

Site Plan Map

Date: 2023-Oct 15

Parcel #: 4122000002

Zone: A-35

Size: 37.47 Acres

Location: 16888 Elbert Road, Peyton, CO 80831

Open Space: 80%

3 Existing Dwellings and 1, 4-car detached building

Adding Special Uses (per Table 5.1 in Land Development Code)

6,000 sq ft Business/Community Event & Learning Center

8,000 sq ft Bed & Breakfast, 12 rooms

On-site Wastewater treatment is max 2,000 gal/day

Utilities:

1. Electricity supplied by Mountain View Electric Association (MVEA), some electricity is generated from Solar power. There are 2 MVEA transformers on the parcel to distribute electricity to metered connections. MVEA to add new facilities to support the Special Uses.
2. Water is sourced from wells on the properties. Currently, there are 2 wells in operation. Another well to be added to support the Special Uses.
3. Gas: Natural gas service is not available. Where needed, propane gas service to be added.
4. Telephone: Service provided by Century Link, however, mobile phones have replaced land-line telephone connections.

Natural/Physical Features: Approximately 1 acre on northwest corner has a wildlife designation. Also, the Kiowa Creek Basin Y-77 is adjacent to the northwest corner of the property. No other sensitive area or features present.

Community outreach: Notice of intent sent to adjacent property owners in March 2023

Traffic impact: Currently there are 3 homes on the parcel. With adding Business Event Center and Bed & Breakfast, the Average Daily Traffic (ADT) is:

- Week day additional 75 ADT
- Weekend day additional 112 ADT

Label all the new lots so they are clear. Lot #4 is covered TIS indicated 6 lots. This drawing shows 7 lots

