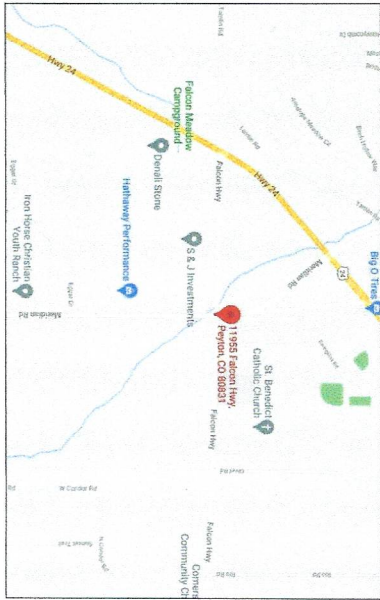
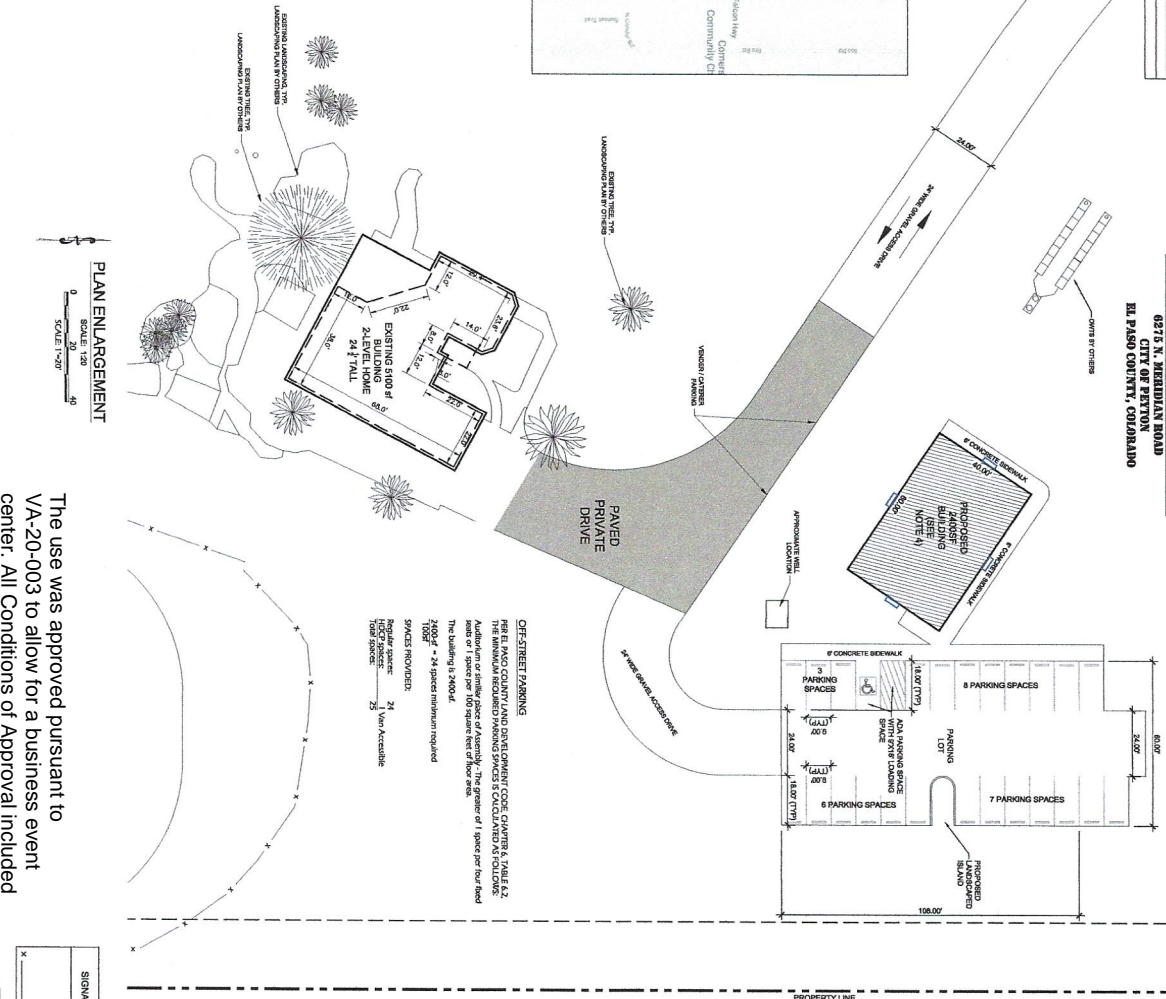


Approved
By: Craig Dossey, Executive Director
Date: 09/08/2021

El Paso County Planning & Community Development



WEDDING VENUE
FOR DAVID AND CINDY SMALLIDGE
6275 N. MERIDIAN ROAD
CITY OF PEYTON
EL PASO COUNTY, COLORADO



COMMUNITY BUILDING (NON-PROFIT EVENT VENUE)

6275 N MERIDIAN RD, PEYTON, CO 80831

Owners: David and Cindy Smallidge



2441 S PRAIRIE AVE
PUEBLO, CO 81005
TEL 719.696.8274
DARLENE@DKHENG.COM



PROJECT NUMBER: 2020-IX009-A
DRAWN BY:
REVIEWED BY:
DATE:

ISSUE RECORD:

