

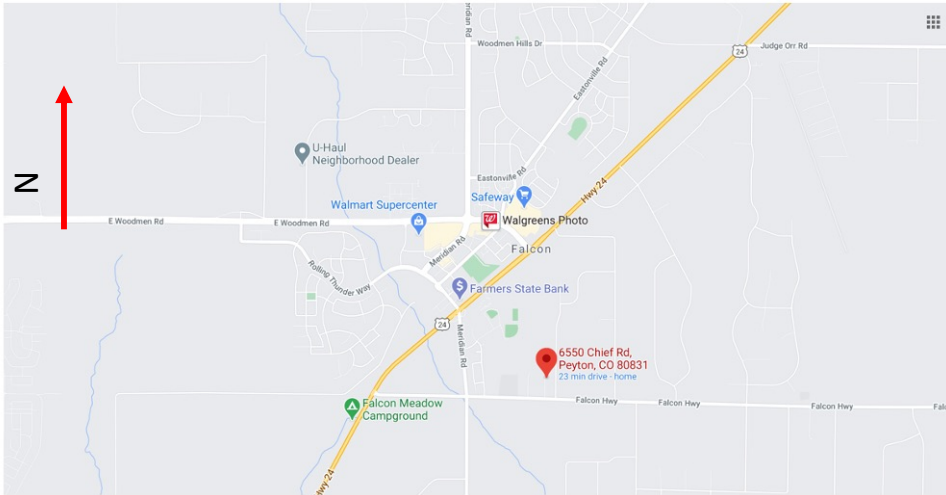
Owners: Joe Prue & Stephanie McDiarmid
719 360-2320 & 805 478-1889
jprue@gmail.com & kb6sns@aol.com

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

Approved
For the PCD Director
By: *Justin Kilgore*,
PCD Planning Manager
Date: 11/07/2022
El Paso County Planning & Community Development



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.

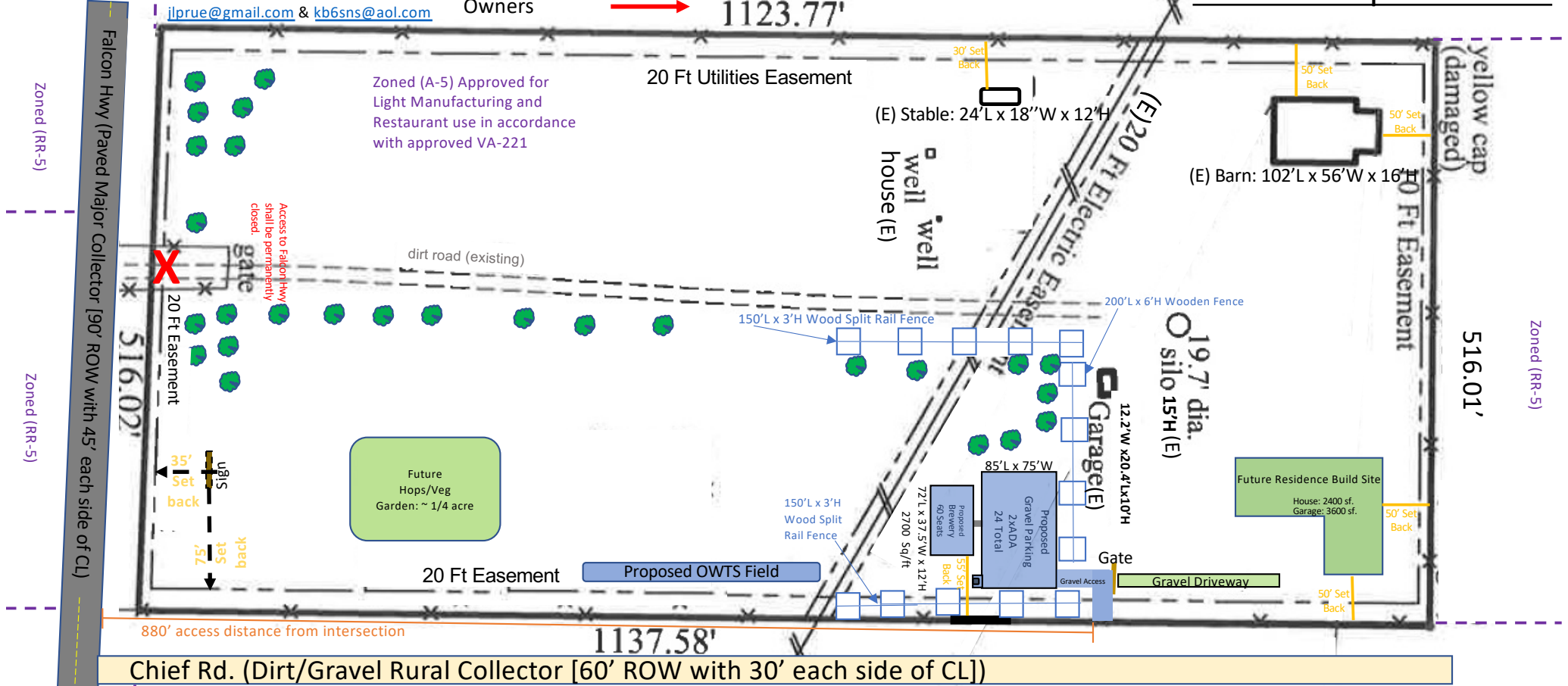
The use was approved pursuant to VA-221-001 to allow for Light Manufacturing and Restaurant. All conditions of approval included in Board of County Commissioner Resolution No. 22-213

