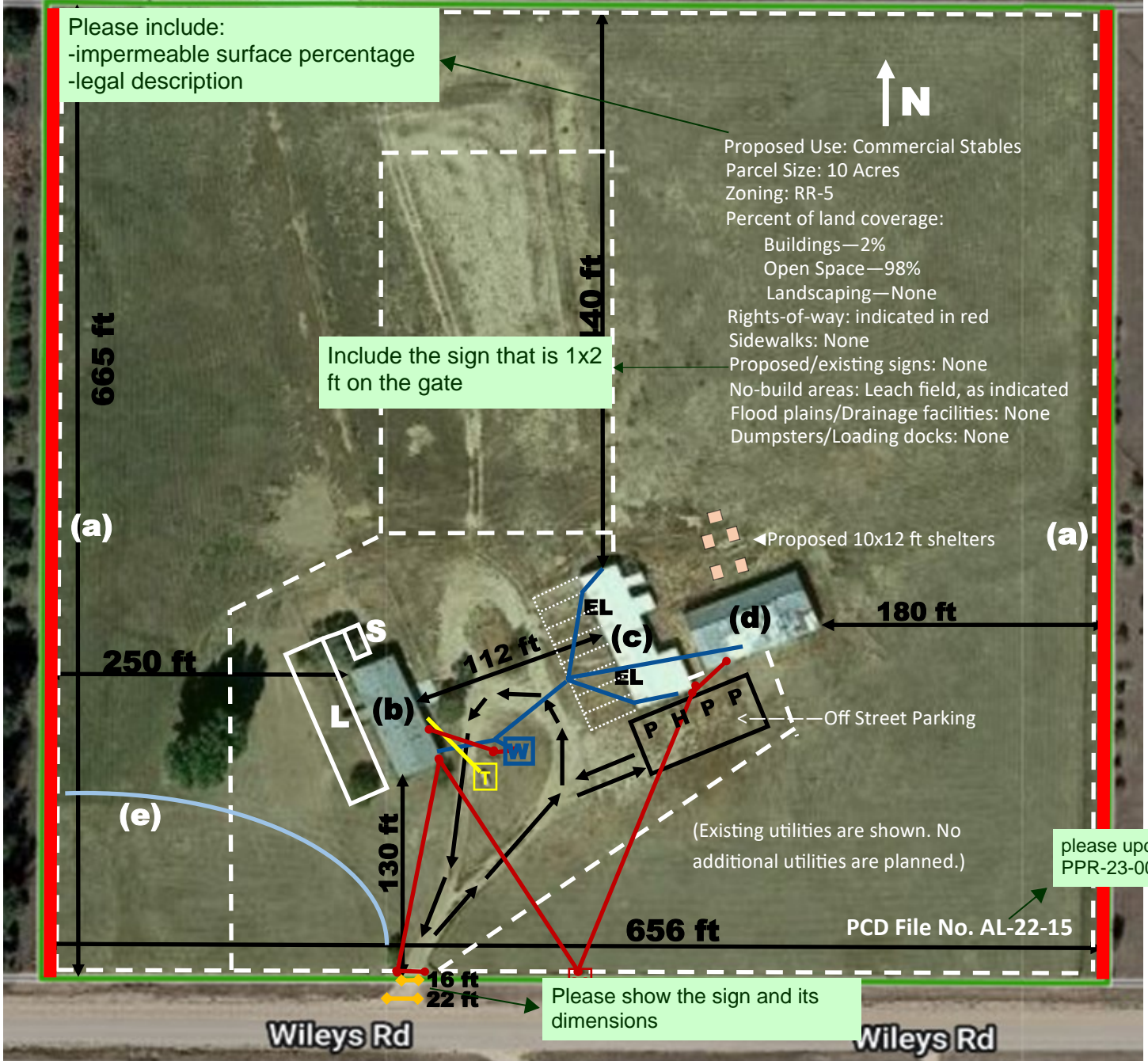


**Site Plan Map—1/5/2023**  
**4075 Wileys Road**  
**Peyton, CO 80831**

Signature Box:



Please include:  
 -impermeable surface percentage  
 -legal description

Include the sign that is 1x2 ft on the gate

Please show the sign and its dimensions

please update:  
 PPR-23-001

Proposed Use: Commercial Stables  
 Parcel Size: 10 Acres  
 Zoning: RR-5  
 Percent of land coverage:  
 Buildings—2%  
 Open Space—98%  
 Landscaping—None  
 Rights-of-way: indicated in red  
 Sidewalks: None  
 Proposed/existing signs: None  
 No-build areas: Leach field, as indicated  
 Flood plains/Drainage facilities: None  
 Dumpsters/Loading docks: None

Scale: 100 feet

Traffic Flow: →

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

Fence (6 ft, steel cable): .....

Legend:

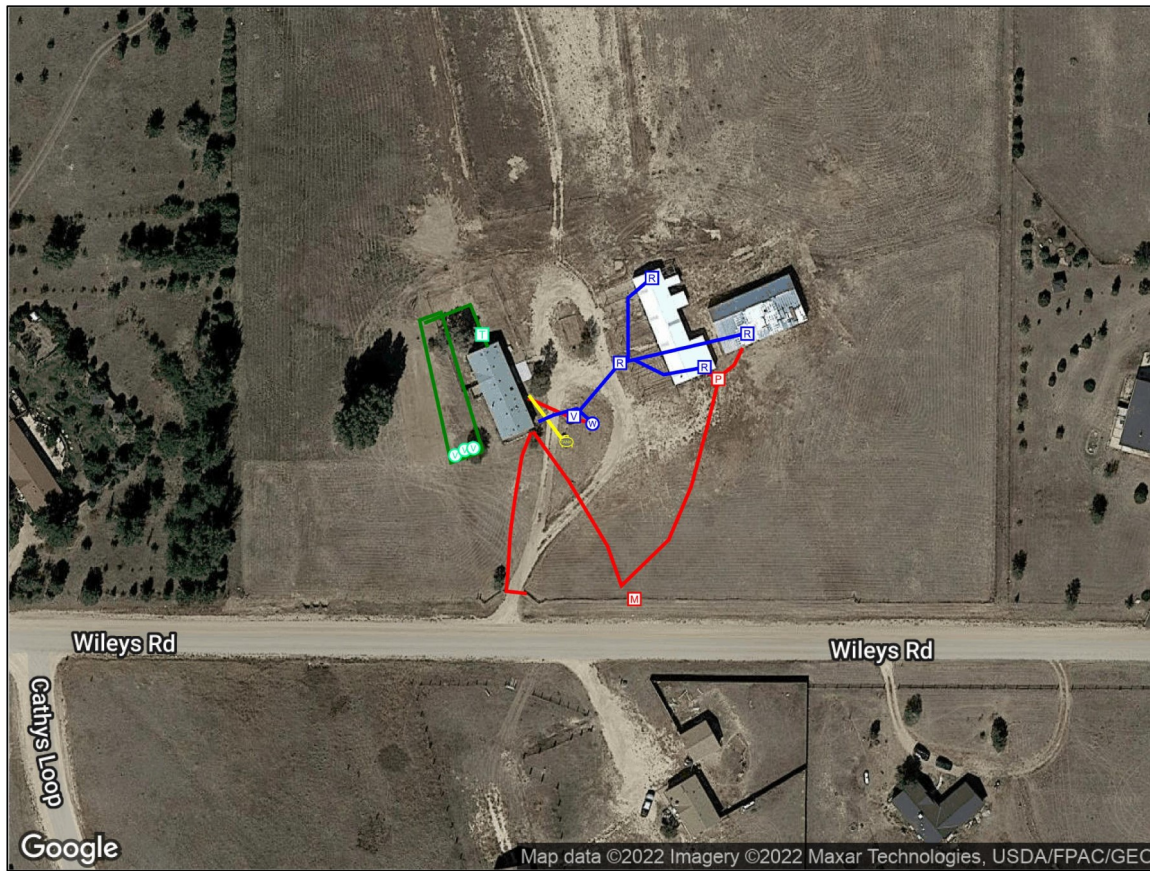
- (a) 10-ft easements/rights-of way along the east and west sides the property
- (b) Residence—2156 sf; manufactured home; 8 foot ceilings
- (c) Barn for housing private horses and chickens/ducks—2406 sf; 8 foot walls, 12 foot peak
- (d) Shed for agricultural (non-commercial) use—3040 sf; 10 foot ceilings
- (e) Existing drainage ditch/gully