PPR-21-017

PLOT PLAN

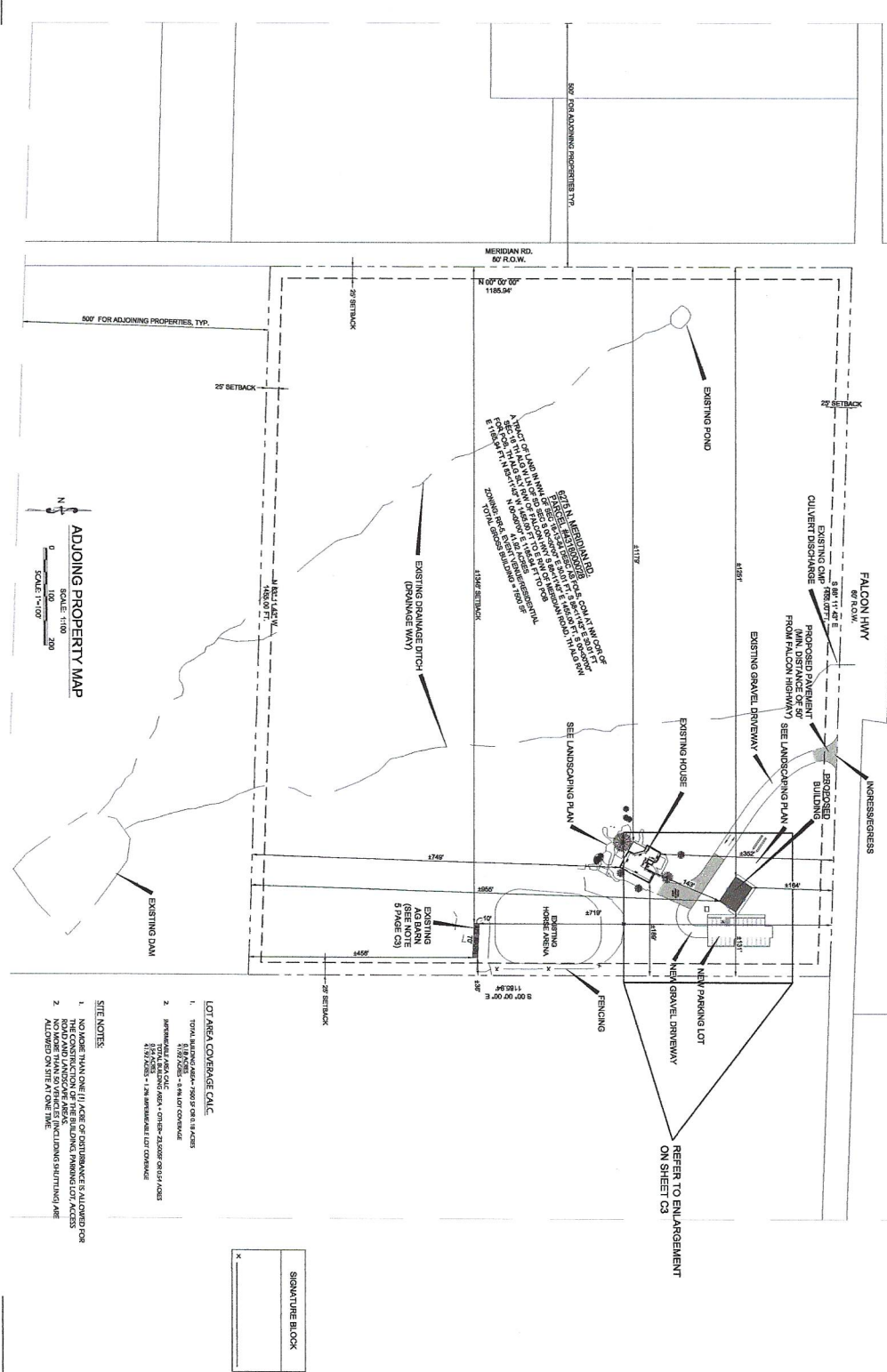
C2

PPR-21-017

PLAN

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.

GENERAL INFORMATION	
OWNER/APPLICANT INFORMATION	CINDYDAVID SMALLIDGE 719-331-3579 MOVNON7@HOTMAIL.COM
PLAN PREPARED INFORMATION	DKHORN ENGINEERING 719-266-4274 SANTINO@DKHORN.COM
PROPERTY TAX SCHEDULE NO.	4310000208
LOT/PARCEL SIZE	41.60 ACRES
LAND USE/ZONING	ZONE RRA-4, EIGHTY VNU/RESIDENTIAL USE
TOTAL GROSS BUILDING SQUARE FOOTAGE	7500 SQUARE FEET
PARKING COMPUTATIONS	SEE PAGE 82
LOCATION OF ALL EXISTING AND PROPOSED EASEMENTS	NO KNOWN EASEMENTS ON PROPERTY
LOCATION OF ALL EXISTING AND PROPOSED SIGNAGE	NO SIGNS WILL BE ERRECTED ON SITE



PROJECT NUMBER: 2008-D009-A
DRAWN BY: DKC
REVIEWED BY: S11.201
DATE: 5/11/2011

ISSUE RECORD:

NO.	DATE	DESCRIPTION

COMMUNITY BUILDING (NON-PROFIT EVENT VENUE)

6275 N MERIDIAN RD, PEYTON, CO 80831

Owners: David and Cindy Smallidge 719-331-3579 movnon7@hotmail.com

STAMP

2441 S PRAIRIE AVE
PEYTON, CO 80855
TEL: 719-266-4274
FAX: 719-266-4275
DARLENE@DKHORN.COM

PFR-21-017

SITE PLAN

C1



May 12, 2021

Ryan Howser
El Paso County Project Manager
2880 International Circle
Colorado Springs, CO 80910

RE: Letter of Intent – Landscape Plan for Site Development Plan Application for an Events Center at
6275 N. Meridian Road, Peyton, CO 80831
Parcel No. 4318000028
David and Cindy Smalldge

Dear Mr. Howser,

In conjunction with the Site Development Plan Letter from DK Horn Engineering & Design Inc, this letter is meant to add clarity to the intention of creating a Water-wise landscape plan that matches the existing style of the property while providing buffering and screening as required by El Paso County.

As stated in the previous letter of intent, water being a valuable and limited commodity in El Paso County with the growing population, this landscape plan is meant to take advantage of the existing wetland and meadowland. In turn, we are proposing putting the screening and buffering closer to the building and construction area to disturb as little of the existing meadows and wetlands as possible. The planting material selected was meant to enhance the feel of being surrounded by the Colorado native meadows, and tie into the existing landscape.

Due to the planned use of the proposed building, care was taken to preserve the views of Pikes Peak and the surrounding mountain range from the event center windows. As mentioned in the accompanying letter by DK Horn, trees and shrubs native and appropriate to the Front Range were selected and placed in a manner to screen the parking lot and the event center from the school and subsequently Falcon Hwy. Being the location of the new event center away and uphill from the existing Falcon Hwy, putting trees within the recommended 25' easement of Falcon Hwy would be counter-intuitive because it would not provide adequate buffering or screening. This site will not be highly visible from Meridian Road due to the existing home and landscaping blocking the views from that roadway.

