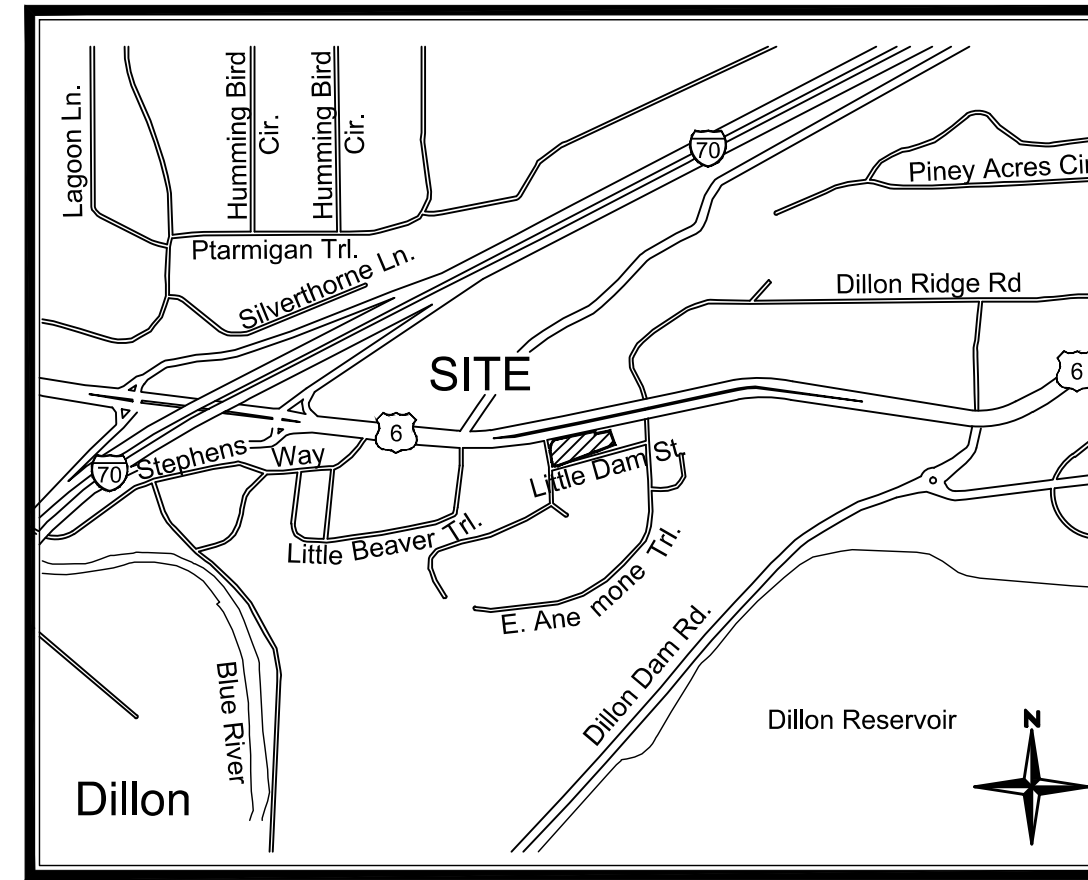


DEVELOPMENT PLAN
CHRISTY SPORTS
 LOT 42R OF A REPLAT OF LOTS 41 & 42, PTARMIGAN TRAIL ESTATES, UNIT 1
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH,
 RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE TOWN OF DILLON,
 COUNTY OF SUMMIT, STATE OF COLORADO



VICINITY MAP
 1" = 1000'

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	EXISTING FEATURES PLAN
4	GRADING PLAN
5	UTILITY PLAN

CONTACT INFORMATION

OWNER / DEVELOPER / APPLICANT:

CHRISTY SPORTS, LLC.
 CONTACT: HUGH O'WINTER
 875 PARFET STREET
 LAKEWOOD, CO 80215
 PHONE: (303) 237-6321

CIVIL ENGINEER:

REDLAND
 CONTACT: MARK CEVAAL, P.E.
 1500 WEST CANAL COURT
 LITTLETON, CO 80120
 PHONE: (720) 283-6783
 MCEVAAL@REDLAND.COM