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.

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

N
 1123.77'

Site Development Plan



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.]

- Existing Trees
- Wood Fence
- Wire Fence
- Overhead Power Line








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

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

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

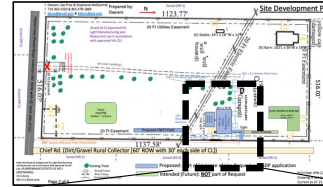
Prepared by:
 Owners

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

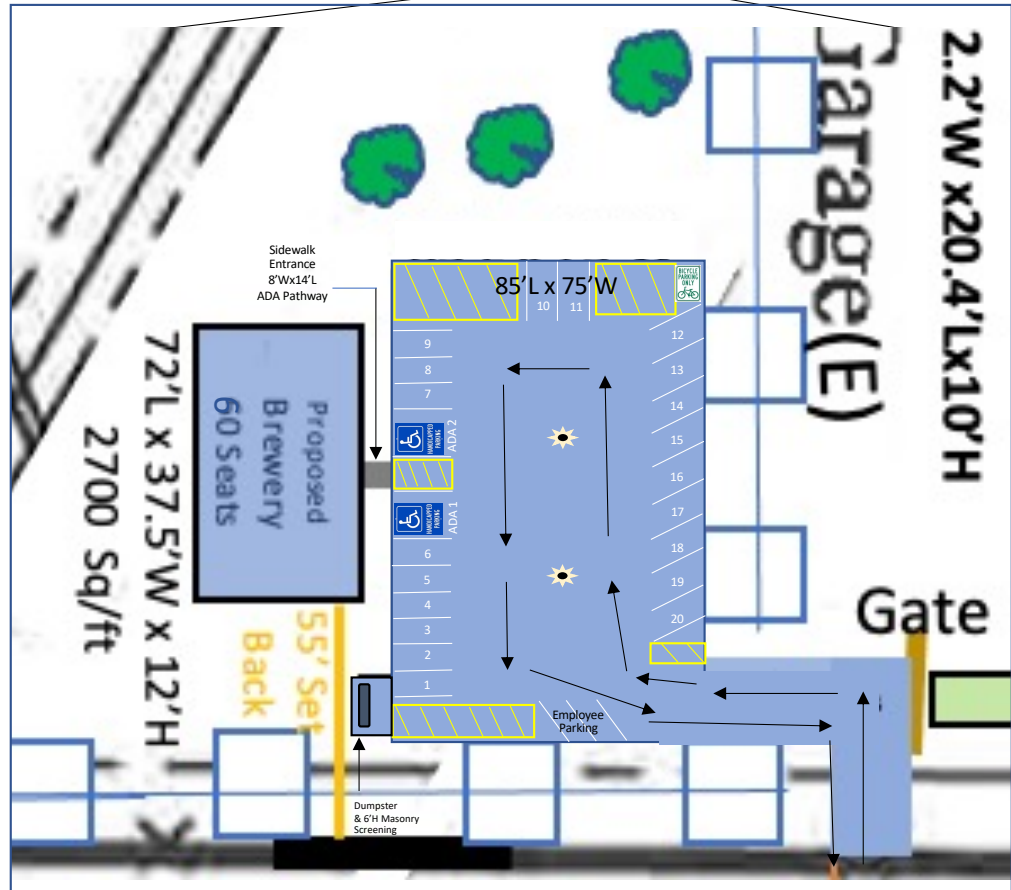
Parking Computation:

- 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



Site Development Plan

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.