To screen the parking lot from vehicles traveling west on Falcon Hwy, we have used a decorative fence (which matches the existing decorative fencing on the property) and low-water shade trees. This screening will also provide buffering from the neighboring property.

(719) 344-0922

designer@csapexlandscapedesign.com
www.csapexlandscapedesign.com



As per the comments on sheet L104, by requiring 1 tree per 500 sf of the 5% internal landscaped area, this would require 183 trees (this is based on 5% of 41.92 acres). As mentioned above with the strain on the watershed, we do not feel it would be wise to increase the tree count more than what is required to meet the buffering and screening requirements. Especially as the existing landscape is composed of natural wetlands and grass meadow mixes. The existing wetland area composes roughly 40% of the property and will not be disturbed by the construction of the new event center, as referenced by DK Horn.

We did provide the required 20 trees per the frontage road classification of 1 tree per 20 feet but moved those trees closer to the building to provide the screen and buffering need as mentioned above. As per the LCD Section 6.2.2 "to create a positive image and visual appeal both along the road . . . and internal" has been met with the existing landscape design plan by taking advantage of Colorado appropriate plantings in their naturally clustered nature to act as buffers to the higher use school and Falcon Hwy areas.

Thank you for your consideration, please feel free to contact me with any questions or concerns.

A handwritten signature in black ink, appearing to read 'Chelsea Scoggin'.

Chelsea Scoggin
Owner/Designer

Owner/Applicant

David & Cindy Smallidge
11955 Falcon Hwy
Peyton, CO 80831-8161
719-351-3570
movnon7@hotmail.com

Landscape Consultant

Chelsea Scoggin
CS Apex Landscape Design
4903 Quail Rd
Fountain, CO 80817
719-344-0922
designer@csapexlandscapedesign.com

(719) 344-0922

designer@csapexlandscapedesign.com
www.csapexlandscapedesign.com

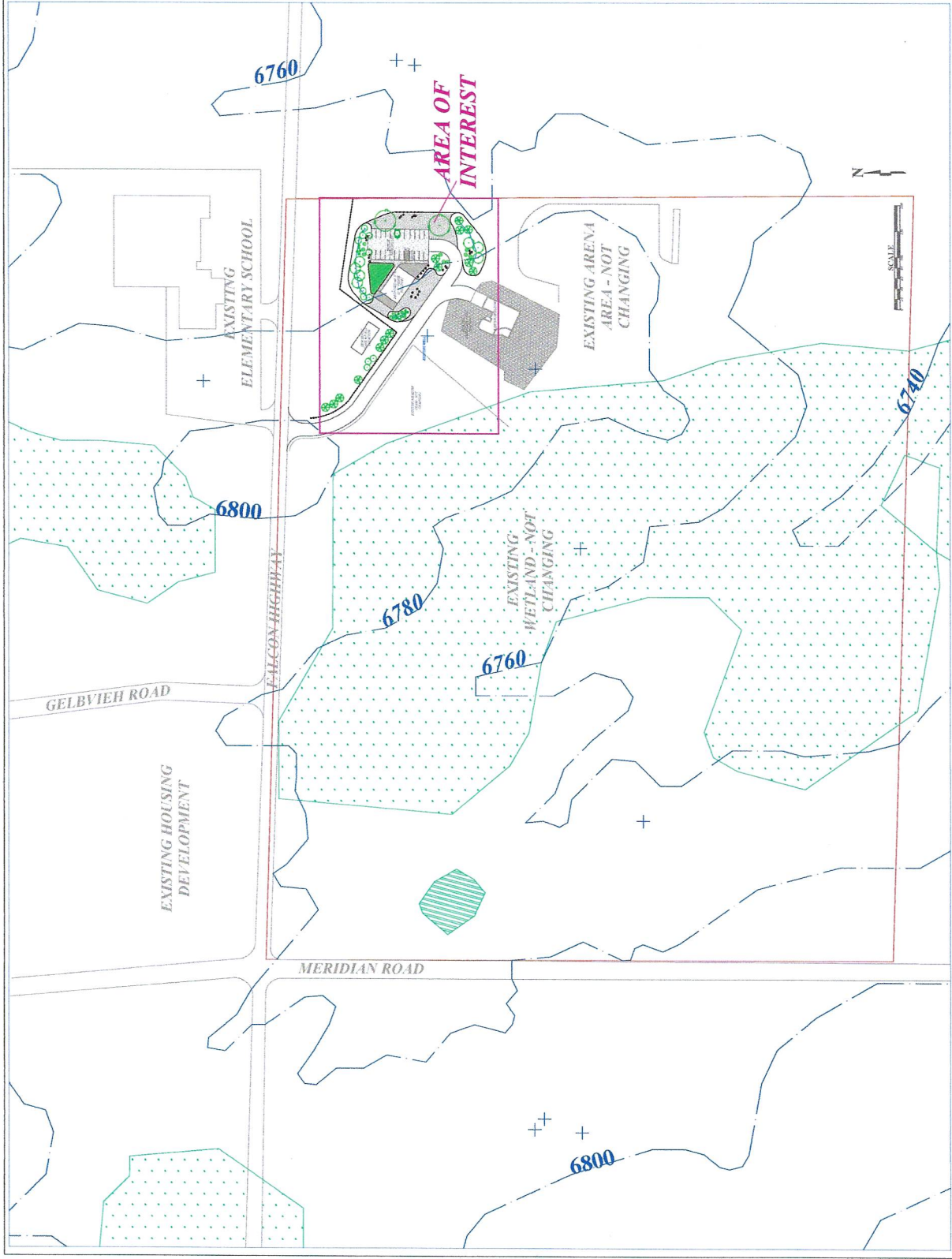
- General Notes**
- ALL PROPOSED PLANT QUANTITIES AND QUANTITIES ARE APPROXIMATE AND NOT TO BE CONSIDERED BY INSTALLER BEFORE INSTALLATION OCCURS.
 - ALL PLANTING BEDS SHOULD BE 12" DEEP AND 10" WIDE TO ALLOW FOR SOIL IMPROVEMENT PER 1,000 SF.
 - ROCKS WILL HAVE COMMERICAL GRADE LANDSCAPE FABRIC UNDERNEATH.
 - MINIMUM OF 3" THICK, RECOMMEND USING DEWIT SUBBET LANDSCAPING MULCH UNDER ALL ROCK.
 - ALL WOOD MULCH AREAS OF 4" THICK WITH NO LANDSCAPE FABRIC APPLIED UNDERNEATH.
 - UNDERNEATH ALL TYPES OF MATERIALS (IE MULCH AND ROCK, ROCK AND TURF, ETC.) A 12" DEEP DRAINAGE SYSTEM SHALL BE USED TO KEEP MATERIALS SEPARATE.
 - ALL PLANTINGS WILL BE ON AN EXISTING IRRIGATION SYSTEM SO THAT ALL PLANTS WILL BE ADEQUATELY WATERED.

