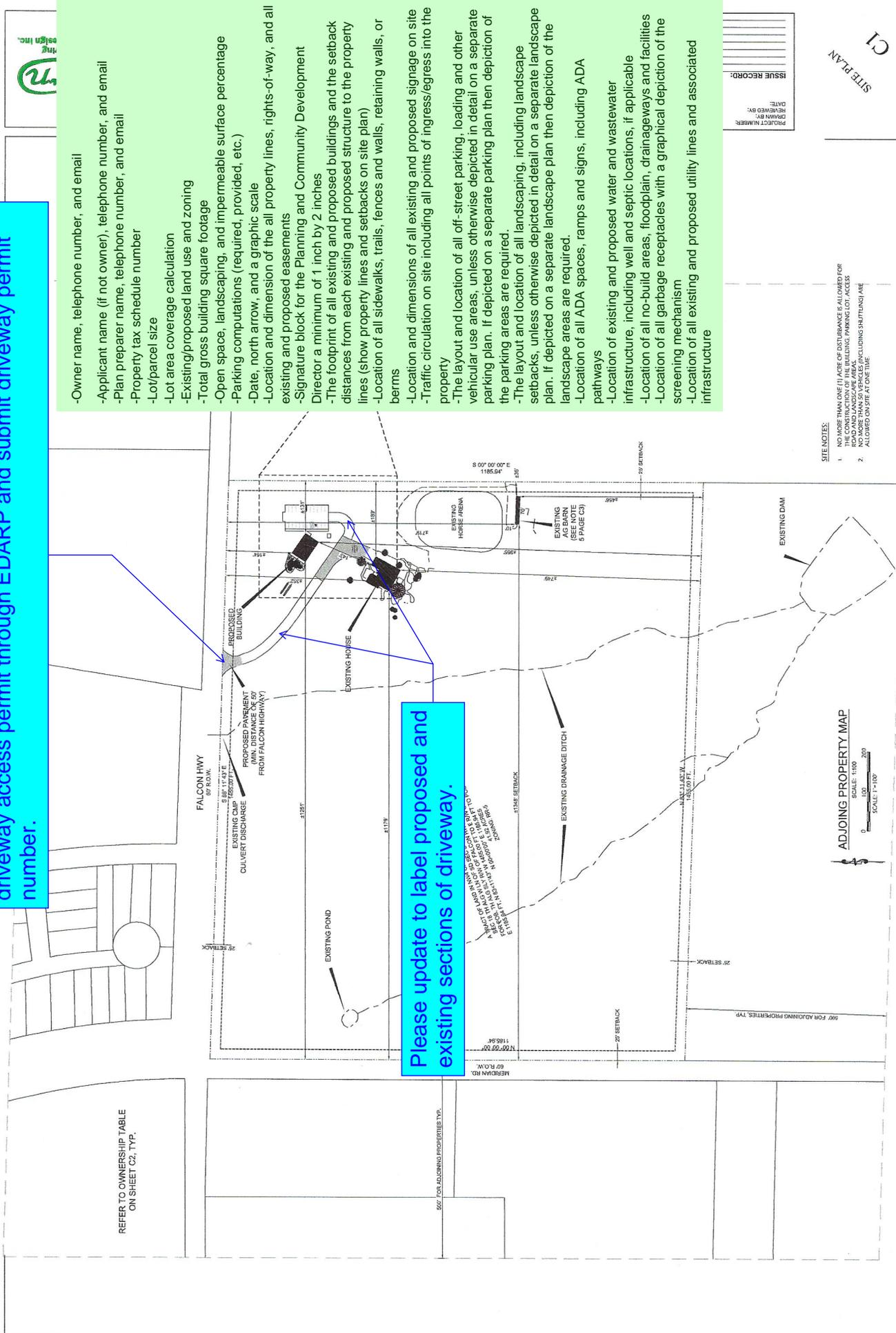


Per BoCC resolution 20-476 condition no. 3, a commercial driveway access permit is required before a building permit can be issued. There is currently no access permit on file. Please apply for a commercial driveway access permit through EDARP and submit driveway permit number.



