

Site Plan Map Revision 6

Date: 2023-Nov-30

Parcel #: 4122000002

Zone: A-35

Size: 37.47 Acres

Location: 16888 Elbert Road, Peyton, CO 80831

Open Space: 80%

Three Existing Dwellings and One, 4-car detached building

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

1,500 sq ft Business/Community Event & Learning Center

5,000 sq ft Bed & Breakfast, 6 rooms

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

If you are adding uses, such as assisted living home (Adult Care Home), this needs to be explained in the letter of intent and how many people will be apart of this use, do they stay the night or just the day?

We need more specifications on that use

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.

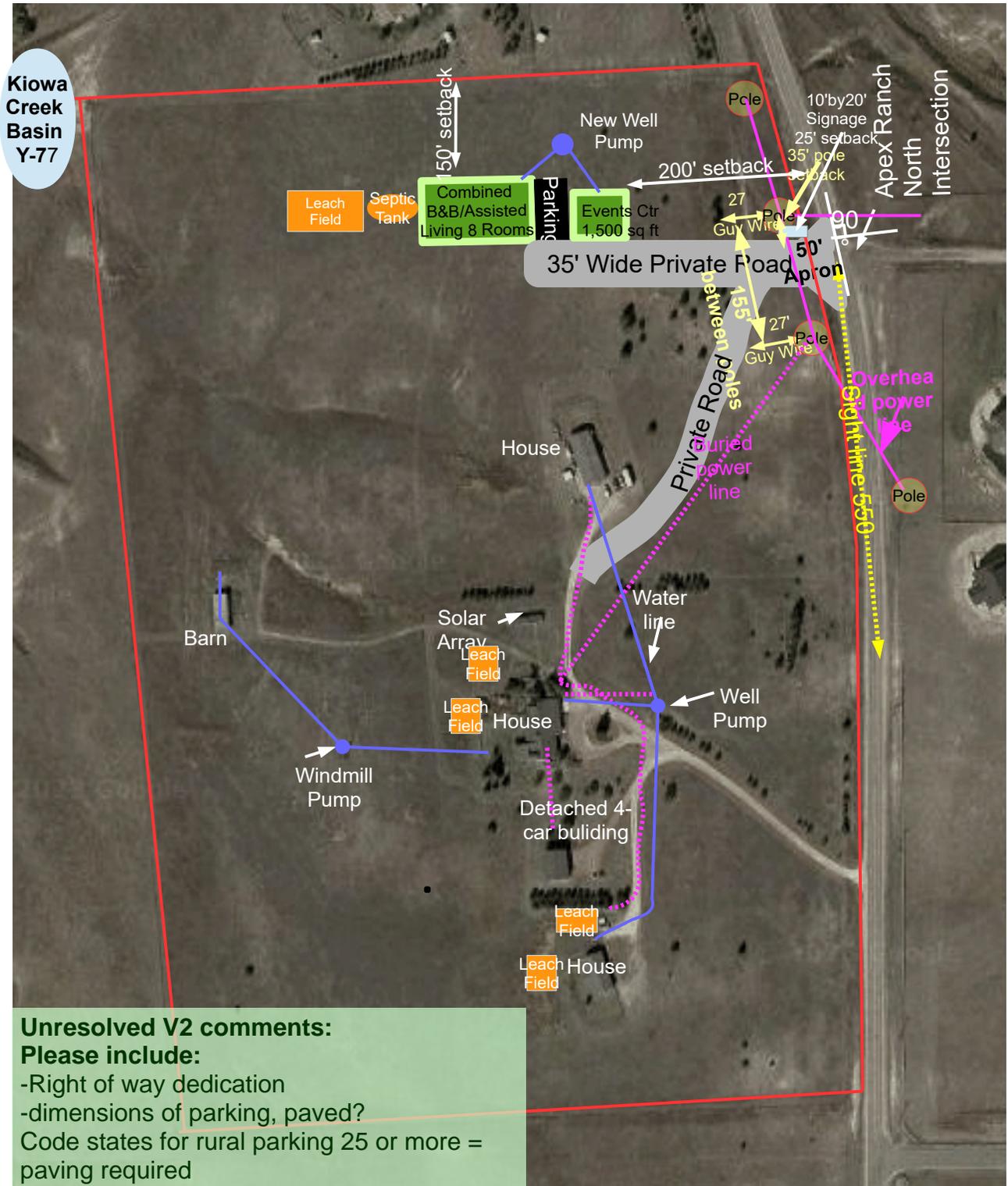
Natural/Physical Features: Approximately 1 acre on northwest corner has a wildlife designation. Also, the Kiowa Creek Basin Y-77 is adjacent to the northwest corner of the property. No other sensitive area or features present.