P = standard parking x 3 (at least 1 per 5 stalls); H = handicapped parking x 1(1 per 25 standard parking)

W = well; L = leach field; S = septic tank; EL = exterior light (1600 LM each, 8 ft high); Proposed horse shelters

Utilities: Electric Meter M Water Gas Tank T \*\* PLEASE ALSO SEE 2<sup>nd</sup> PAGE BELOW \*\*

# 4075 Wileys Road — Utilities Locate Map






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- PRIVATE UTILITY LOCATIONS IS NEVER A REPLACEMENT FOR ONE CALL! IT SERVICES. STATE LAW REQUIRES 811 TO BE CALLED PRIOR TO ANY AND ALL EXCAVATION ACTIVITIES.

**LEGEND**

- ELECTRICAL
- FUEL/GAS/OIL
- SANITARY
- WATER

0' 25' 50' 75' 100'



811 Know what's below. Call before you dig.

GPRS IS NOT AFFILIATED WITH 811 BUT DOES RECOMMEND THAT THE SERVICE IS USED ON EVERY PROJECT IN ADDITION TO OUR OWN SERVICE AS ABOVE.

**FOR INFORMATION ONLY**

**GPRS FINDINGS MAP**

PREPARED FOR:  
RESIDENTIAL

LOCATION:  
4075 WILEYS RD  
PEYTON, CO

PROJECT MANAGER:  
TITUS ADAMSON  
TITUS.ADAMSON@GPRSINC.COM



DATE: 2022 SEP 23  
DRAWING NO: 1 REV: 0

387513

**PCD File No. AL-22-15**

please update:  
PPR-23-001




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DATE: 2022 SEP 23  
DRAWING NO: 2 REV: 0