- Owner name, telephone number, and email
- Applicant name (if not owner), telephone number, and email
- Plan preparer name, telephone number, and email
- Property tax schedule number
- Lot/parcel size
- Existing/proposed land use and zoning
- Total gross building square footage
- Open space, landscaping, and impermeable surface percentage
- Parking computations (required, provided, etc.)
- Date, north arrow, and a graphic scale
- Location and dimension of the all property lines, rights-of-way, and all existing and proposed easements
- Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches
- The footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines (show property lines and setbacks on site plan)
- Location of all sidewalks, trails, fences and walls, retaining walls, or berms
- Location and dimensions of all existing and proposed signage on site
- Traffic circulation on site including all points of ingress/egress into the property
- The layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required.
- The layout and location of all landscaping, including landscape setbacks, unless otherwise depicted in detail on a separate landscape plan. If depicted on a separate landscape plan then depiction of the landscape areas are required.
- Location of all ADA spaces, ramps and signs, including ADA pathways
- Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable
- Location of all no-build areas, floodplain, drainageways and facilities screening mechanism
- Location of all existing and proposed utility lines and associated infrastructure

PROJECT NUMBER:
DRAWN BY:
DATE:
ISSUE RECORD:

SITE NOTES:

- NO MORE THAN ONE (1) ACRE OF DISTURBANCE IS ALLOWED FOR THE CONSTRUCTION OF THE BUILDING, PARKING LOT, ACCESS DRIVEWAY, AND DRIVEWAY.
- NO MORE THAN 50 VEHICLES (INCLUDING SHUTTLES) ARE ALLOWED ON SITE AT ONE TIME.

ADJOINING PROPERTY MAP
 SCALE: 1"=50'
 SCALE: 1"=100'
 SCALE: 1"=200'

REFER TO OWNERSHIP TABLE ON SHEET C2, TYP.

Add the following text: "PCD File No. PPR-21-017".

500' FOR ADJOINING PROPERTIES, TYP.

20' SETBACK



1910 ASPEN CIRCLE
PUEBLO, CO 81006
TEL 719.896.8274
DARLENE@DKHENG.COM

STAMP:

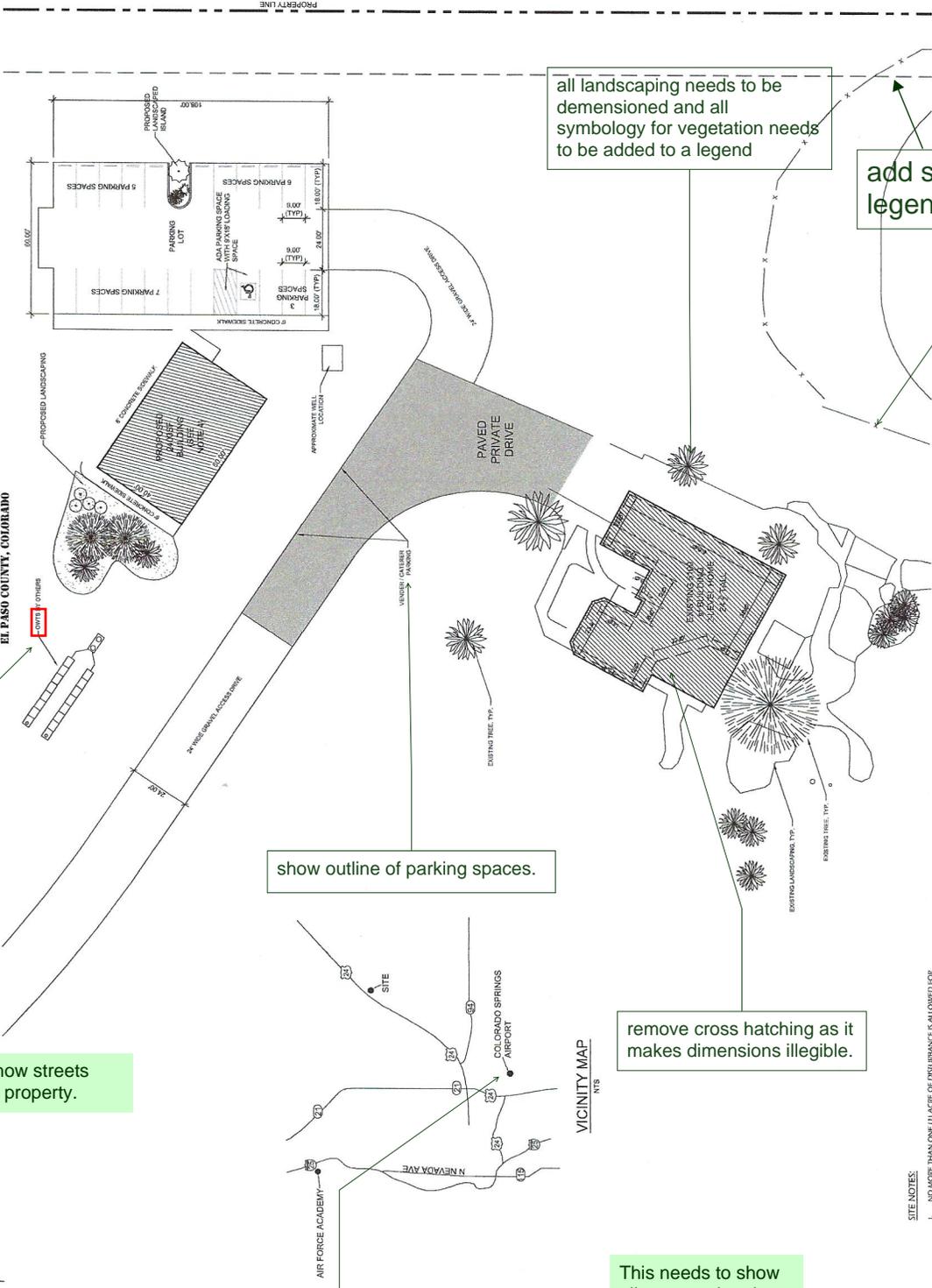
**COMMUNITY BUILDING
(NON-PROFIT EVENT VENUE)**
6275 N MERIDIAN RD, PEYTON, CO 80831
Owners: David and Cindy Smalldge

PROJECT NUMBER: 2023-0995-A
DRAWN BY:
REVIEWED BY:
DATE:
ISSUE RECORD:

3
PLOT PLAN

-Lighting shall be provided in all parking areas with more than 5 spaces. Lighting shall meet the lighting standards contained in this Code.

-No sign, except for those signs which do not require a sign permit, shall be erected, re-erected, relocated, replaced, expanded or altered, without first securing a sign permit from PCD.



all landscaping needs to be dimensioned and all symbology for vegetation needs to be added to a legend

add symbology to legend

show outline of parking spaces.

remove cross hatching as it makes dimensions illegible.

spell out acronyms or add to legend

needs to show streets adjacent to property.

This map needs to show crossing streets closest to site, and needs a north arrow.

This needs to show all proposed and existing structures on the parcel.

- SITE NOTES:**
1. NO MORE THAN ONE (1) ACRE OF DISTURBANCE IS ALLOWED FOR EXISTING AND PROPOSED BUILDING, PAVING, LOT, ACCESS ROAD AND LANDSCAPING AREAS.
 2. NO MORE THAN 50 VEHICLES (INCLUDING SHUTTLING AREAS) ARE TO BE STORED ON THE SITE AT ANY ONE TIME.
 3. THE ACCESS ROAD WILL NEED TO BE PAVED FOR A MINIMUM DISTANCE OF 50 FEET FROM FALCON HIGHWAY.
 4. COMMERCIAL STRUCTURE PROPOSED TO BE USED AS A PRIVATE EVENT CENTER, AND THEREFORE, SUBJECT TO THE EL PASO EXISTING AG BARN (7' X 16' X 8' 7" TALL).
 5. THERE ARE NO KNOWN EASEMENTS ON SITE.