

AS-101 N.T.S.

## PROJECT LOCATION/ADDRESS: 14155 EAST HIGHWAY 24, PEYTON, CO 80831

OWNER: STORE MASTERS FUNDING VIII LLC

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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

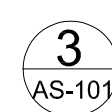
PROPERTY INFORMATION:

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)	261,419 S.F.
	NEW PROPOSED PAVING	7,040 S.F.
	TOTAL IMPERVIOUS AREA	268,459 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


$$1'' = 20'-0$$

- (1) EXIST. ASPHALT PARKING LOT AND PARKING STRIPING
- (2) EXIST. POLE MOUNTED PARKING LOT AND YARD LIGHTING, TYPICAL
- (3) EXIST. PUMP HOUSE & UNDERGROUND WATER STOR. TANKS FOR THE FIRE SUPPRESSION SYSTEM.
- (4) EXIST. FIRE HYDRANT
- (5) EXIST. LOADING DOCK AND RAMP
- (6) EXIST. DBL. FENCE - SPLIT RAIL FENCE AND BARB WIRE FENCE
- (7) EXIST. SPLIT RAIL FENCE
- (8) EXIST. BARB WIRE FENCE
- (9) EXIST. 6' CHAIN LINK FENCE
- (10) EDGE OF EXIST. PAVING
- (11) NEW ASPHALT PAVEMENT AND STRIPING FOR 15 PARKING SPACES.
- (12) NEW STRIPING AT EXIST. PAVING FOR 10 PARKING SPACES.
- (13) EXIST. OVERHEAD ELECTRICAL LINES
- (14) EXIST. UNDERGROUND ELECTRICAL LINES
- (15) ADA PARKING SPACE AN SIGNAGE (4 EXISTING SPACES - REPAINTING FOR 8 SPACES)
- (16) LOCATION OF EXISTING TRASH DUMPSTERS

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:

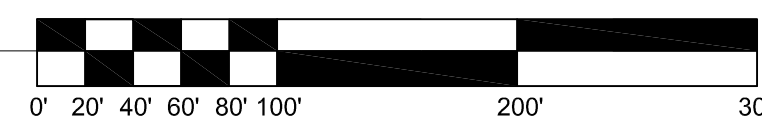
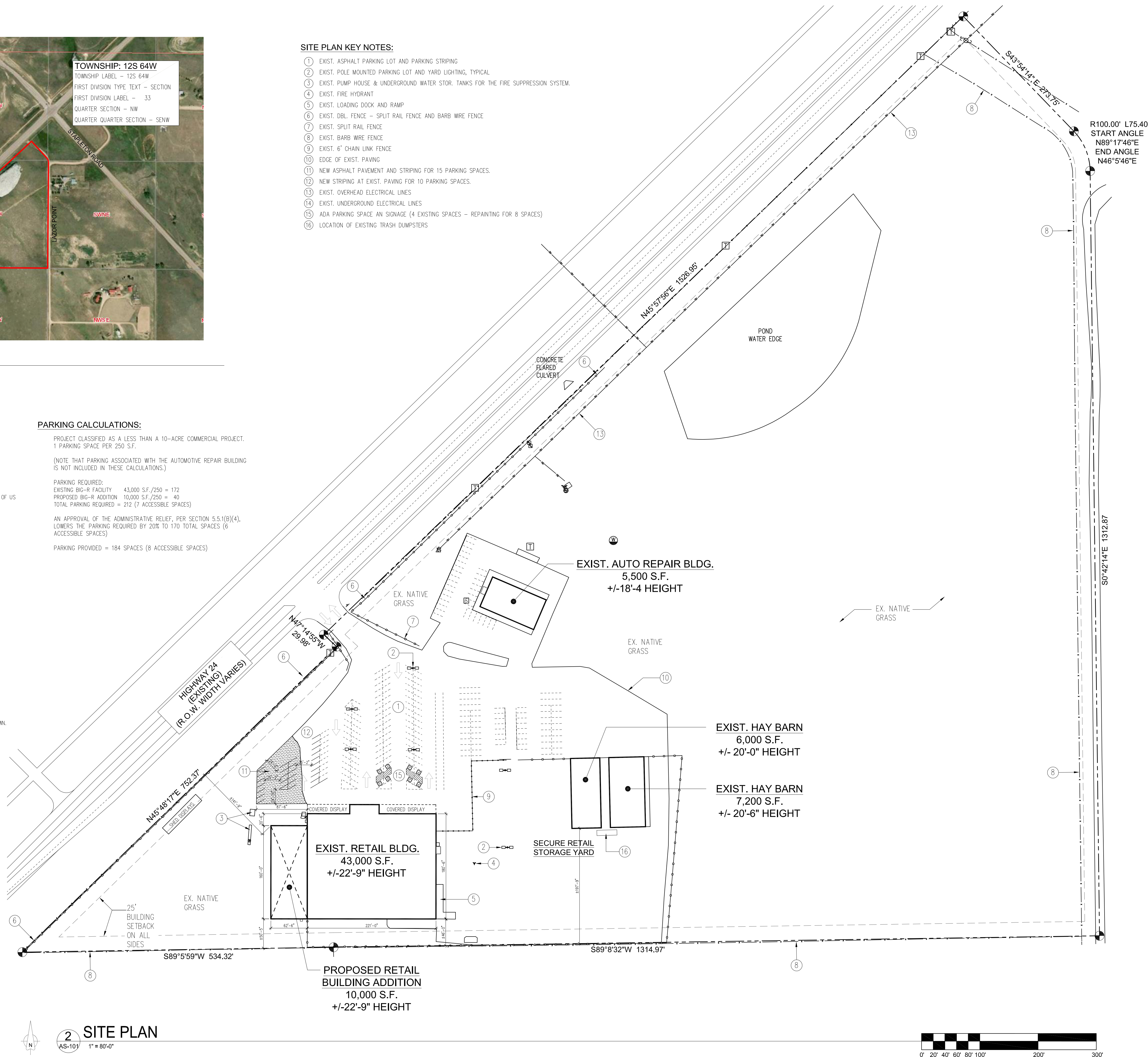
PARKING REQUIRED:

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)

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$$1'' = 80'-0''$$


Design Development Consultants @

1310 FORD STREET  
COLORADO SPRINGS CO 80915 (719) 570-1456

(C) ALL RIGHTS RESERVED

Revisions		
#	DESCRIPTION	DATE

# BIG R - BUILDING ADDITION

D2-1002

E 14155 US-24  
PEYTON, CO 80831

SD'S

DATE	07/14/21
CHECKED	-
DRAWN BY	-

ARCHITECTURAL  
SITE PLAN

AS-101