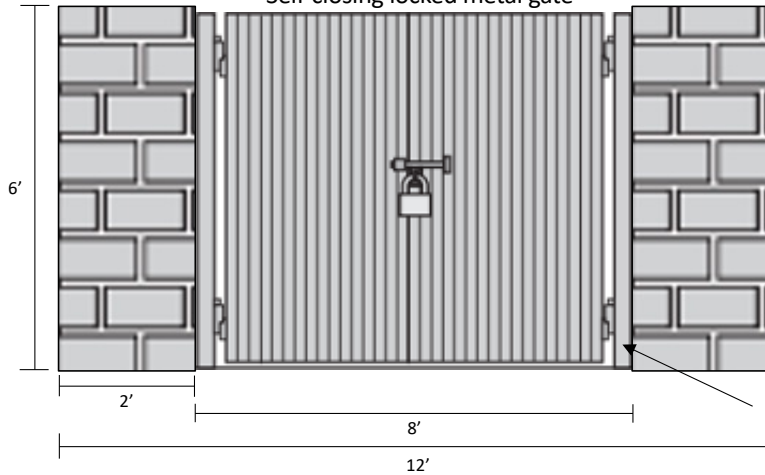
PCD File#: PPR-2247
 Drawing is not to scale.
 Current as of: 21 Sep 22

Dumpster Enclosure

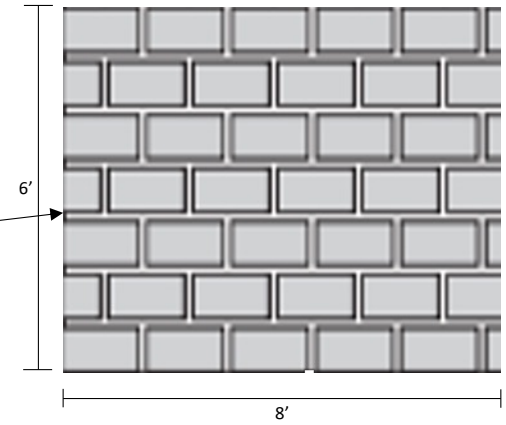
Owners: Joe Prue & Stephanie McDiarmid
719 360-2320 & 805 478-1889
jlprue@gmail.com & kb6sns@aol.com

