



1 VICINITY MAP
AS-101 N.T.S.

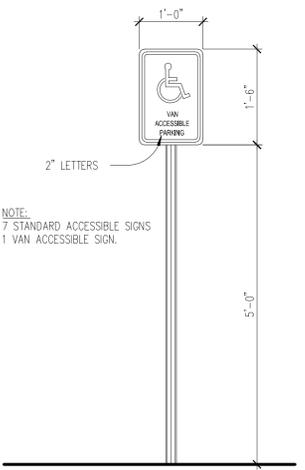
- SITE PLAN KEY NOTES:**
- EXIST. ASPHALT PARKING LOT AND PARKING STRIPING
 - EXIST. POLE MOUNTED PARKING LOT AND YARD LIGHTING, TYPICAL
 - EXIST. PUMP HOUSE & UNDERGROUND WATER STOR. TANKS FOR THE FIRE SUPPRESSION SYSTEM.
 - EXIST. FIRE HYDRANT
 - EXIST. LOADING DOCK AND RAMP
 - EXIST. DBL. FENCE - SPLIT RAIL FENCE AND BARB WIRE FENCE
 - EXIST. SPLIT RAIL FENCE
 - EXIST. BARB WIRE FENCE
 - EXIST. 6" CHAIN LINK FENCE
 - EDGE OF EXIST. PAVING
 - NEW ASPHALT PAVEMENT AND STRIPING FOR 15 PARKING SPACES.
 - NEW STRIPING AT EXIST. PAVING FOR 10 PARKING SPACES.
 - EXIST. OVERHEAD ELECTRICAL LINES
 - EXIST. UNDERGROUND ELECTRICAL LINES
 - ADA PARKING SPACE AND SIGNAGE (4 EXISTING SPACES - REPAINTING FOR 8 SPACES)
 - LOCATION OF EXISTING TRASH DUMPSTERS

SITE INFORMATION:

PROJECT LOCATION/ADDRESS: 14155 EAST HIGHWAY 24, PEYTON, CO 80831
 OWNER: STORE MASTERS FUNDING VII LLC
 100 BIG R STREET
 PUEBLO, CO. 81001-4806
 TAX SCHEDULE NO.: 4233000021
 LEGAL DESCRIPTION: PART OF SE4NW4 & PART OF SW4NW4 LY SELY OF HWY 24 & PART OF NE4NW4 LY SELY OF US HWY 24 & SWLY OF C/L OF R/W NO 1 DISC IN BK 2055-502
 LOT SIZE: 35.33 ACRES (1,548,558 S.F.)
 ZONING CLASSIFICATION: CS - COMMERCIAL SERVICES DISTRICT
 LAND USE: RETAIL, OPEN TO GENERAL PUBLIC
 EASEMENTS: UNABLE TO FIND DOCUMENTATION OF ANY EASEMENTS ON THE SITE
 PROPERTY INFORMATION:
 BUILDING SIZE EXISTING BIG-R FACILITY 43,000 S.F.
 PROPOSED BIG-R ADDITION 10,000 S.F.
 HAY BARN #1 6,000 S.F.
 HAY BARN #2 7,200 S.F.
 PUMP HOUSE 100 S.F.
 AUTOMOTIVE REPAIR BUILDING 5,500 S.F.
 TOTAL BUILDING COVERAGE: 71,800 S.F. (4.6% OF LOT)
 IMPERVIOUS AREA EXISTING IMPERVIOUS SPACE (PAVEMENT, CONCRETE, AND GRAVEL) 261,418 S.F.
 NEW PROPOSED PAVING 7,040 S.F.
 TOTAL IMPERVIOUS AREA 268,458 S.F. (17.3% OF LOT)
 OPEN SPACE 1,208,300 S.F. (78.1% OF LOT)
 OTHER SITE INFORMATION:
 1. THERE ARE NO EXISTING OR PROPOSED SIDEWALKS ON THE SITE
 2. THERE ARE NO EXISTING OR PROPOSED OPAQUE FENCES OR WALLS ON THE SITE
 3. THERE ARE NO EXISTING OR PROPOSED SIGNS ON THE SITE
 4. THE PARKING LOT LIGHTING IS EXISTING. POLE HEIGHT IS APPROX. 24'. LIGHTING INTENSITY IS UNKNOWN.
 5. ALL UTILITIES FOR THE PROPOSED ADDITION WILL BE SUPPORTED BY THE EXISTING BUILDING SERVICES

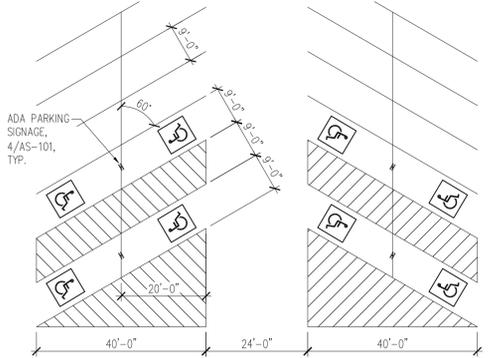
PARKING CALCULATIONS:

