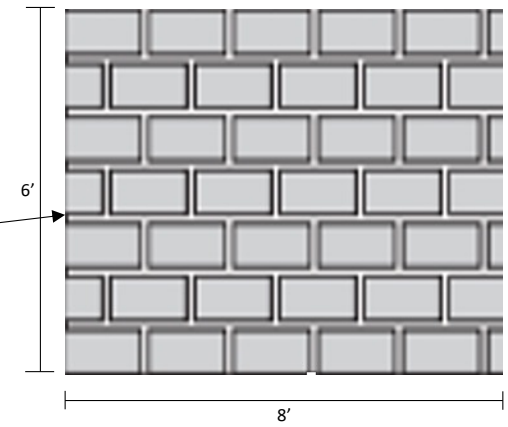
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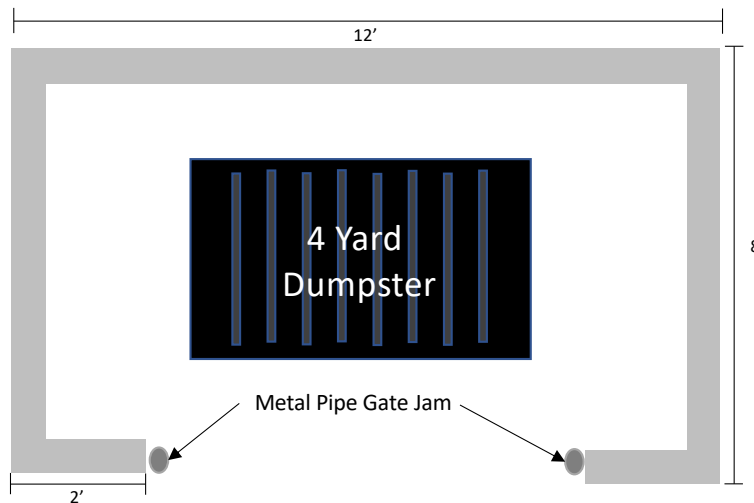
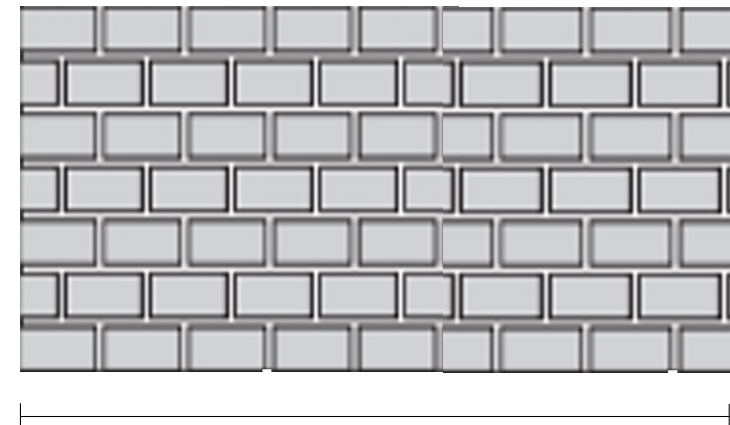
North Face
Self-closing locked metal gate