Prepared by:
Owners

North Face
Self-closing locked metal gate

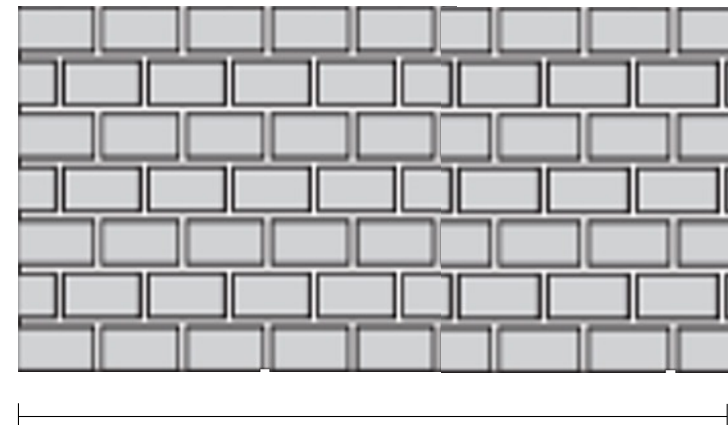


East & West Face



Reinforced Masonry Wall

South Face

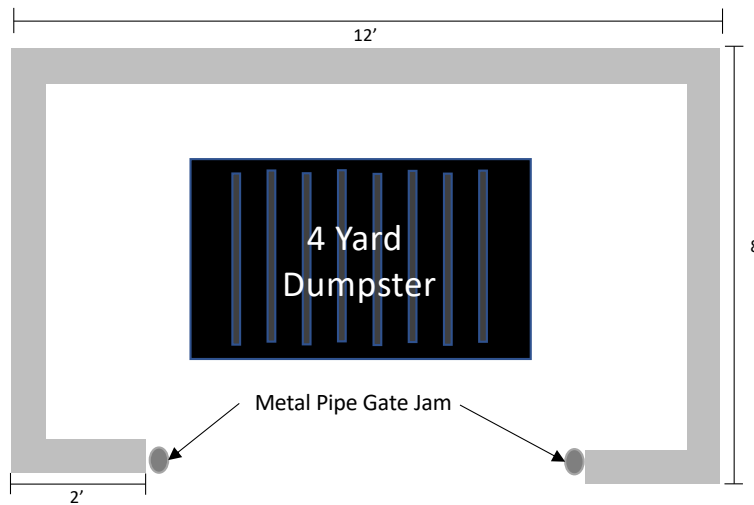


4 YARD DUMPSTER

Capacity: about 40 Large Bags

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

Page 4 of 6



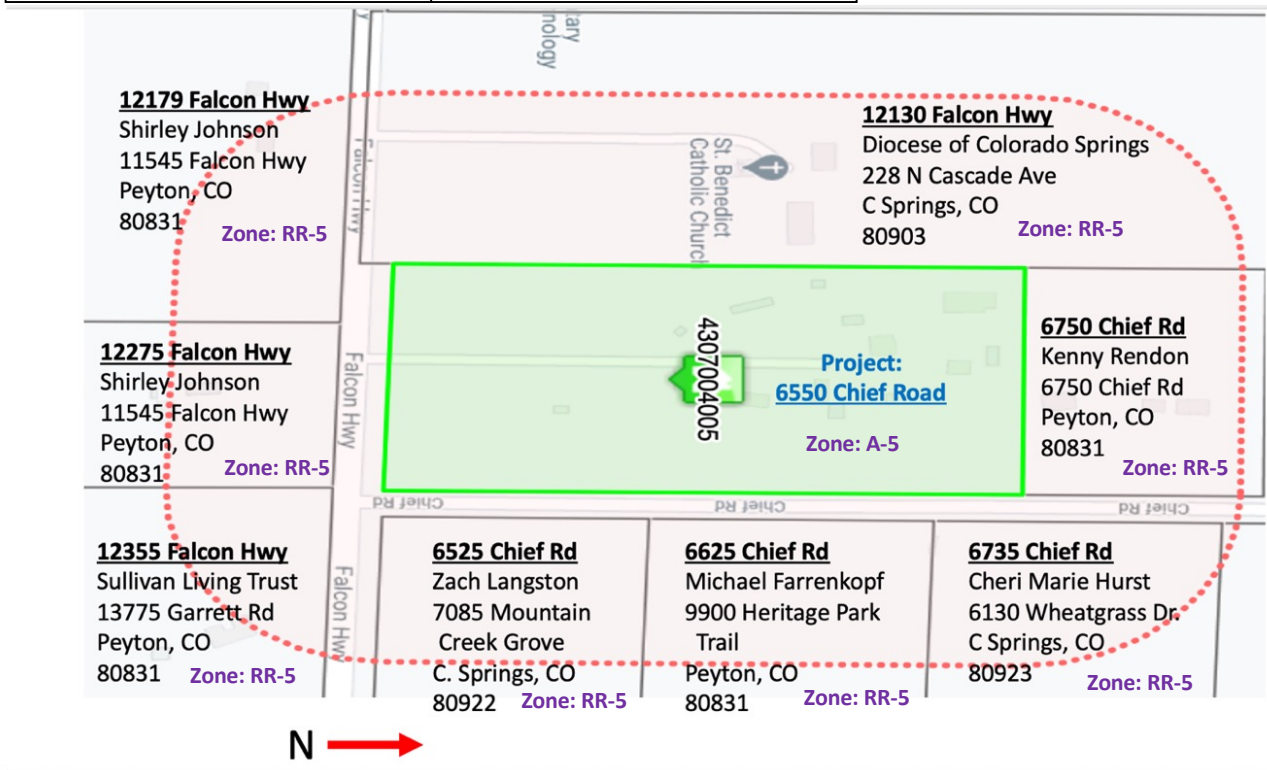
Project: 6550 Chief Road, Peyton CO 80831 Parcel# 4307004005