ARCHITECT:

RTA ARCHITECTS, INC.
 CONTACT: MICHAEL RIGGS
 19 S. TEJON STREET, SUITE 300
 COLORADO SPRINGS, CO 80903
 PHONE: (719) 471-7566

TOWN ENGINEER:

TOWN OF DILLON
 CONTACT: DAN BURROUGHS
 275 LAKE DILLON DRIVE
 DILLON, CO 80435
 PHONE: (970) 262-3405
 DBURROUGHS@TOWNOFDILLON.COM



19 SOUTH TEJON ST., SUITE 300
 COLORADO SPRINGS, CO. 80903
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 FAX: 719-471-1174
 www.rtaarchitects.com



CHRISTY SPORTS - DILLON

817 DILLON ROAD LLC
 875 PARFET STREET, LAKEWOOD, CO 80215



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SHEET TITLE
COVER SHEET

RTA PROJECT NUMBER
14093.00

DATE
08.17.2017

REVISIONS		
#	DATE	DESCRIPTION
1	08.16.2017	2ND SUBMITTAL

QA/QC: **MDC**
 DRAWN BY: **WC**
 CHECKED BY: **MDC**

ISSUED FOR:
PUD APPLICATION

SHEET NO.

1

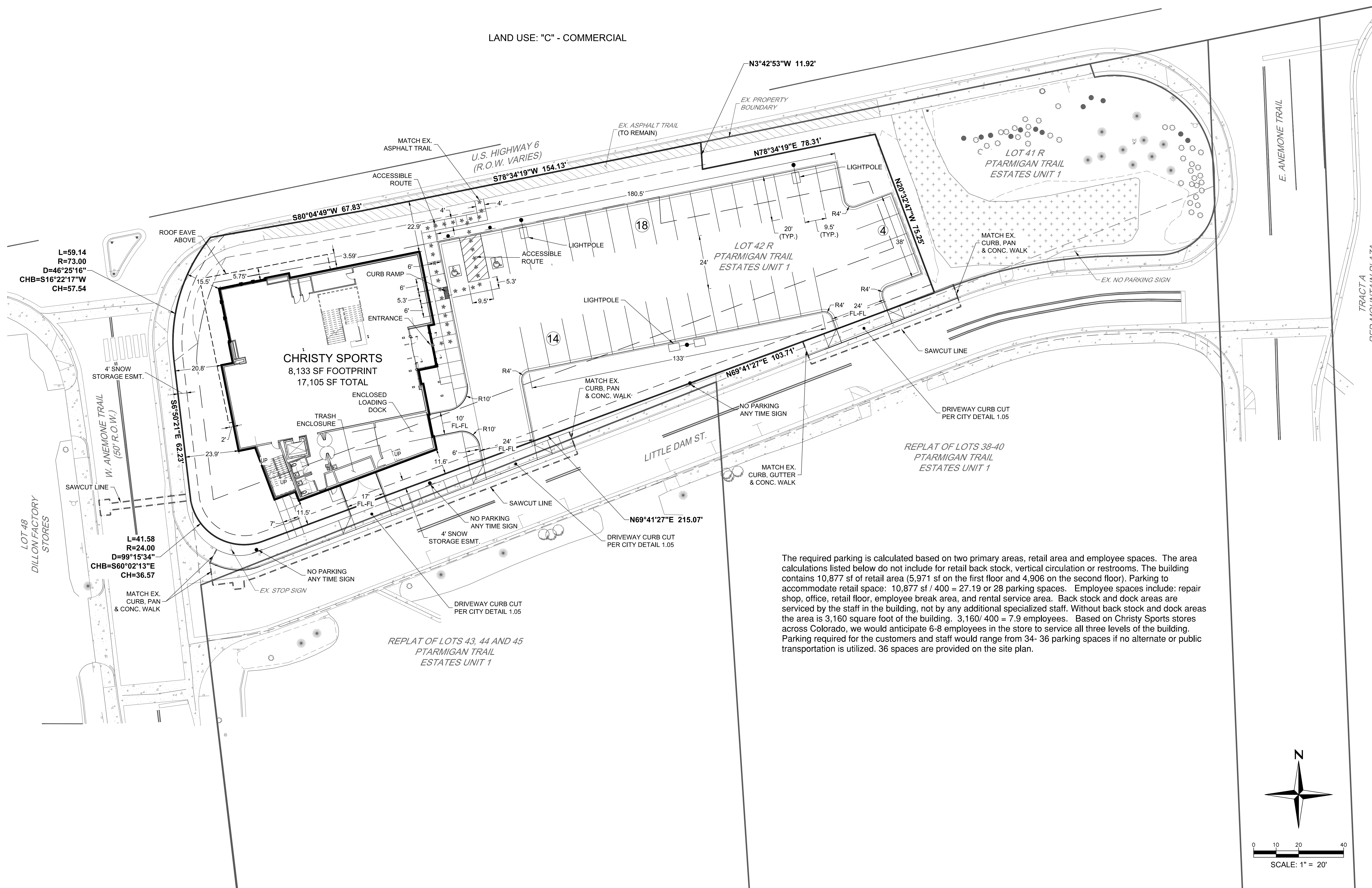
EXHIBIT B

DEVELOPMENT PLAN

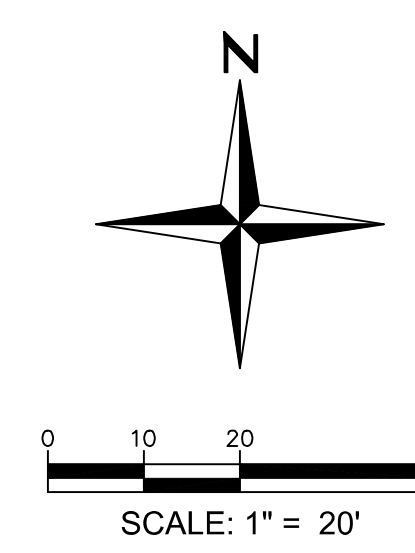
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LAND USE: "C" - COMMERCIAL



The required parking is calculated based on two primary areas, retail area and employee spaces. The area calculations listed below do not include for retail back stock, vertical circulation or restrooms. The building contains 10,877 sf of retail area (5,971 sf on the first floor and 4,906 on the second floor). Parking to accommodate retail space: 10,877 sf / 400 = 27.19 or 28 parking spaces. Employee spaces include: repair shop, office, retail floor, employee break area, and rental service area. Back stock and dock areas are serviced by the staff in the building, not by any additional specialized staff. Without back stock and dock areas the area is 3,160 square foot of the building. 3,160/ 400 = 7.9 employees. Based on Christy Sports stores across Colorado, we would anticipate 6-8 employees in the store to service all three levels of the building. Parking required for the customers and staff would range from 34- 36 parking spaces if no alternate or public transportation is utilized. 36 spaces are provided on the site plan.