East & West Face



South Face



4 YARD DUMPSTER

Capacity: about 40 Large Bags

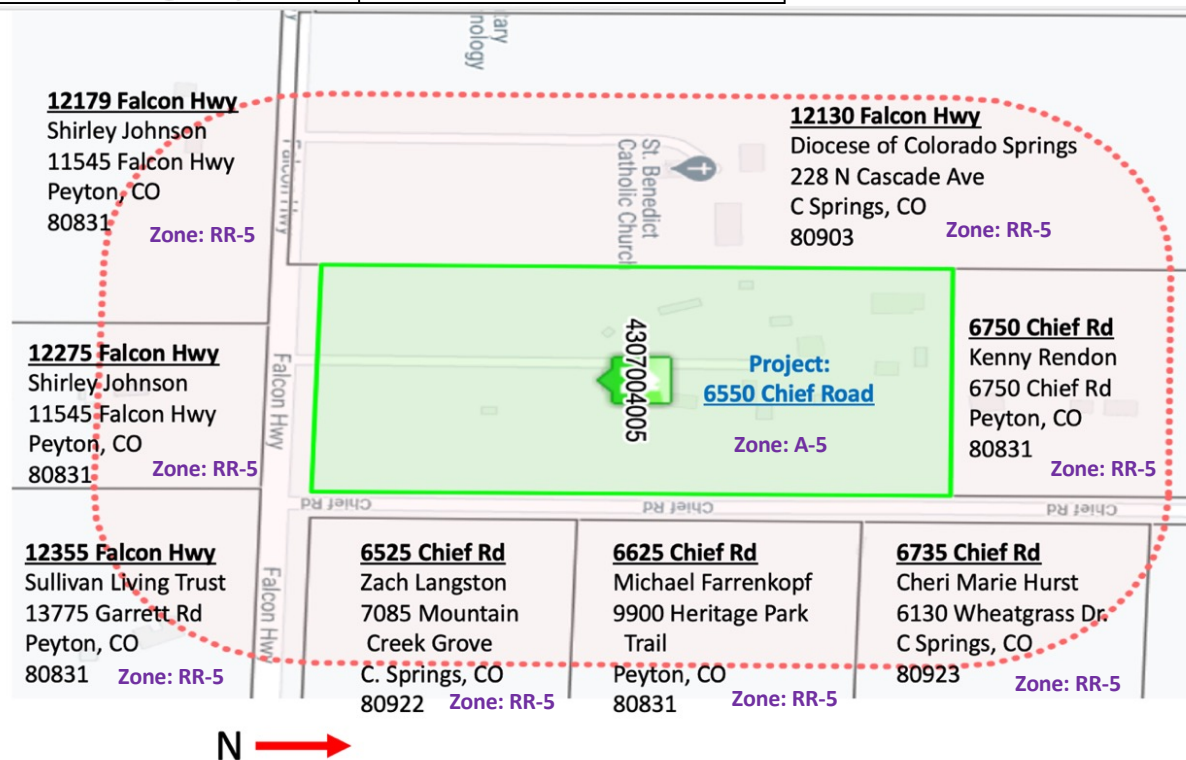
Dimensions: 6' L x 4'2" W x 4' H

Project: 6550 Chief Road, Peyton CO 80831 Parcel# 4307004005

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Vicinity map showing the adjacent neighbors

| | | |
|-----------------------------|----------------------|---------------|
| St Benedict Catholic Church | 12355 Falcon Highway | 6735 Chief Rd |
| 12179 Falcon Highway | 6525 Chief Rd | 6750 Chief Rd |
| 12275 Falcon Highway | 6625 Chief Rd | |

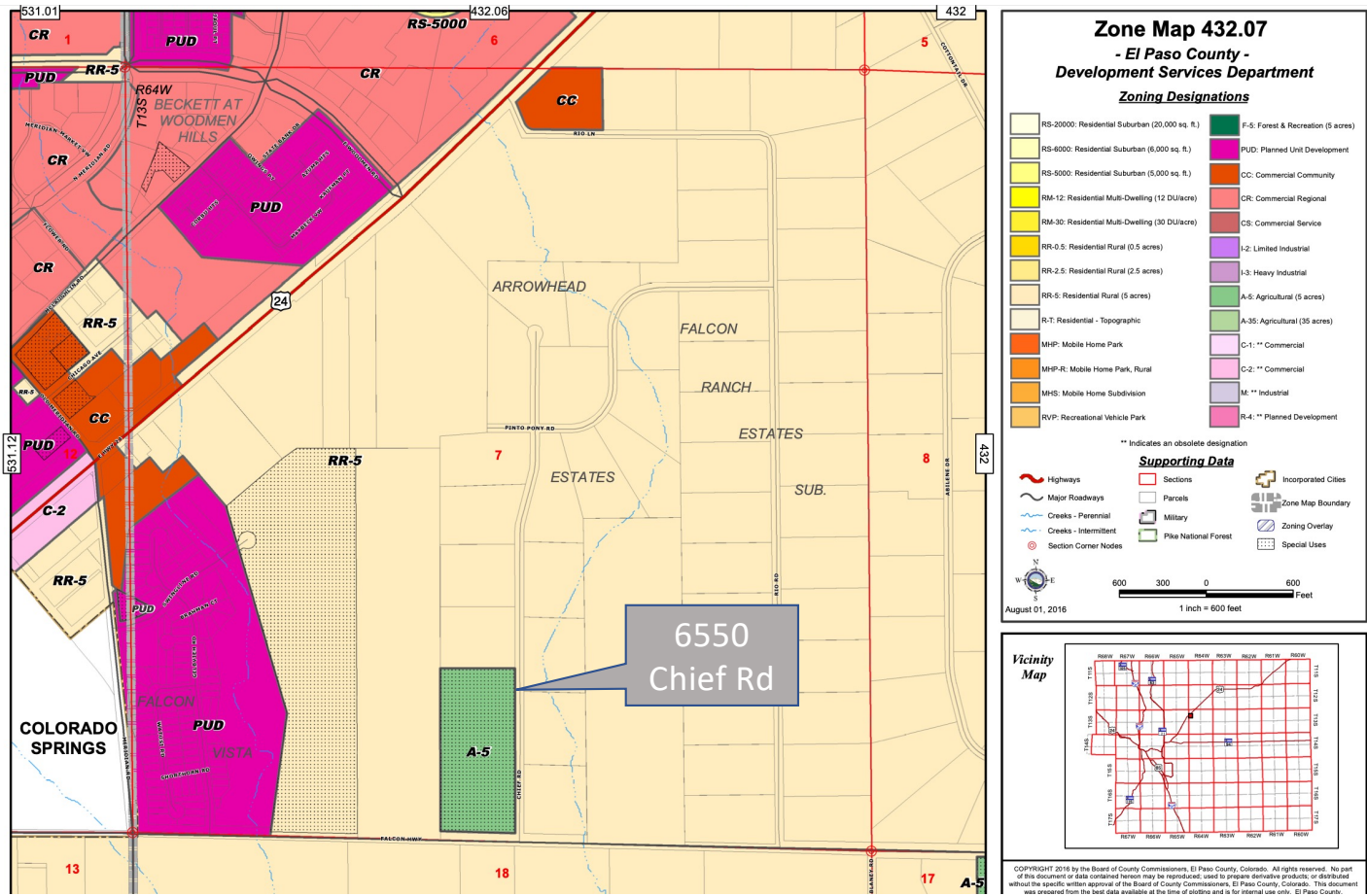


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 Current as of: 27 Jun 22

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Project: 6550 Chief Rd, Peyton, CO Parcel# 4307004005

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El Paso County Colorado Zoning Map 432.07