387513

- |                 |                         |                       |                 |                       |                        |
|-----------------|-------------------------|-----------------------|-----------------|-----------------------|------------------------|
| AIR_COMPRESSOR  | ELEC_BOX                | FUEL_AST              | MISC_CONTINUOUS | STEAM_CONTINUOUS      | TREE_CONIFEROUS        |
| AIR_CONTINUOUS  | ELEC_CABINET            | FUEL_CONTINUOUS       | MISC_DEPTH      | STEAM_EOI             | TREE_DECIDUOUS         |
| AIR_EOI         | ELEC_CONTINUOUS         | FUEL_EOI              | MISC_EOI        | STEAM_MANHOLE         | UNKN_CONTINUOUS        |
| AIR_MANHOLE     | ELEC_EOI                | FUEL_MANHOLE          | MISC_MANHOLE    | STEAM_MISC            | UNKN_EOI               |
| AIR_MISC        | ELEC_EQUIPMENT          | FUEL_MISC             | MISC_POINT      | STEAM_VALVE           | UNKN_MANHOLE           |
| AIR_PUMP        | ELEC_LANDSCAPELIGHT     | FUEL_PUMP             | MISC_VALVE      | STRM_CLEANOUT         | UNKN_MISC              |
| AIR_RISER       | ELEC_MANHOLE            | FUEL_RISER            | OIL_CONTINUOUS  | STRM_CATCHBASINROUND  | WTR_BACKFLOWPREVENTOR  |
| CHEM_AST        | ELEC_METER              | FUEL_UST              | OIL_EOI         | STRM_CATCHBASINSQUARE | WTR_CONTINUOUS         |
| CHEM_CONTINUOUS | ELEC_MISC               | FUEL_VALVE            | OIL_MANHOLE     | STRM_CLEANOUT         | WTR_EOI                |
| CHEM_EOI        | ELEC_PANEL              | FUEL_VAULT            | OIL_MISC        | STRM_CURBINLET        | WTR_HYDRANT            |
| CHEM_MANHOLE    | ELEC_POWERPOLE          | FUEL_VENT             | OIL_PUMP        | STRM_ENDPIPE          | WTR_MANHOLE            |
| CHEM_MISC       | ELEC_SIGN               | GAS_AST               | OIL_RISER       | STRM_EOI              | WTR_METER              |
| CHEM_PUMP       | ELEC_SITELIGHT          | GAS_CONTINUOUS        | OIL_TANK        | STRM_LIFTSTATION      | WTR_MISC               |
| CHEM_TANK       | ELEC_TRANSFORMER        | GAS_EOI               | OIL_UST         | STRM_MANHOLE          | WTR_POSTINDICATORVALVE |
| CHEM_VALVE      | ELEC_UTILITYPOLE        | GAS_MANHOLE           | OIL_VALVE       | STRM_MISC             | WTR_RISER              |
| COMM_BOX        | ELEC_VAULT              | GAS_METER             | OIL_VAULT       | STRM_ROOFDRAIN        | WTR_VALVE              |
| COMM_CAMERA     | FIRE_BACKFLOWPREVENTOR  | GAS_MISC              | SAN_CLEANOUT    | STRM_TRENCHDRAIN      | WTR_WELLHEAD           |
| COMM_CONTINUOUS | FIRE_CONTINUOUS         | GAS_PUMP              | SAN_CONTINUOUS  | STRM_UST              | BUILDING CORNER        |
| COMM_EOI        | FIRE_EOI                | GAS_RISER             | SAN_EOI         | STRM_VAULT            | FLAGPOLE               |
| COMM_MANHOLE    | FIRE_HYDRANT            | GAS_UST               | SAN_GREASETRAP  | STRM_VENT             | GRAVE                  |
| COMM_MISC       | FIRE_MANHOLE            | GAS_VALVE             | SAN_INVERT      | STRM_YARDBASIN        | GRAVE                  |
| COMM_PEDESTAL   | FIRE_METER              | GAS_VAULT             | SAN_LIFTSTATION | TRAF_BOX              | HEADSTONE NO GRAVE     |
| COMM_POLE       | FIRE_MISC               | GAS_VENT              | SAN_MARKER      | TRAF_CABINET          | MAILBOX                |
| COMM_VAULT      | FIRE_POSTINDICATORVALVE | IRR_BACKFLOWPREVENTOR | SAN_MISC        | TRAF_CONTINUOUS       | POST                   |
|                 | FIRE_RISER              | IRR_CONTINUOUS        | SAN_SEPTICTANK  | TRAF_EOI              | SATELLITE              |
|                 | FIRE_VALVE              | IRR_CONTROL VALVE     | SAN_UST         | TRAF_MANHOLE          | SIGN                   |
|                 |                         | IRR_EOI               | SAN_VAULT       | TRAF_MISC             | SOIL BORING MARKER     |
|                 |                         | IRR_MISC              | SAN_VENT        | TRAF_PARKINGMETER     | SOIL BORING MARKER     |
|                 |                         | IRR_RISER             |                 | TRAF_SIGNAL           |                        |
|                 |                         | IRR_SPRINKLER         |                 | TRAF_STREETLIGHT      |                        |