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

Prepared by: Owners
 PCD File No.
 PPR-2247

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	

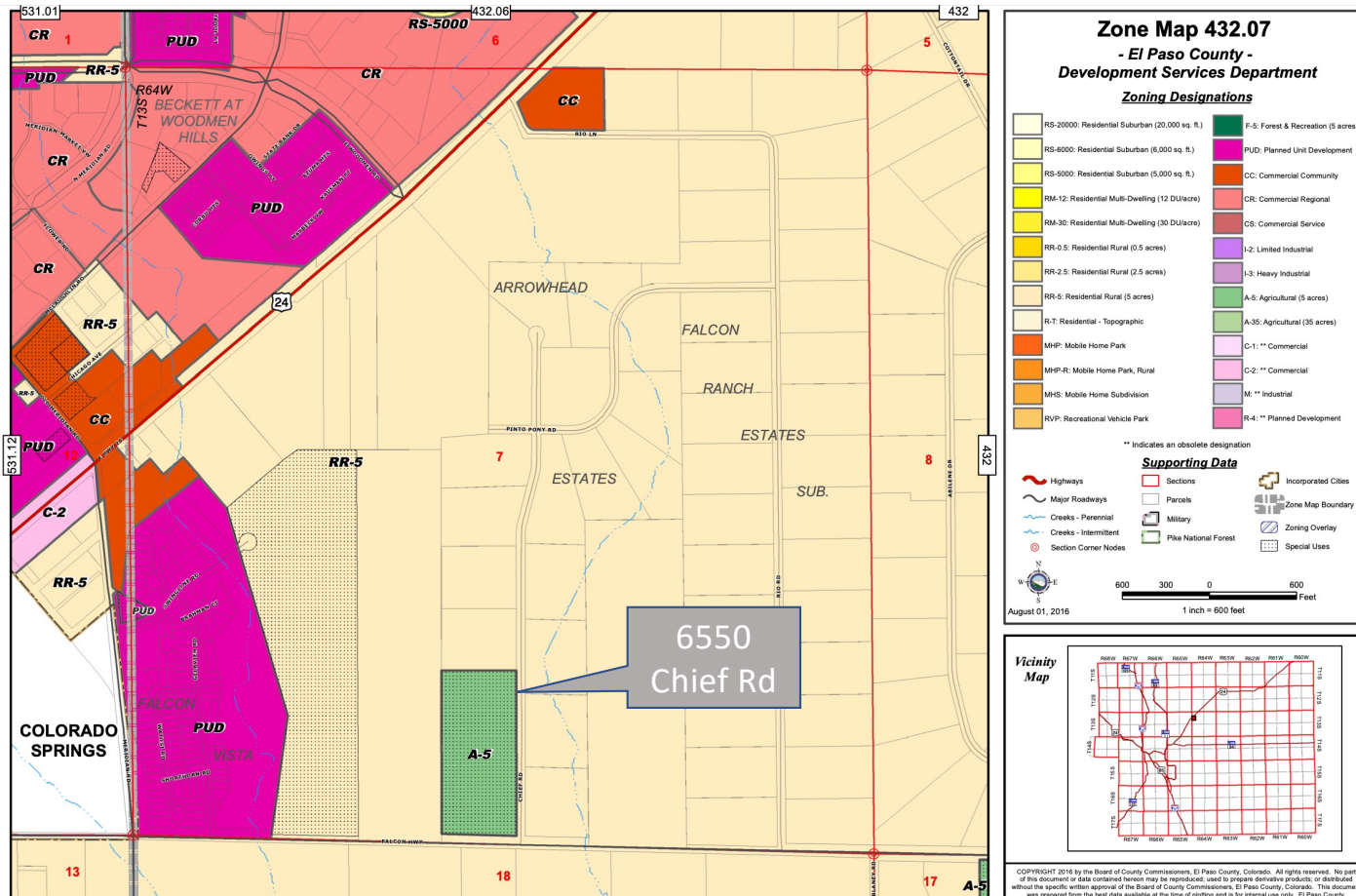


Drawing is not to scale.
 Current as of: 27 Jun 22

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

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

Prepared by: Owners
 PCD File No.
 PPR-2247



El Paso County Colorado Zoning Map 432.07