ID	INITIAL DESIGN	9/18/20
No.	Revision/Issue	Date

CS APEX LANDSCAPE DESIGN
4903 QUAIL RD
FOUNTAIN, CO 80817
(719) 344-0922
www.csapexlandscape.com

Project Name and Address
DAVE & CINDY SMALLIDGE
11955 FALCON HWY
COLORADO SPRINGS,
CO

Overall SITE	Sheet
5/12/2021	L101
1" = 100'-0"	



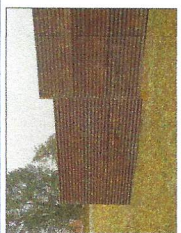
- General Notes**
- ALL PROPOSED PLANTING MATERIALS AND SPECIES SHOULD BE APPROVED BY THE COLORADO DEPARTMENT OF AGRICULTURE. ALL PLANTINGS SHOULD BE CONFIRMED BY THE COLORADO DEPARTMENT OF AGRICULTURE. ALL PLANTINGS SHOULD BE CONFIRMED BY THE COLORADO DEPARTMENT OF AGRICULTURE. ALL PLANTINGS SHOULD BE CONFIRMED BY THE COLORADO DEPARTMENT OF AGRICULTURE.
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ID	INITIAL DESIGN	9/18/20
No.	Revision/Status	Date
CS APEX LANDSCAPE DESIGN 4903 QUAIL RD FOUNTAIN, CO 80817 (719) 344-0922 www.csapexlandscape.com		

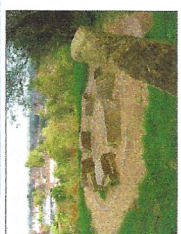
DAVE & CINDY SMALLIDGE
 11955 FALCON HWY
 COLORADO SPRINGS,
 CO

LANDSP PLAN	Sheet
5/12/2021	L102
1/16" = 1'-0"	