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:

- Weekday additional 67 ADT
- Weekend day additional 46 ADT

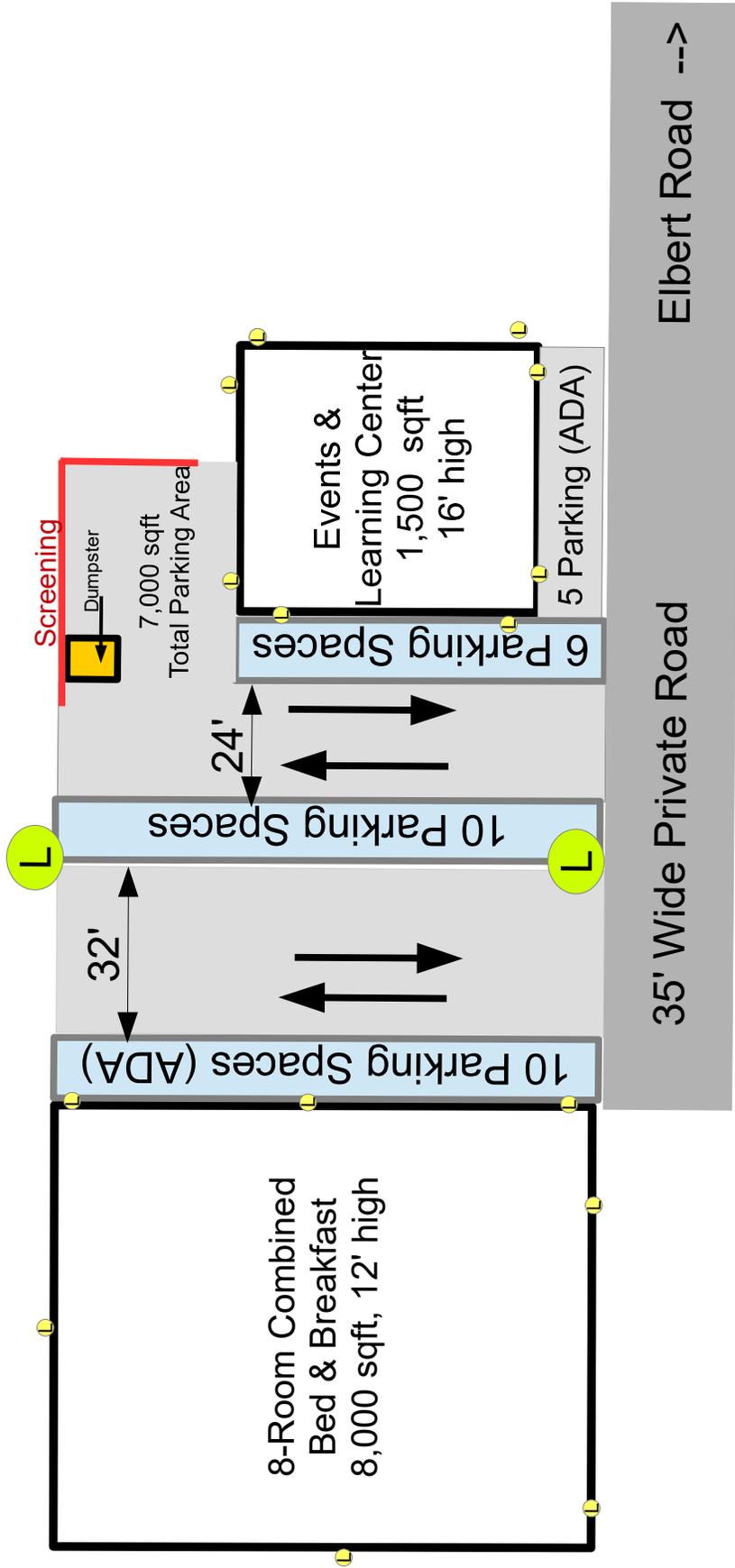
Site Plan



Unresolved V2 comments:

Please include:

- Right of way dedication
- dimensions of parking, paved?
- Code states for rural parking 25 or more = paving required
- please include a parking table going over use, required vs provided
- Adult care home = 1 / 3 beds
- B&B= 1 / 2 rooms
- Commercial center = 1 / 300 sq ft



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