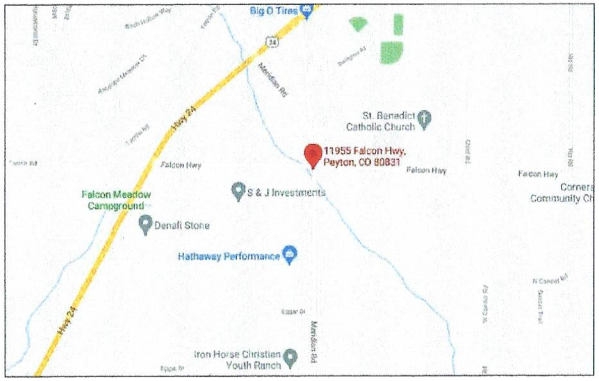
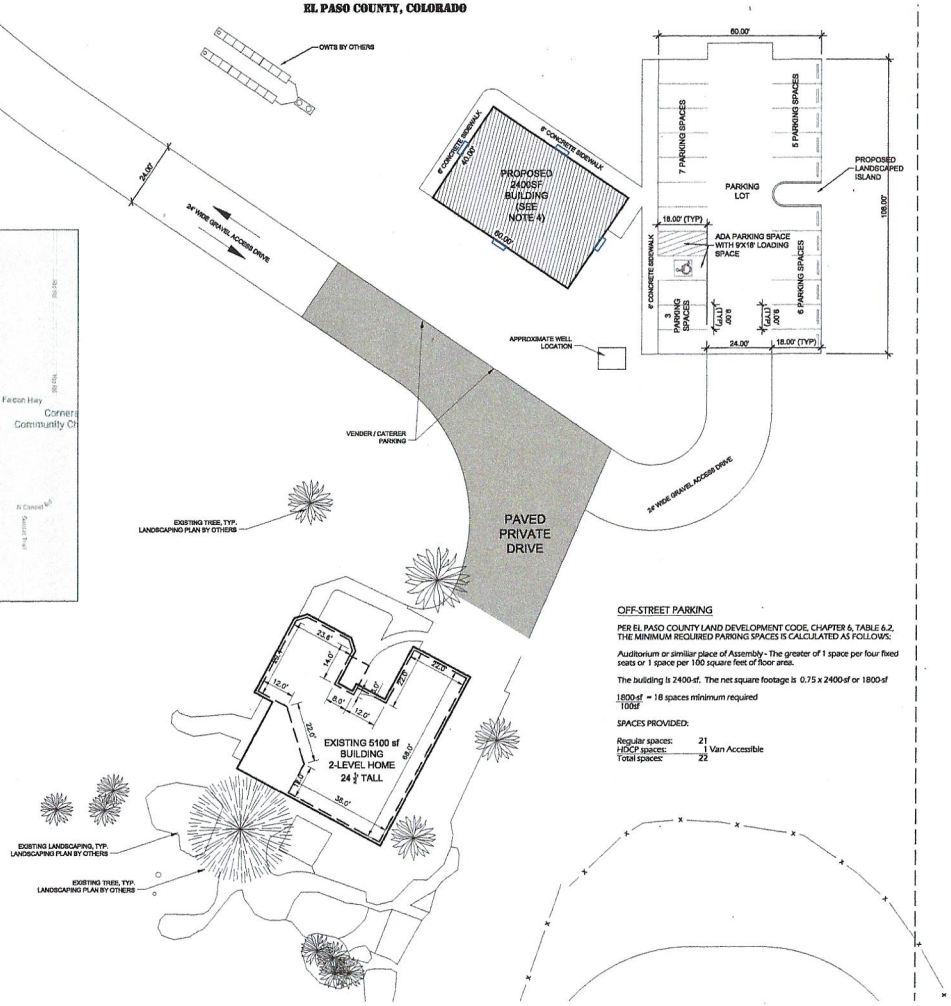
WEDDING VENUE
FOR DAVID AND CINDY SMALLIDGE
6275 N. MERIDIAN ROAD
CITY OF PEYTON
EL PASO COUNTY, COLORADO

LEGEND	
O.W.T.S	ONSITE WASTE WATER TREATMENT SYSTEM
—— x ——	FENCING
— — — —	SETBACKS



VICINITY MAP
NTS



PLAN ENLARGEMENT
SCALE: 1:20
0 20 40
SCALE: 1"=20'

OFF-STREET PARKING

PER EL PASO COUNTY LAND DEVELOPMENT CODE, CHAPTER 6, TABLE 6.2, THE MINIMUM REQUIRED PARKING SPACES IS CALCULATED AS FOLLOWS:

Auditorium or similiar place of Assembly - The greater of 1 space per four fixed seats or 1 space per 100 square feet of floor area.

The building is 2400-sf. The net square footage is 0.75 x 2400-sf or 1800-sf

$\frac{1800\text{-sf}}{100\text{sf}}$ = 18 spaces minimum required

SPACES PROVIDED:

Regular spaces:	21
HDCP spaces:	1 Van Accessible
Total spaces:	22

SITE NOTES:

1. NO MORE THAN ONE (1) ACRE OF DISTURBANCE IS ALLOWED FOR THE CONSTRUCTION OF THE BUILDING, PARKING LOT, ACCESS ROAD AND LANDSCAPE AREAS.
2. NO MORE THAN 50 VEHICLES (INCLUDING SHUTTLING) ARE ALLOWED ON SITE AT ONE TIME.
3. THE ACCESS ROAD WILL NEED TO BE PAVED FOR A MINIMUM DISTANCE OF 50 FEET FROM FALCON HIGHWAY.
4. THE PROPOSED 2400 SQUARE FOOT, 25' 5 3/4" TALL STRUCTURE IS A COMMERCIAL STRUCTURE PROPOSED TO BE USED AS A PRIVATE EVENT CENTER; AND THEREFORE, SUBJECT TO THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM.
5. EXISTING AG BARN 12' X 90' X 8 1/2' TALL
6. THERE ARE NO KNOWN EASEMENTS ON SITE.

SIGNATURE BLOCK

x _____

DK Horn Engineering & Design Inc.
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STAMP:

COLORADO REGISTERED DARLENE KAY HORN 42688 6/21/2021 PROFESSIONAL ENGINEER

COMMUNITY BUILDING (NON-PROFIT EVENT VENUE)

6275 N MERIDIAN RD, PEYTON, CO 80831

Owners: David and Cindy Smallidge

PROJECT NUMBER: 2020-D089-A
DRAWN BY:
REVIEWED BY:
DATE:

ISSUE RECORD:

PLOT PLAN
C2

PPR-21-017