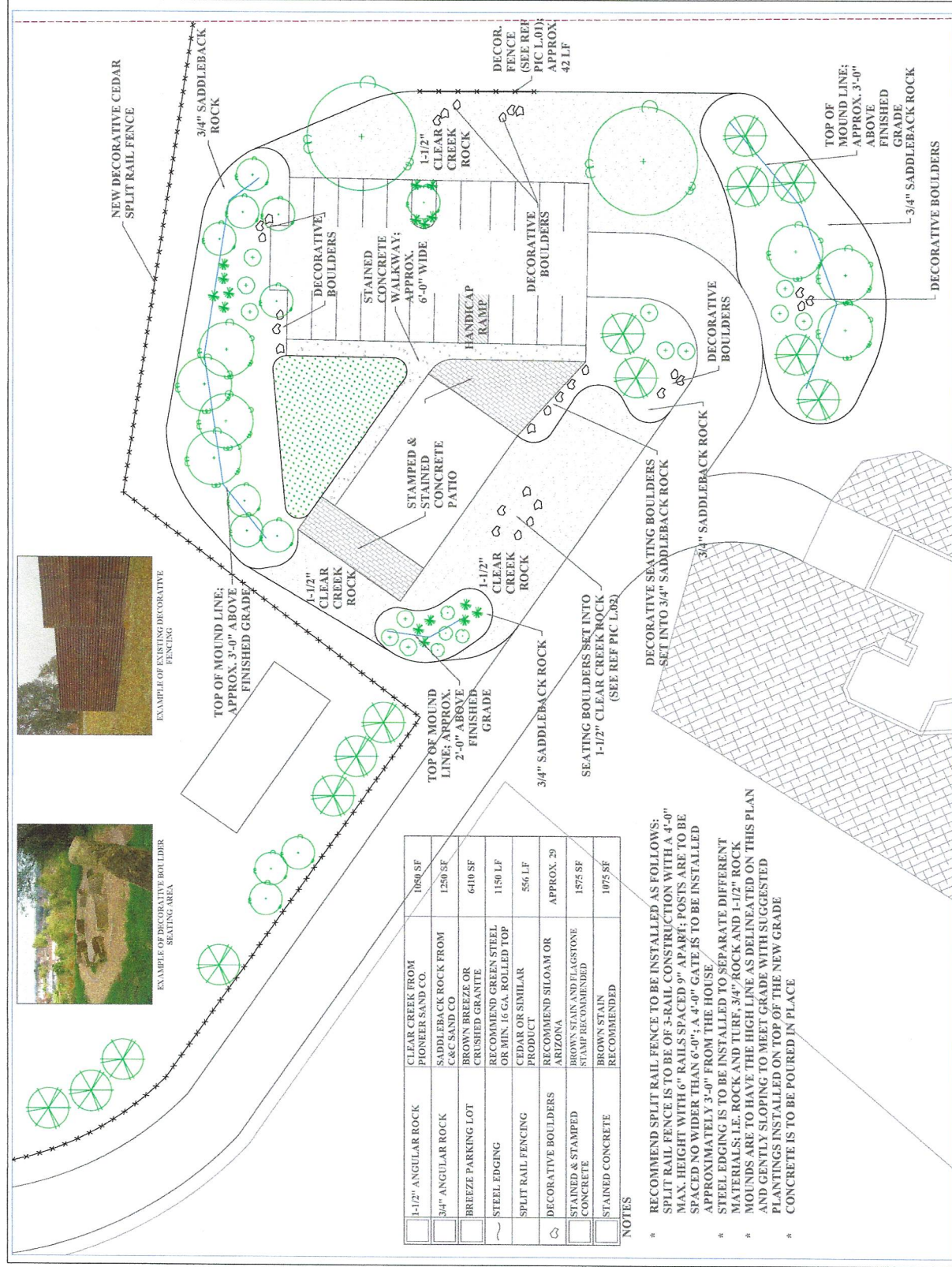




EXAMPLE OF EXISTING DECORATIVE FENCING



EXAMPLE OF DECORATIVE BOULDER SEATING AREA



- General Notes**
- ALL PROPOSED QUANTITIES AND MATERIALS SHOULD BE CONFIRMED BY INSTALLER BEFORE INSTALLATION OCCURS.
 - ALL ROCKS SHOULD HAVE 3 CY OF COMPOST OR SOIL IMPROVEMENT PER 1,000 LBS.
 - ALL ROCK WILL HAVE LANDSCAPE FABRIC UNDERLAINING.
 - ALL ROCK WILL BE APPLIED A MINIMUM OF 3" THICK.
 - ALL ROCKS WILL BE APPLIED WITH STABILIZER UNDERLAINING.
 - MULCH AND MULCH AREAS WILL BE APPLIED A MINIMUM OF 4" THICK WITH NO UNDERLAINING.
 - BETWEEN DIFFERENT TYPES OF MATERIALS (I.E. MULCH AND ROCK), A ROLLED STEEL EDGING WILL BE USED TO KEEP MATERIALS SEPARATE.
 - ALL PLANTS WILL BE OXAN IN-GROUND IRRIGATION SYSTEM SO THAT ALL PLANTS ARE ADEQUATELY WATERED.

ID INITIAL DESIGN 9/18/20	
No.	Revision/Status
Date	

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DAVE & CINDY SMALLIDGE
11955 FALCON HWY
COLORADO SPRINGS,
CO

LANDSCAPE PLAN	
Sheet	L103
Date	5/12/2021
Scale	1/16" = 1'-0"

1-1/2" ANGULAR ROCK	CLEAR CREEK ROCK FROM PIONEER SAND CO.	1660 SF
3/4" ANGULAR ROCK	SADDLEBACK ROCK FROM C&C SAND CO.	1250 SF
BREEZE PARKING LOT	BROWN BREEZE OR CRUSHED GRANITE	6410 SF
STEEL EDGING	RECOMMEND GREEN STEEL OR MIN. 16 GA. ROLLED TOP PRODUCT	1150 LF
SPLIT RAIL FENCING	CEDAR OR SIMILAR	556 LF
DECORATIVE BOULDERS	RECOMMEND SILOAM OR ARIZONA	APPROX. 29
STAINED & STAMPED CONCRETE	BROWN STAIN AND FLAGSTONE STAMP RECOMMENDED	1575 SF
STAINED CONCRETE	BROWN STAIN RECOMMENDED	1075 SF

- NOTES**
- * RECOMMEND SPLIT RAIL FENCE TO BE INSTALLED AS FOLLOWS:
SPLIT RAIL FENCE IS TO BE OF 3-RAIL CONSTRUCTION WITH A 4'-0" MAX. HEIGHT WITH 6" RAILS SPACED 9" APART; POSTS ARE TO BE SPACED NO WIDER THAN 6'-0"; A 4'-0" GATE IS TO BE INSTALLED APPROXIMATELY 3'-0" FROM THE HOUSE.
 - * STEEL EDGING IS TO BE INSTALLED TO SEPARATE DIFFERENT MATERIALS; I.E. ROCK AND TURF, 3/4" ROCK AND 1-1/2" ROCK MOUNDS ARE TO HAVE THE HIGH LINE AS DELINEATED ON THIS PLAN AND GENTLY SLOPING TO MEET GRADE WITH SUGGESTED PLANTINGS INSTALLED ON TOP OF THE NEW GRADE.
 - * CONCRETE IS TO BE POURED IN PLACE.

- General Notes**
- ALL PROPOSED QUANTITIES ARE APPROXIMATE AND SHOULD BE CONFIRMED BY INSTALLATION PERSONNEL. INSTALLATION OCCURS.
 - ALL PLANTINGS BEHOLD HAVE 1 CY OF COMPOST OR 1/2 CY OF COMPOST PER 1,000 SF.
 - ALL ROCK WILL HAVE 1/2" DRAINAGE FABRIC UNDERNEATH.
 - ALL ROCK WILL BE APPLIED A SUNBELT LANDSCAPING RECOMMEND USING DEWIT MULCH UNDER ALL ROCK MULCH.
 - ALL WOOD MULCH AREAS WILL BE APPLIED A MINIMUM 2" DEEP.
 - LANDSCAPE FABRIC APPLIED UNDERNEATH ALL PLANTINGS.
 - ALL PLANTINGS WILL BE ON AN IN-GROUND IRRIGATION SYSTEM. PLANTS WILL BE ADEQUATELY WATERED.

ID INITIAL DESIGN

9/18/20

No.