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SHEET TITLE: **SITE PLAN**

RTA PROJECT NUMBER: **14093.00**

DATE: **08.17.2017**

#	DATE	DESCRIPTION
1	08/16/2017	2ND SUBMITTAL

GAGC: **MDC**
 DRAWN BY: **WC**
 CHECKED BY: **MDC**

ISSUED FOR: **PUD APPLICATION**

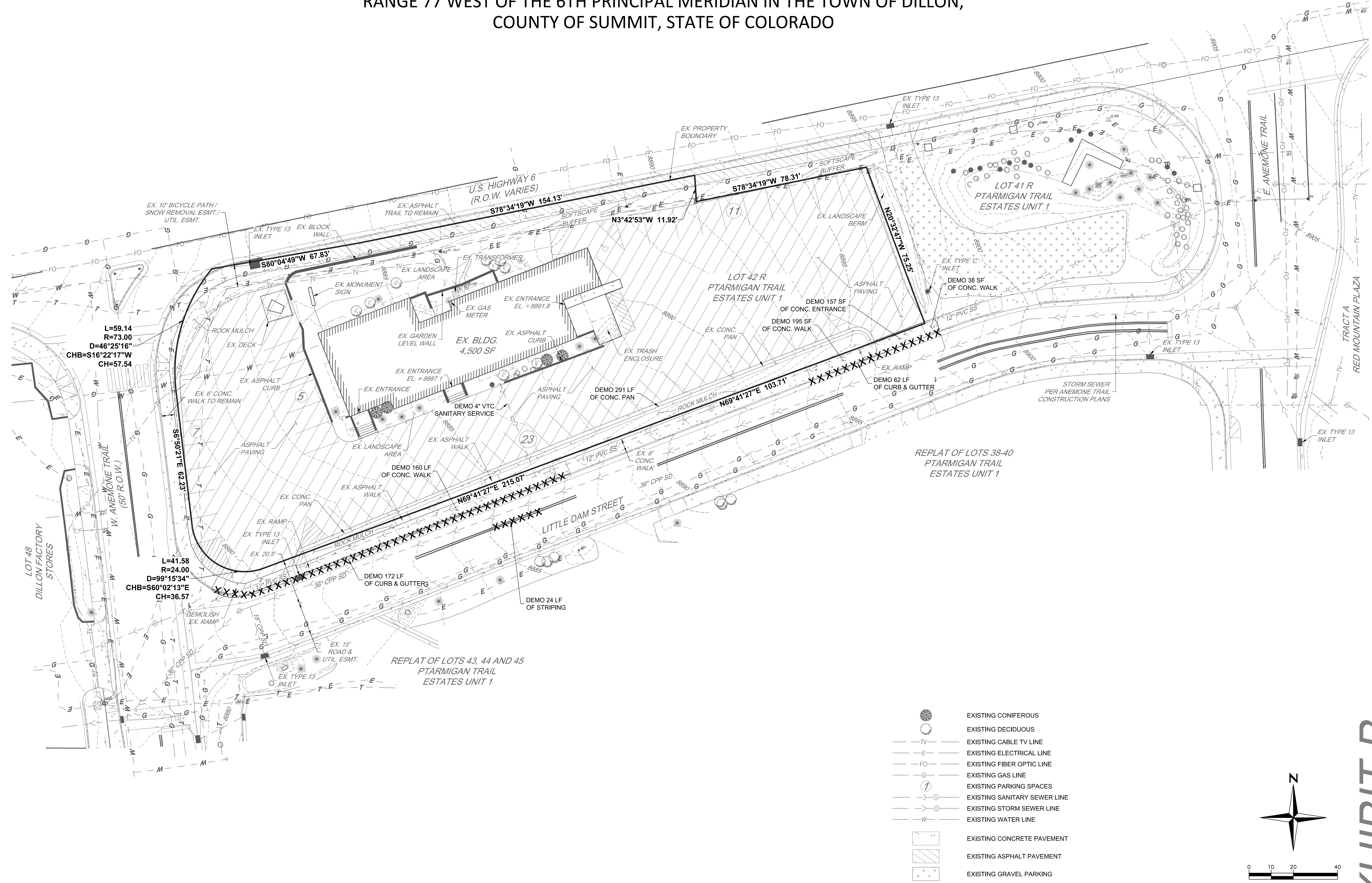
SHEET NO. **2**

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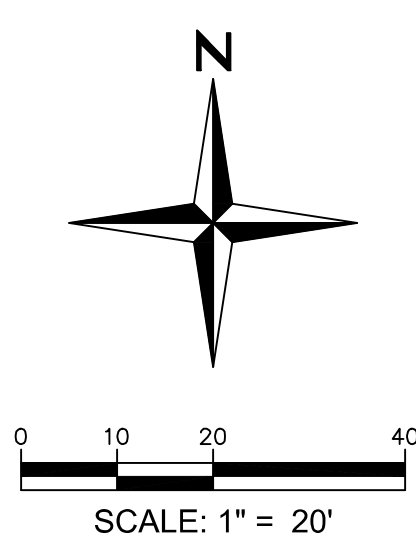
DEVELOPMENT PLAN

