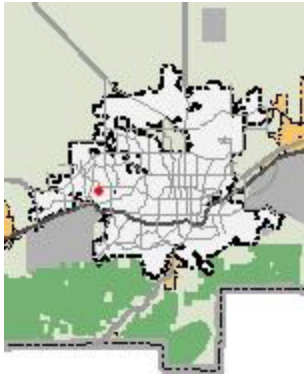




# 8105 Engleton Ct



### Legend

- Parcels
- Building Footprints

Zone: R1-6 DF  
TSN: 6304107001

Lot Size: 9,533 sq. ft.

#### Footprints:

1st Floor - 1,625 sq. ft.  
Garage - 480 sq. ft.

Lot Coverage: 22%  
Max Lot Coverage: 30%

#### Setbacks:

FYSB - 15'  
SYSB - 5'  
RYSB - 25'

\* Large Daycare shall conform with State requirements.

\* Signage is limited to 2 sqft attached to primary structure.

\* No more than 12 children permitted within daycare.

\* No more than one part time employee permitted.

\* Attention: The City does not enforce HOA standards. Ensure that you have acquired permission from Briargate Approving Authority (HOA).

1: 360



### Notes

Dang Daycare  
Large Daycare Home  
**Site Plan**

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60.0 Feet

30.00

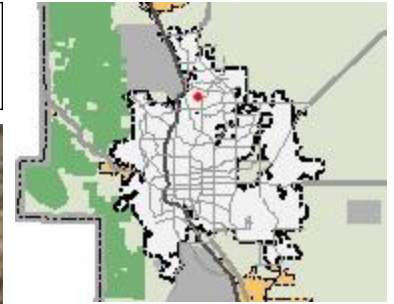
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City File No. CPC CU 22-00022

# 8105 Engleton Ct



### Legend

Parcels

**Outdoor Play Area:**  
 - Outdoor play area is provided within the fenced in backyard.  
**Required Per State Code 7.707.921 (A):** 900 sq. ft. (75 sq. ft. of usable outdoor play space for each child).  
**Provided:** 3,353 sq. ft.

**Parking:**  
 - Parking is provided both on-street in front of the home and within the driveway.

**Driveway:** +/- 2 vehicles  
**Curbside:** +/- 5 vehicles

**Attention:**  
 - Parking shall not block or impede pedestrian public right-of-way (i.e. sidewalk).  
 - On-Street parking shall not block site visibility for traffic turning right from Mirage Drive onto Engleton Ct. and traffic turning left from Engleton Ct. onto Mirage Drive.  
 - On-street parking shall not block driveways.

1: 360



60.0 0 30.00 60.0 Feet

NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Feet  
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### Notes

Dang Daycare  
 Large Daycare Home  
**Site Plan**

**City File No. CPC CU 22-0022**