

**LEGEND**

- PROJECT BOUNDARY
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- TURF AREAS
- PLANTING BED AREAS

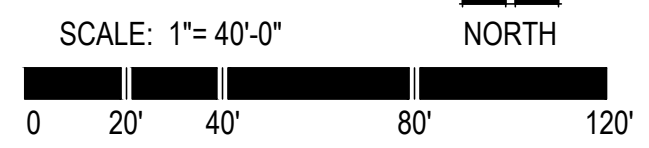
**SITE DATA**

SITE AREA: 5.45-ACRES (238,119 sf)  
 PERVIOUS AREA: 58,996 sf. (~25%)  
 IMPERVIOUS AREA: 179,123 sf. (~75%)

PROPOSED BUILDING  
 3-Story  
 APPROXIMATELY 79,850 GSF

PARKING  
 MEDICAL CLINIC - MAXIMUM PER CODE: 5/1000 SF. (413 SPACES MAX.)  
 344 TOTAL PARKING PROPOSED  
 23 HC PARKING (6.7%)

WELD COUNTY ROAD 1



**LONGMONT MOB DEVELOPMENT**

No.	Issue / Revision	Date	Name
1	PRE-APPLICATION	7/28/23	

Job Number: MC21.11571  
 Project Manager: JSM  
 Design By: JSM  
 Drawn By: JSM  
 Principal in Charge: AM

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