

Please include:
 -location of any rights of way, if none then specify
 -location and width of sidewalks, if none then please specify
 -location and dimensions of all existing and proposed signs
 -the layout and location of all off-street parking, loading and other vehicular use areas, if none, please specify
 -location of no build areas, floodplains, and drainage facilities, if none, please specify
 location and screening of dumpster(s) and loading docks areas, if none then please specify
 -location of all existing and proposed utility lines and associated infrastructure
 -will there be landscaping? if so show on the map and give the percentage in relation to land coverage percentage

Plan Map—8/29/2022 Wileys Road, Peyton, CO 80831



Proposed Use: Commercial Stables
 Parcel Size: 10 Acres
 Zoning: RR-5
 Percent of land coverage:
 Buildings—2%
 Open Space—98%

Scale: 100 feet

Traffic Flow: →

Fence (4 ft, twisted wire): - - - - -

Fence (6 ft, steel cable): ·····

Legend:

- (a) 10-ft easements/rights-of way along the east and west sides the property
- (b) Residence—2156 sf; manufactured home; 8 foot ceilings
- (c) Barn for housing horses and chickens—2406 sf; 10 foot ceilings
- (d) Shed for agricultural use—3040 sf; 10 foot ceilings

P = standard parking x 2 (1 per 5 stalls); H = handicapped parking x 1(1 per 25 standard pa
 W = well; L = leach field; S = septic tank; EX = exterior light (1600 LM each, 8 ft high);

Please label the width of the driveway entrance. Per the ECM Chapter 2.4. the maximum residential driveway width allowed is 24 feet.

Please add "PCD File No. AL-22-15" to the bottom right hand corner of the plan.