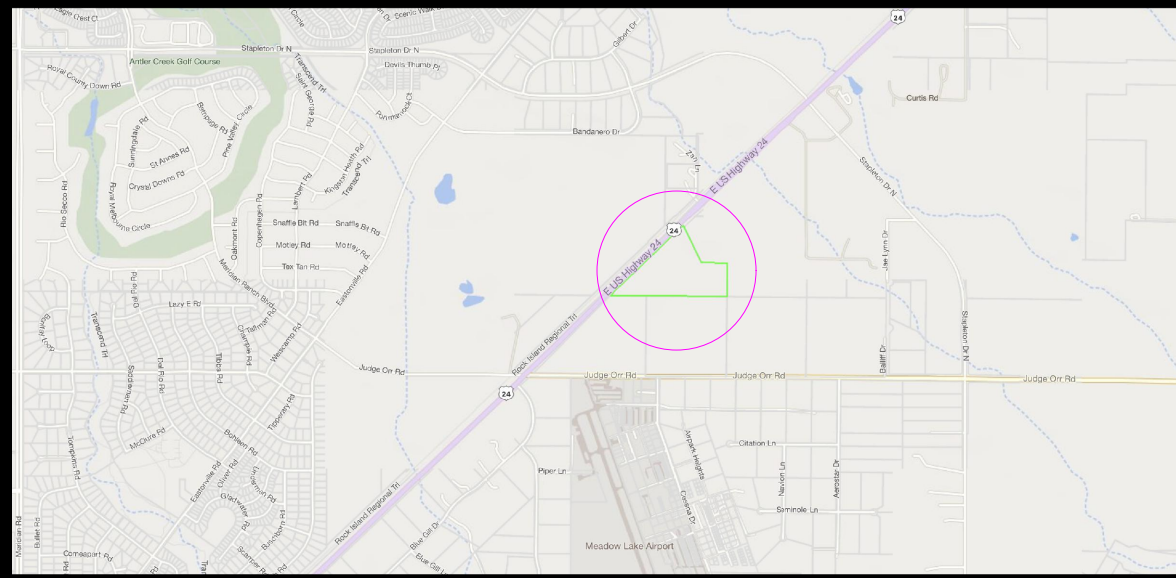


Lots Table				
Lot #	Area (sqft)	Area (acres)	Perimeter (ft)	Segment Lengths (ft)
1	570,835.78	13.10	3,722.19	248.48
				727.51
				425.00
				546.77
				1092.53
2	333,759.24	7.66	2,426.63	774.64
				30.77
				645.23
				727.51
3	254,368.25	5.84	2,254.19	222.74
				594.56
				288.49
				516.78
				318.09