Revision/Issue

Date

Client Name and Address

CS APPEX LANDSCAPE DESIGN

4903 QUAIL RD

FOUNTAIN, CO 80817

(719) 344-0922

www.csapexlandscape.com

Project Name and Address

DAVE & CINDY SMALLIDGE

1955 FALCON HWY

COLORADO SPRINGS,

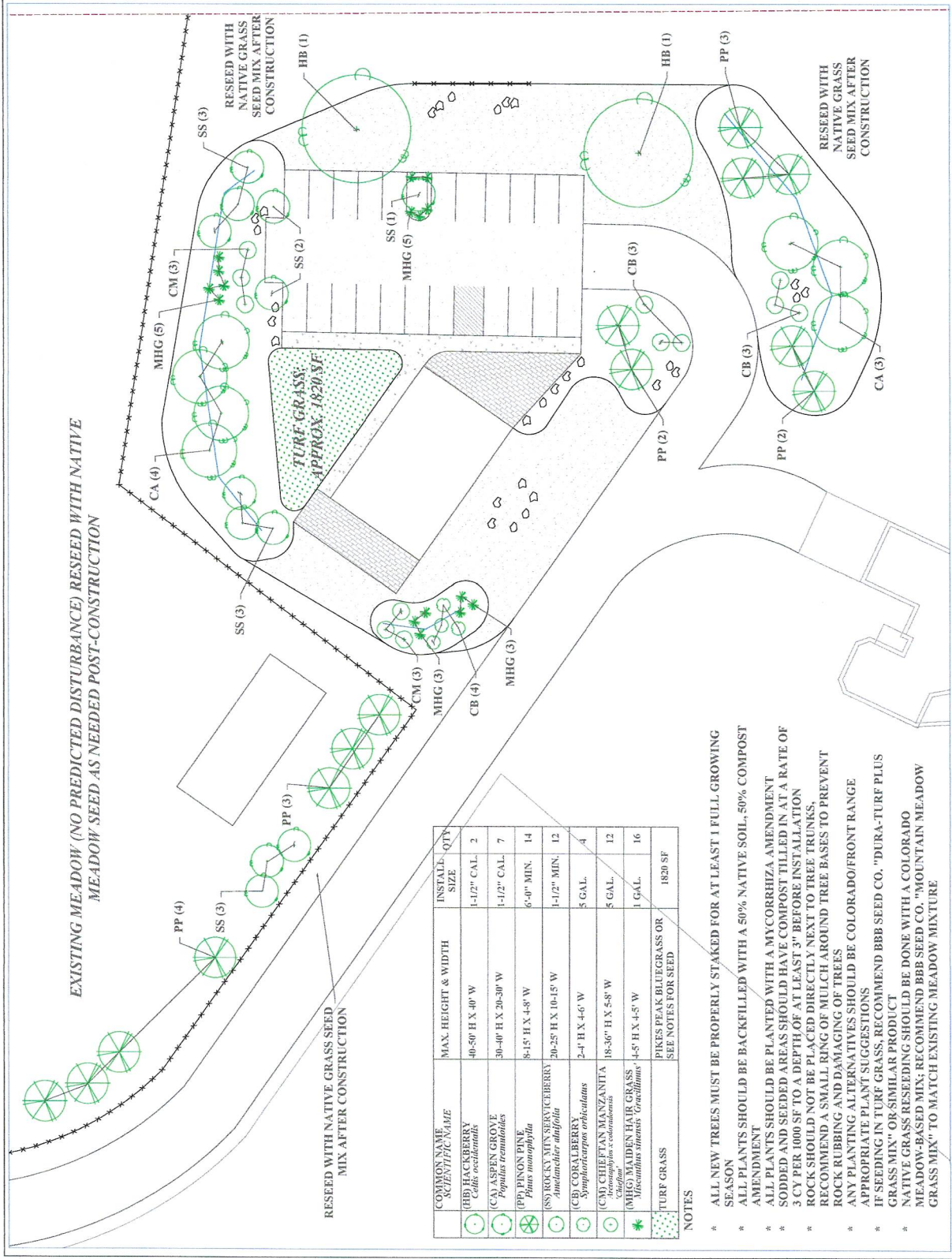
CO

Planting Plan

5/12/2021

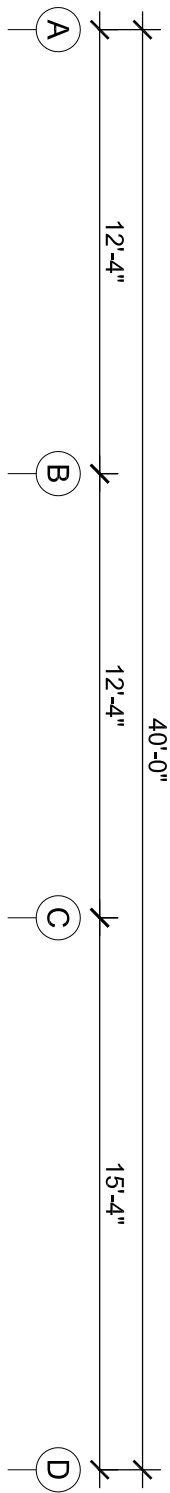
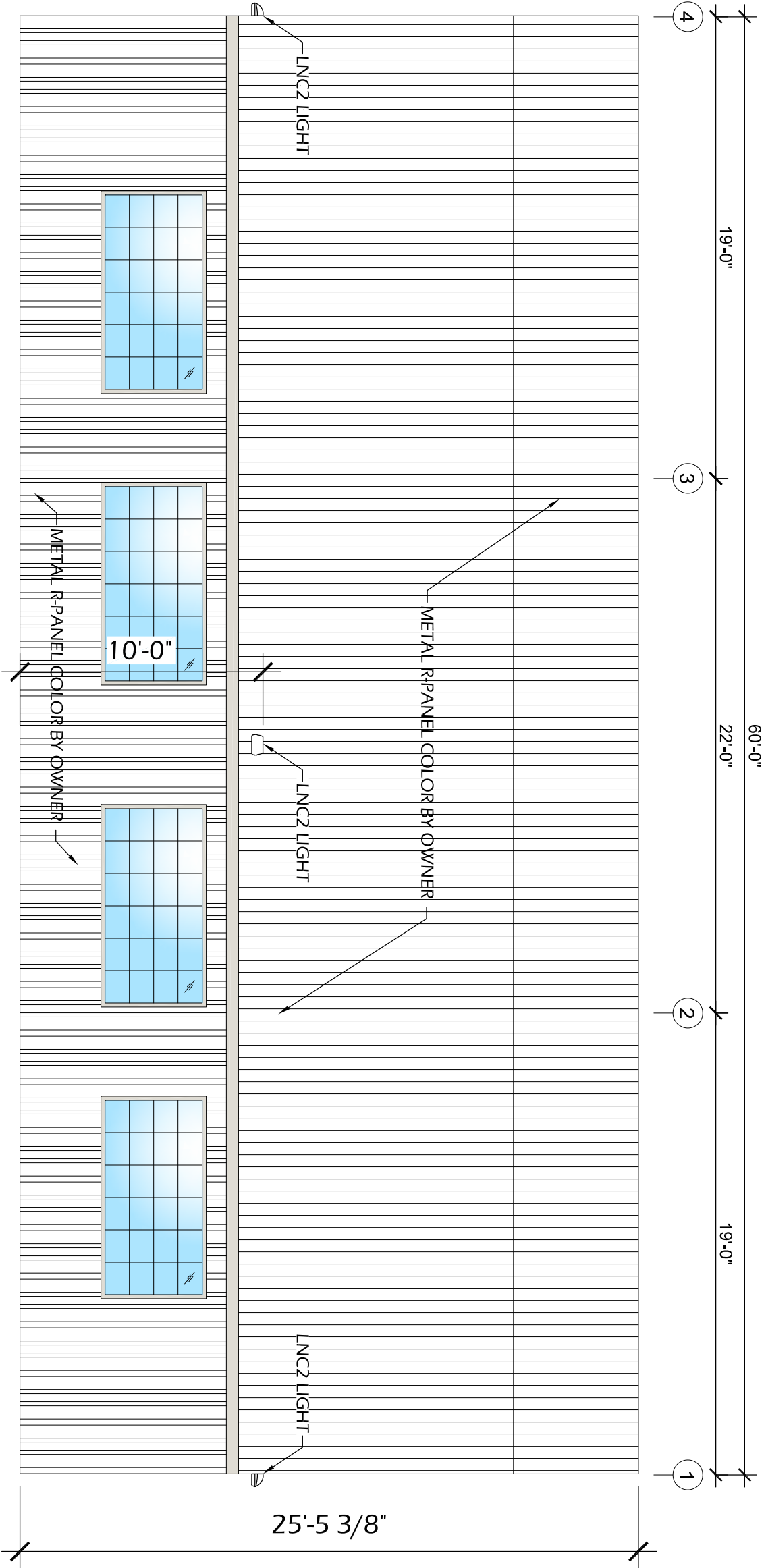
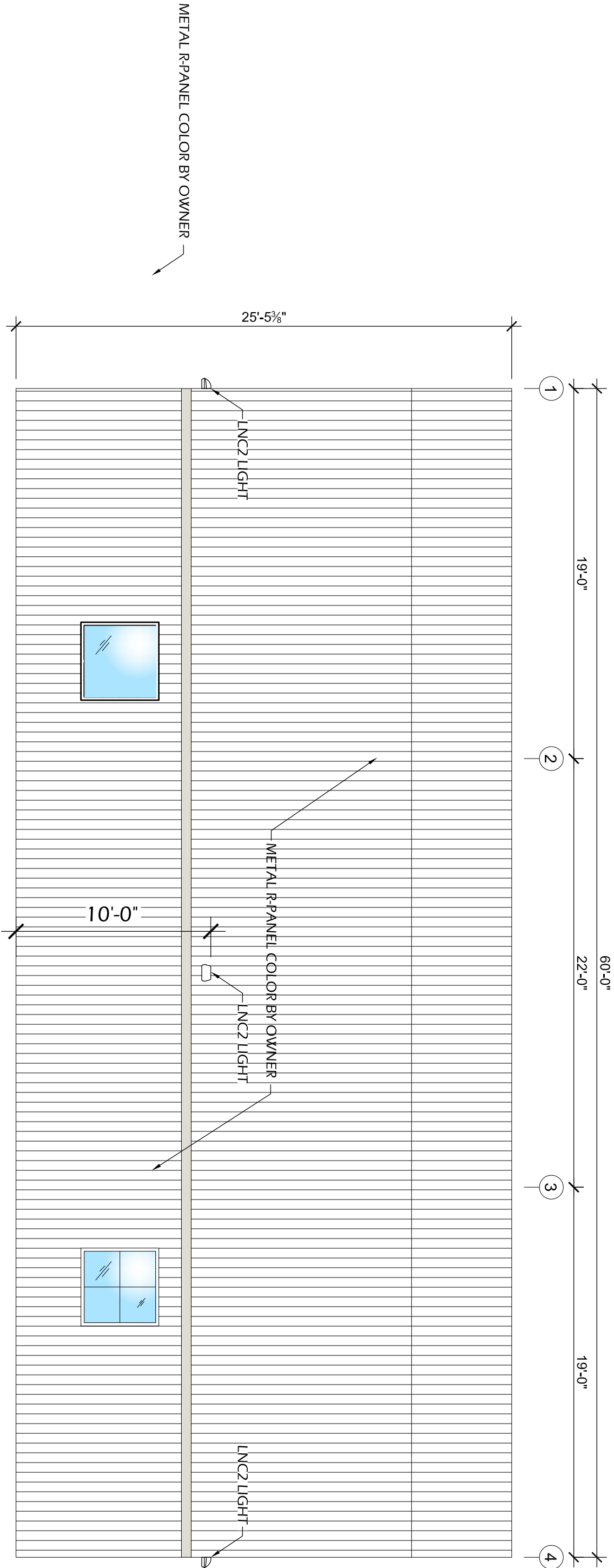
1/16" = 1'-0"

L104

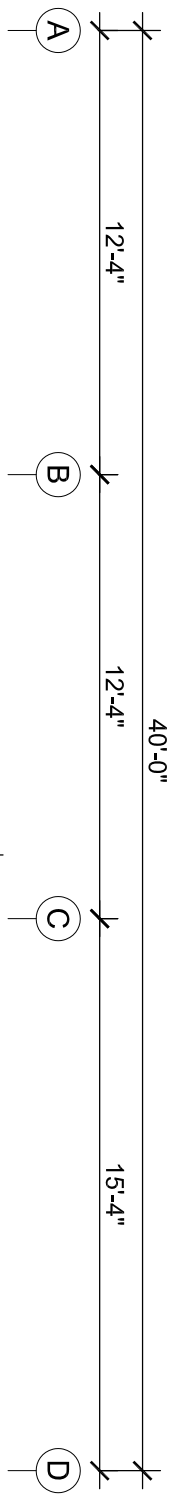


COMMON NAME SCIENTIFIC NAME	MAX. HEIGHT & WIDTH	INSTALL. SIZE	QTY
(HB) HACKBERRY <i>Celtis occidentalis</i>	40-50' H X 40' W	1-1/2" CAL.	2
(CA) ASPEN GROVE <i>Populus tremuloides</i>	30-40' H X 20-30' W	1-1/2" CAL.	7
(PP) PINON PINE <i>Pinus monophylla</i>	8-15' H X 4-8' W	6-8" MIN.	14
(SS) ROCK MOUNTAIN SERVICE BERRY <i>Amelanchier alnifolia</i>	20-25' H X 10-15' W	1-1/2" MIN.	12
(CB) CORAL BERRY <i>Symphoricarpos orbiculatus</i>	2-4' H X 4-6' W	5 GAL.	4
(CM) CHEIFTEAN MANZANITA <i>Leucosiphon x coloradensis</i>	18-36" H X 5-8" W	5 GAL.	12
(MHG) MOUNTAIN HAWK GRASS <i>Stipa sp.</i>	4-5' H X 4-5' W	1 GAL.	16
TURF GRASS	PIKES PEAK BLUEGRASS OR SEE NOTES FOR SEED		1820 SF