PROJECT CLASSIFIED AS A LESS THAN A 10-ACRE COMMERCIAL PROJECT.
 1 PARKING SPACE PER 250 S.F.
 (NOTE THAT PARKING ASSOCIATED WITH THE AUTOMOTIVE REPAIR BUILDING IS NOT INCLUDED IN THESE CALCULATIONS.)
 PARKING REQUIRED:
 EXISTING BIG-R FACILITY 43,000 S.F./250 = 172
 PROPOSED BIG-R ADDITION 10,000 S.F./250 = 40
 TOTAL PARKING REQUIRED = 212 (7 ACCESSIBLE SPACES)
 AN APPROVAL OF THE ADMINISTRATIVE RELIEF, PER SECTION 5.5.1(B)(4), LOWERS THE PARKING REQUIRED BY 20% TO 170 TOTAL SPACES (6 ACCESSIBLE SPACES)
 PARKING PROVIDED = 184 SPACES (8 ACCESSIBLE SPACES)

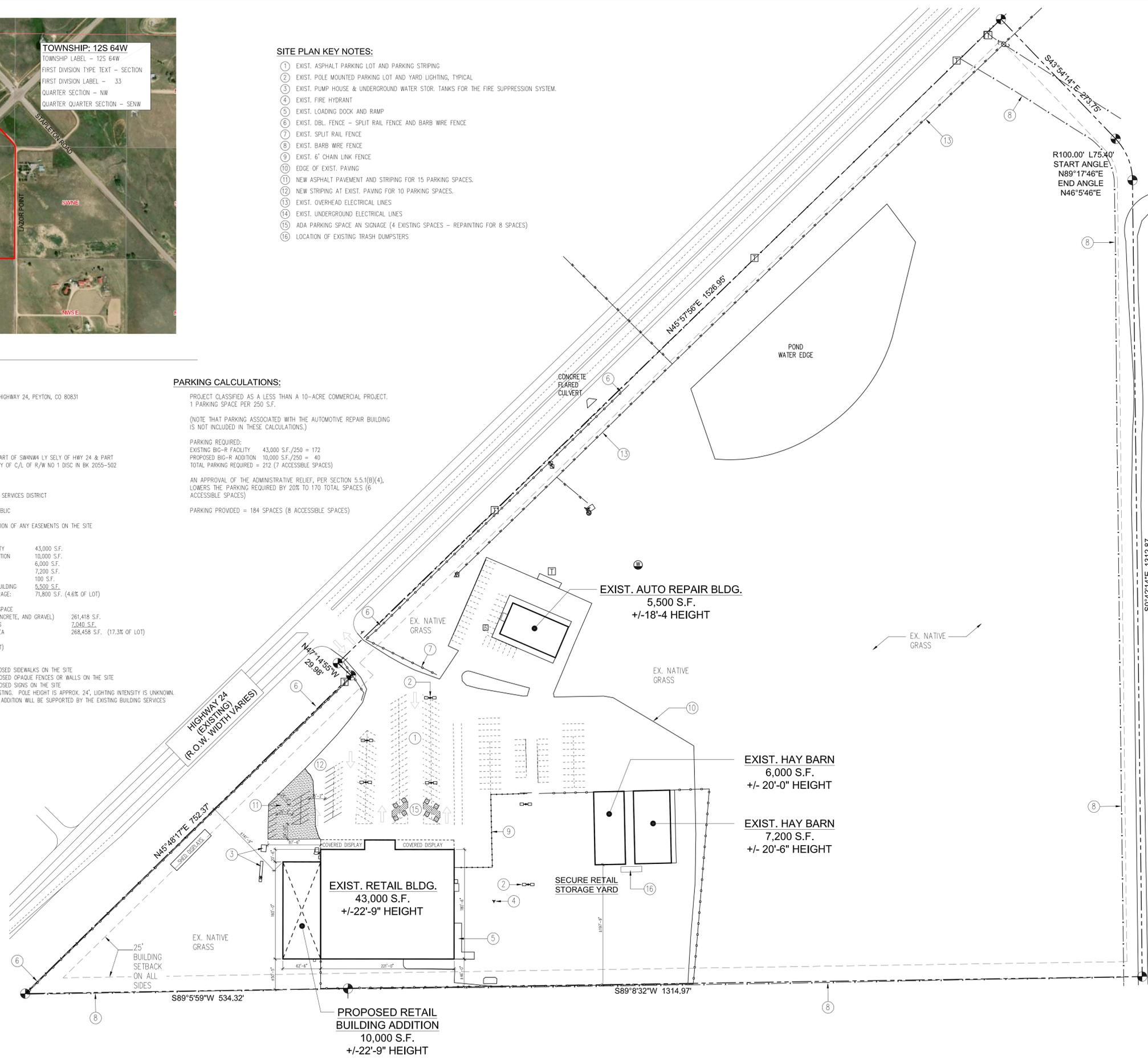


4 ADA SIGN DETAIL
AS-101 3/4" = 1'-0"

PARKING SPACE SIZES PER TABLE 6-4 AT 60 DEGREES.
 STANDARD PARKING SPACE 9' WIDE AND 20' DEEP.
 ADA PARKING: 9' WIDE AND 20' DEEP WITH ADJACENT 9' STRIPED ACCESS
 **NO COMPACT PARKING SPACES INCLUDED



3 TYPICAL PARKING DIMENSIONS
AS-101 1" = 20'-0"



2 SITE PLAN
AS-101 1" = 80'-0"



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Revisions	DATE
#	
DESCRIPTION	

BIG R - BUILDING ADDITION
 E 14155 US-24
 PEYTON, CO 80831
 D2-1002
 SDS
 DATE 08/16/21
 CHECKED -
 DRAWN BY -
 ARCHITECTURAL SITE PLAN
AS-101