Adjust placement

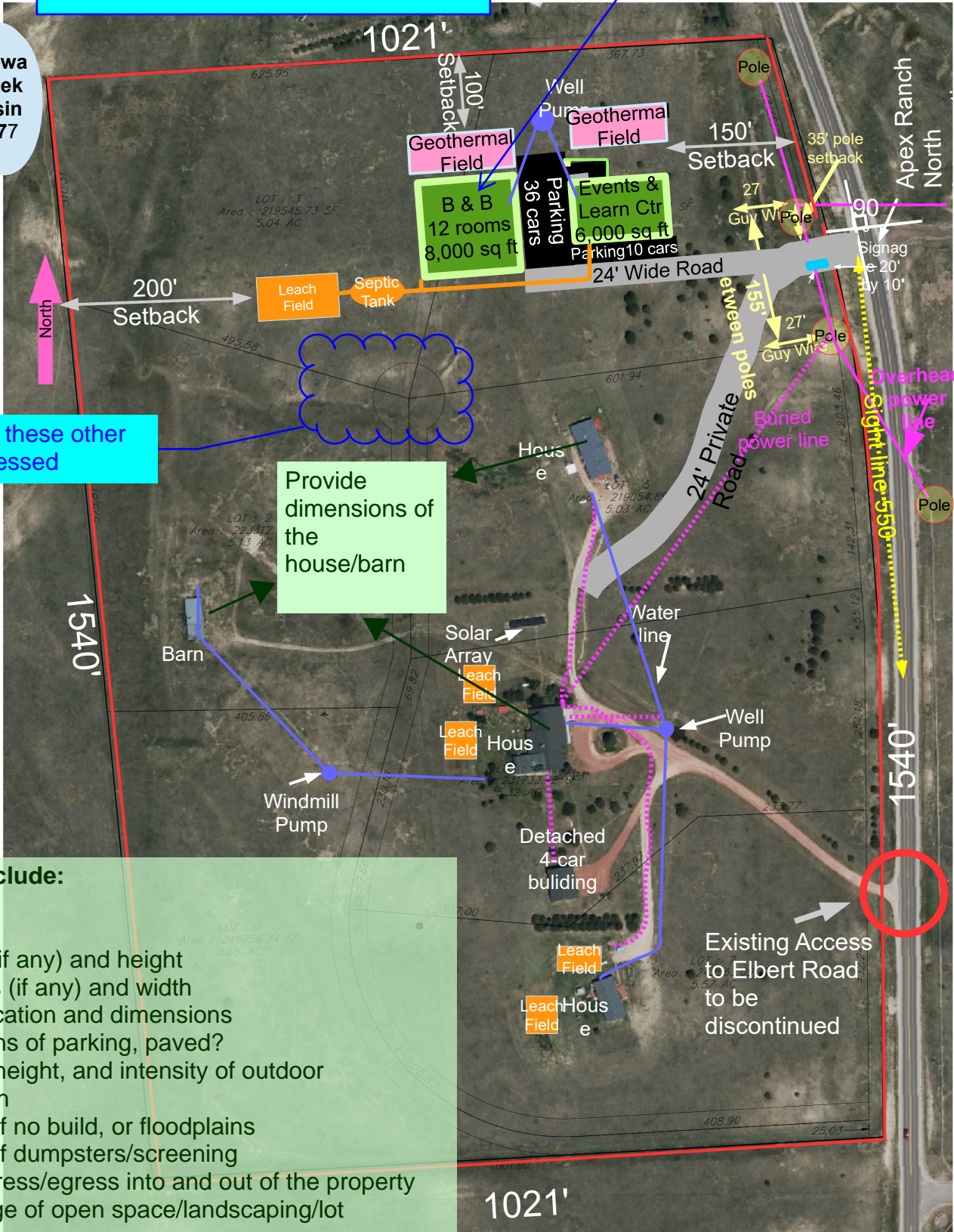
Kiowa Creek Basin Y-77

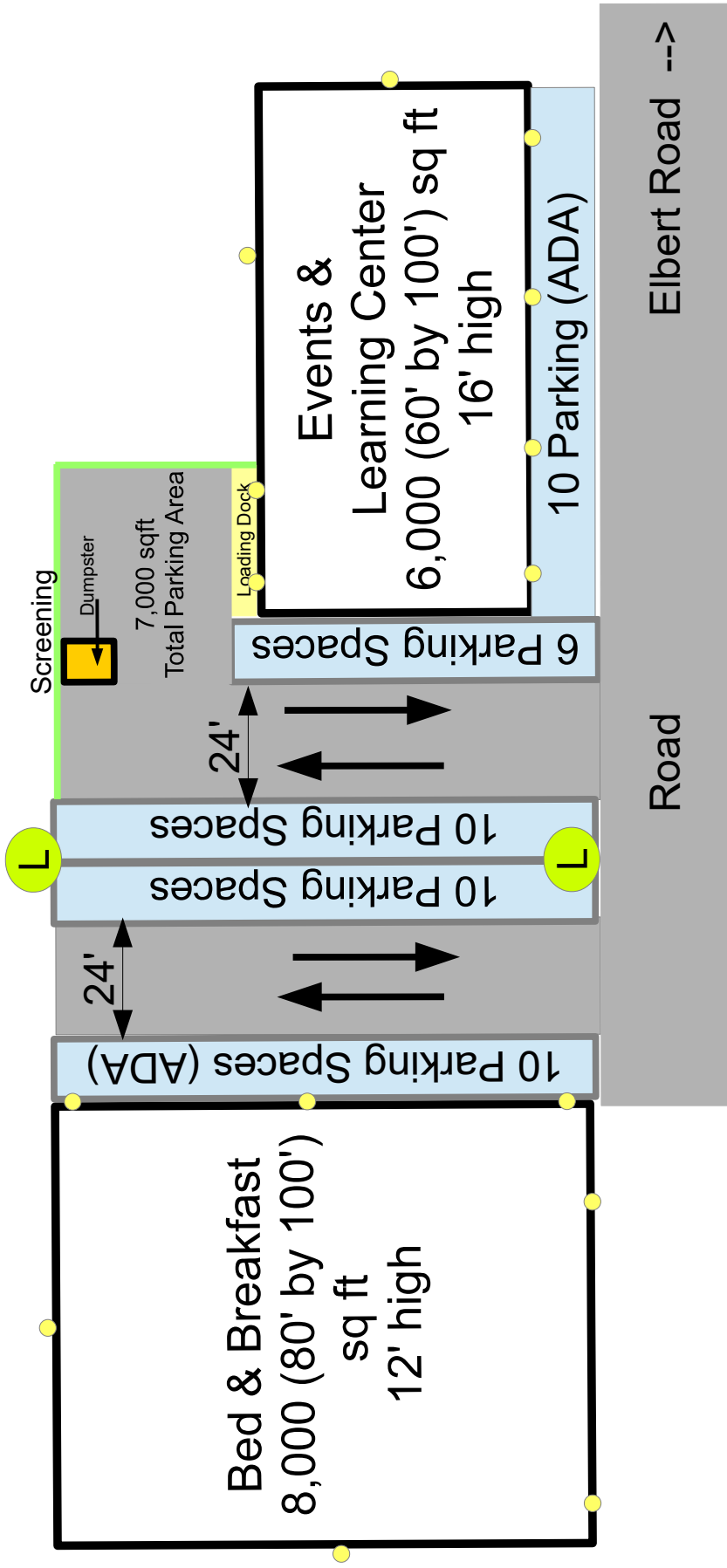
how are these other lots accessed

Provide dimensions of the house/barn

- Please include:**
- scale
 - ROW
 - Fencing (if any) and height
 - sidewalks (if any) and width
 - signs? location and dimensions
 - dimensions of parking, paved?
 - location, height, and intensity of outdoor illumination
 - location of no build, or floodplains
 - location of dumpsters/screening
 - traffic ingress/egress into and out of the property
 - percentage of open space/landscaping/lot coverage
 - required vs provided parking count

TIS notes an additional house being built. Please depict that on the drawing and discuss in the LOI





- L** = LED Street Lighting 16' high
40,000 lumens
- = Outdoor Security Lighting
1,000 lumens