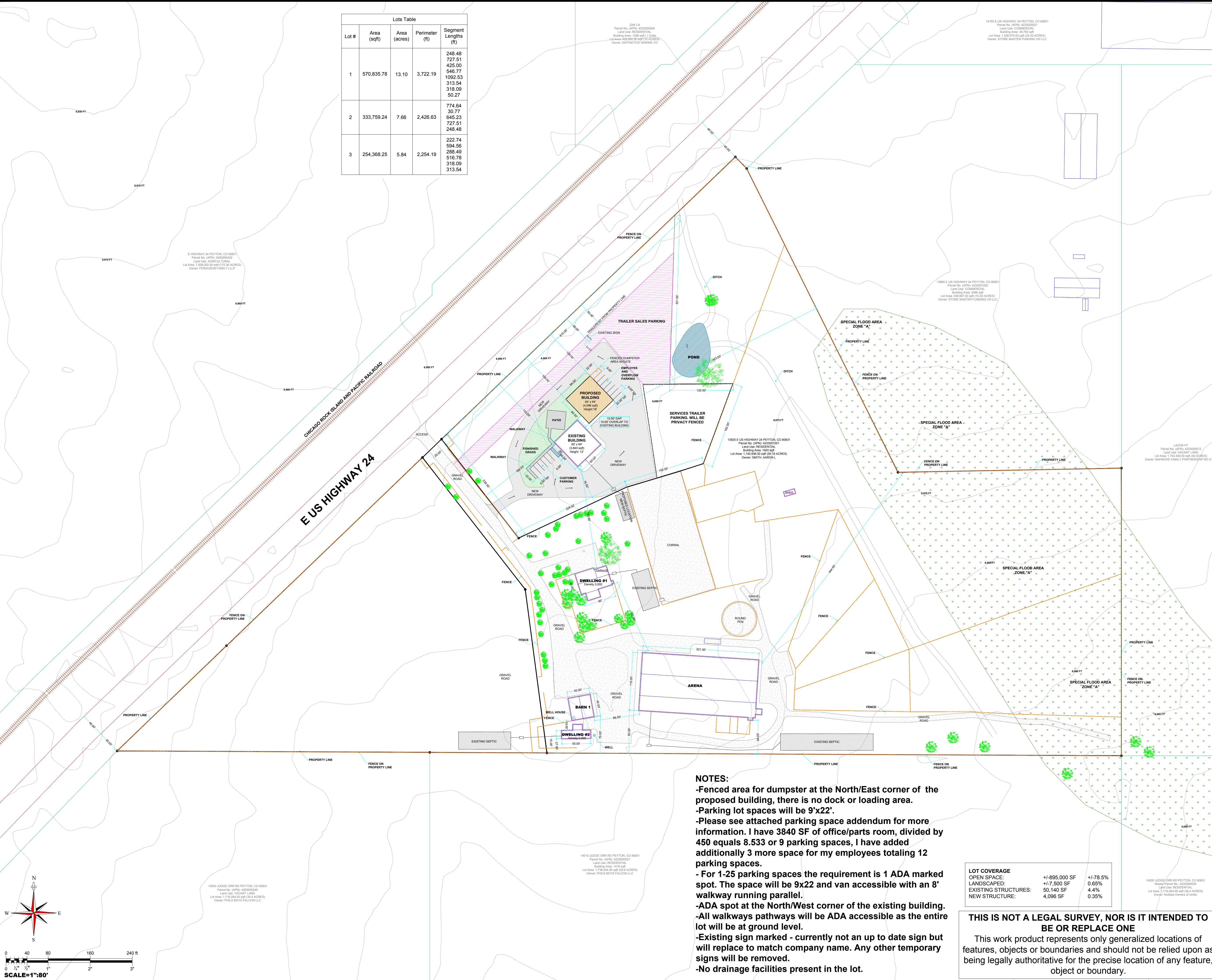


VICINITY MAP -NTS

# PROPOSED SITE PLAN

## 13925 E US HIGHWAY 24 PEYTON, CO 80831

PARCEL #:4233001001  
AREA:1,140,836.00 sqft (26.19 acres)



- NOTES:**
- Fenced area for dumpster at the North/East corner of the proposed building, there is no dock or loading area.
  - Parking lot spaces will be 9'x22'.
  - Please see attached parking space addendum for more information. I have 3840 SF of office/parts room, divided by 450 equals 8.533 or 9 parking spaces, I have added additionally 3 more space for my employees totaling 12 parking spaces.
  - For 1-25 parking spaces the requirement is 1 ADA marked spot. The space will be 9x22 and van accessible with an 8' walkway running parallel.
  - ADA spot at the North/West corner of the existing building.
  - All walkways pathways will be ADA accessible as the entire lot will be at ground level.
  - Existing sign marked - currently not an up to date sign but will replace to match company name. Any other temporary signs will be removed.
  - No drainage facilities present in the lot.

LOT COVERAGE	+	-	%
OPEN SPACE:	+1,895,000 SF	-1,785.5%	
LANDSCAPED:	+7,500 SF	0.65%	
EXISTING STRUCTURES:	50,140 SF	4.4%	
NEW STRUCTURE:	4,096 SF	0.35%	

**THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE**

This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

13925 E US HIGHWAY 24 PEYTON, CO 80831  
PARCEL #:4233001001  
AREA:1,140,836.00 sqft (26.19 acres)

LEGAL INFORMATION: LOT 1 SUN PRAIRE SUB FIL NO 1  
SUBDIVISION: SUN PRAIRE SUB FIL NO 1  
LEGAL LOT: 1 LEGAL BLOCK: -  
ZONING: -  
LAND USE CATEGORY: RESIDENTIAL  
LAND USE DESCRIPTION: SINGLE FAMILY RESIDENCE  
OWNER NAME: SMITH, AARON L & SMITH, TANISHA R  
OWNER ADDRESS:  
13925 E US HIGHWAY 24 PEYTON, CO 80831

DESIGNED BY: MySitePlan.com

REVISION #:	SHEET #:
4	2

SCALE: 1"=80'  
DATE: September 2, 2024