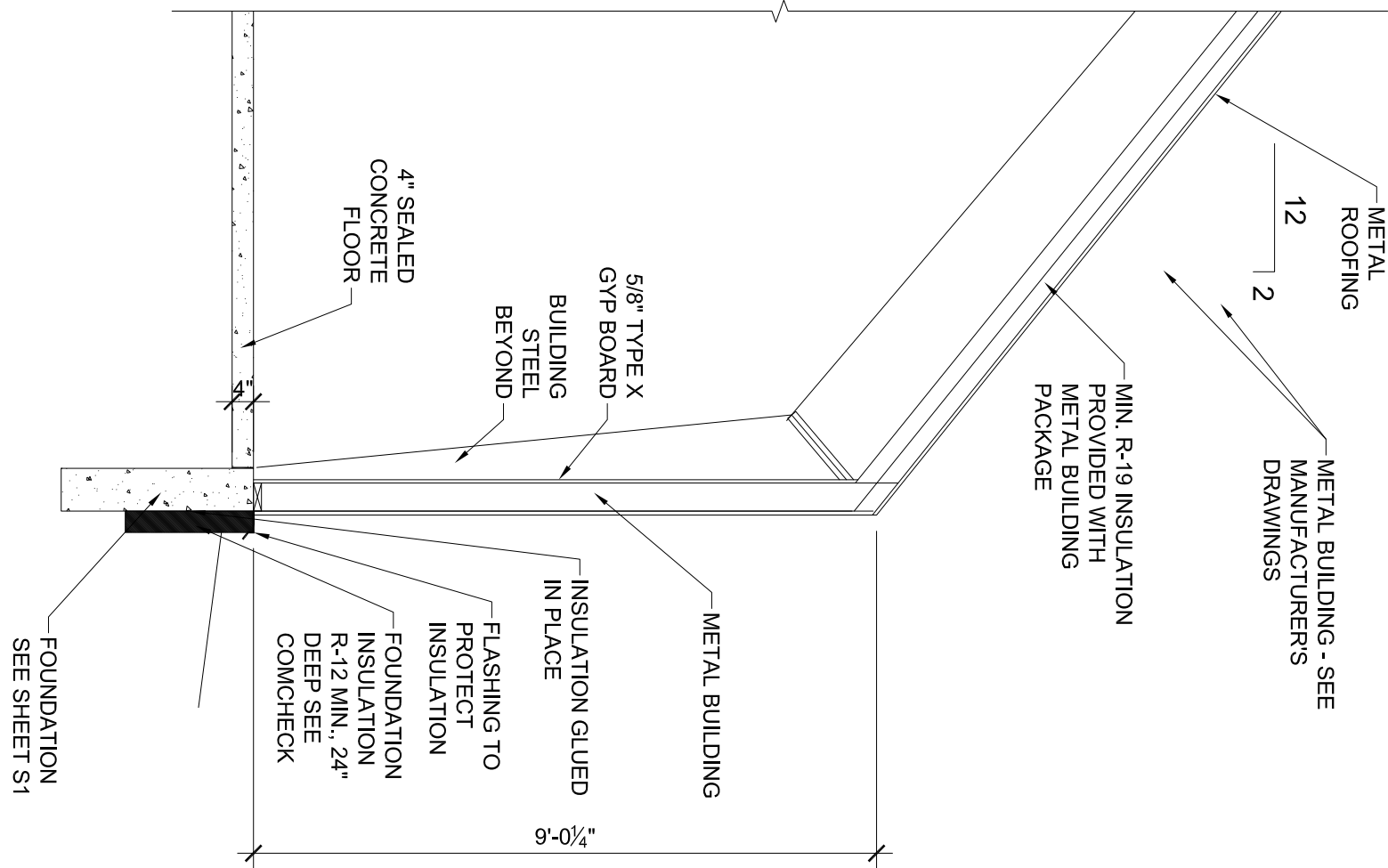
- NOTES**
- ALL NEW TREES MUST BE PROPERLY STAKED FOR AT LEAST 1 FULL GROWING SEASON.
 - ALL PLANTS SHOULD BE BACKFILLED WITH A 50% NATIVE SOIL, 50% COMPOST AMENDMENT.
 - ALL PLANTS SHOULD BE PLANTED WITH A MYCORRHIZA AMENDMENT.
 - SODDED AND SEEDED AREAS SHOULD HAVE COMPOST FILLED IN AT A RATE OF 3 CY PER 1000 SF TO A DEPTH OF AT LEAST 3" BEFORE INSTALLATION.
 - ROCK SHOULD NOT BE PLACED DIRECTLY NEXT TO TREE TRUNKS, RECOMMEND A SMALL RING OF MULCH AROUND TREE BASES TO PREVENT ROCK RUBBING AND DAMAGING OF TREES.
 - ANY PLANTING ALTERNATIVES SHOULD BE COLORADO/FRONT RANGE APPROPRIATE PLANT SUGGESTIONS.
 - IF SEEDING IN TURF GRASS, RECOMMEND BBB SEED CO. "DURA-TURF PLUS GRASS MIX" OR SIMILAR PRODUCT.
 - NATIVE GRASS RESEEDING SHOULD BE DONE WITH A COLORADO MEADOW-BASED MIX; RECOMMEND BBB SEED CO. "MOUNTAIN MEADOW GRASS MIX" TO MATCH EXISTING MEADOW MIXTURE.



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE: 3/8" = 1'-0"
THIS SECTION TO CHANGE AFTER RECEIVING METAL BUILDING PACKAGE



2441 S PRAIRIE AVE
PUEBLO, CO 81005
TEL 719.696.8274
DARLENE@DKHENG.COM

CONCEPTUAL
NOT FOR
CONSTRUCTION
STAMP:

COMMUNITY BUILDING (NON-PROFIT EVENT VENUE)

6275 N MERIDIAN RD, PEYTON, CO 80831

Owners: David and Cindy Smallidge

PROJECT NUMBER:	2020-D009-A
DRAWN BY:	
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ELEVATIONS
& SECTIONS
A2