CHRISTY SPORTS

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 COUNTY OF SUMMIT, STATE OF COLORADO



- EXISTING CONIFEROUS
- EXISTING DECIDUOUS
- EXISTING CABLE TV LINE
- EXISTING ELECTRICAL LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING PARKING SPACES
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL PARKING



CHRISTY SPORTS - DILLON

817 DILLON ROAD LLC
 875 PAFET STREET, LAKEWOOD, CO 80215



SHEET TITLE
EXISTING FEATURES PLAN

RTA PROJECT NUMBER
14093.00
 DATE
08.17.2017

#	DATE	DESCRIPTION
1	08.16.2017	2ND SUBMITTAL

GAGC: **MDC**
 DRAWN BY: **WC**
 CHECKED BY: **MDC**

ISSUED FOR:
PUD APPLICATION

SHEET NO.
3

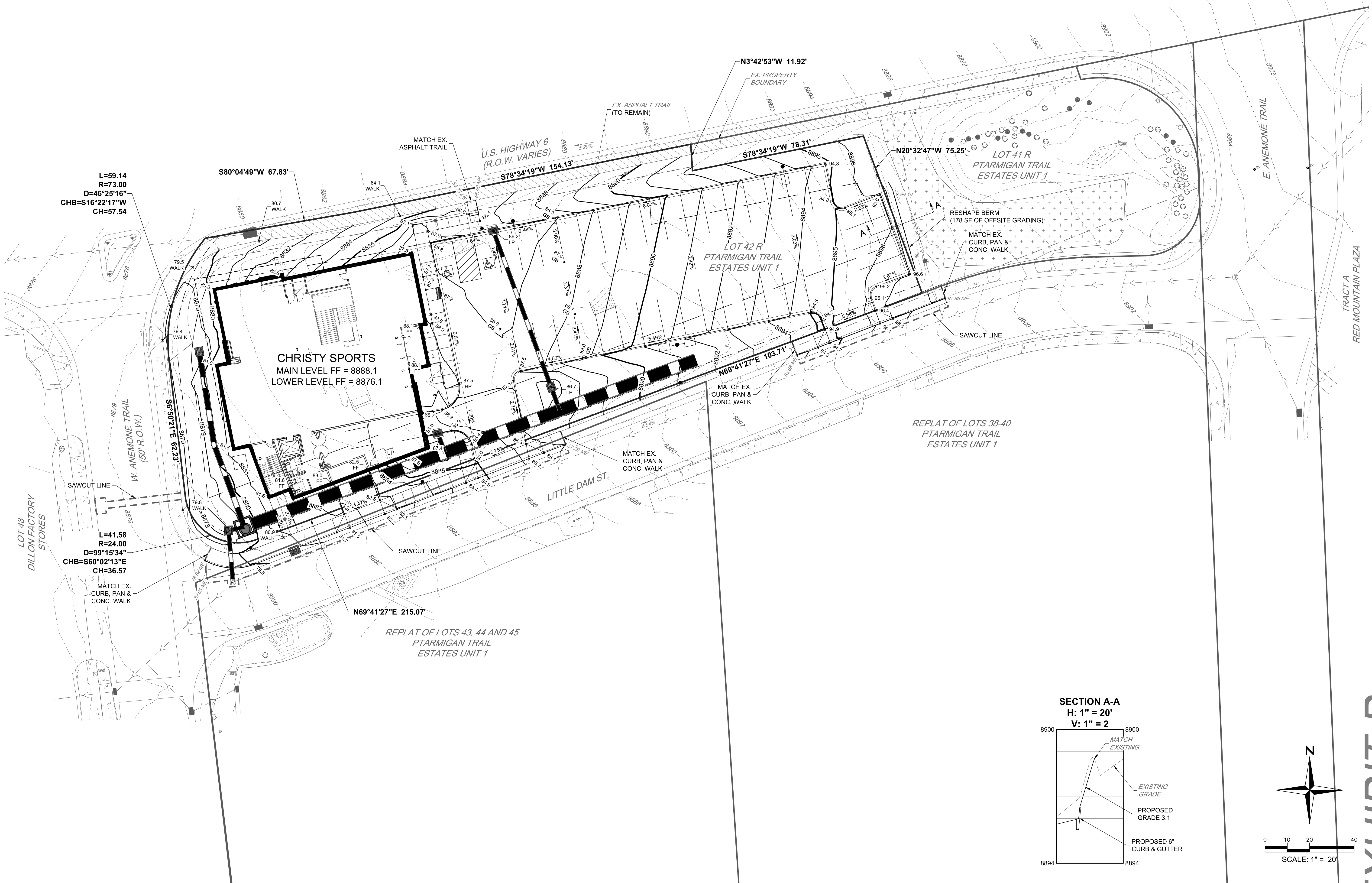
EXHIBIT B

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DEVELOPMENT PLAN

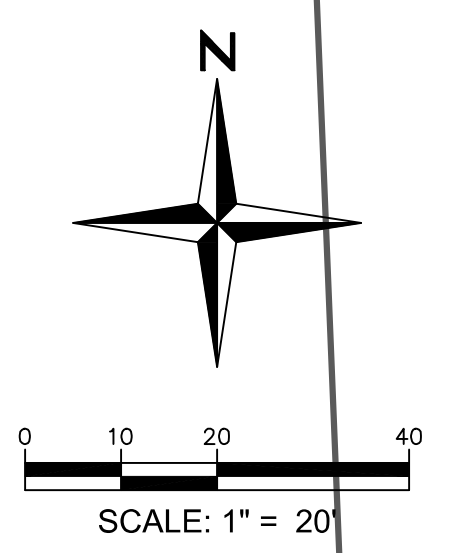
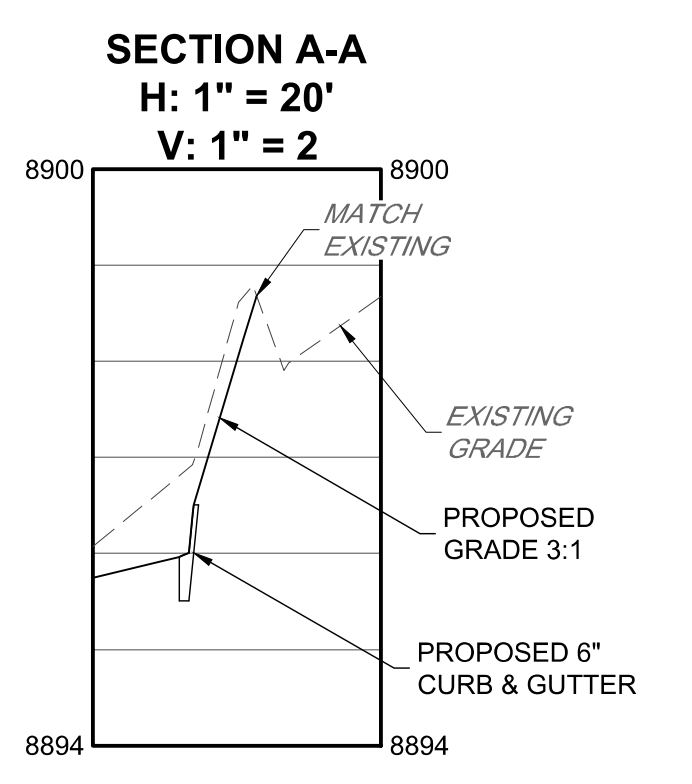
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 COUNTY OF SUMMIT, STATE OF COLORADO



L=59.14
 R=73.00
 D=46°25'16"
 CHB=S16°22'17"W
 CH=57.54

L=41.58
 R=24.00
 D=99°15'34"
 CHB=S60°02'13"E
 CH=36.57



CHRISTY SPORTS - DILLON

817 DILLON ROAD LLC
 875 PAFET STREET, LAKEWOOD, CO 80215



GRADING PLAN

RTA PROJECT NUMBER: **14093.00**
 DATE: **08.17.2017**

#	DATE	DESCRIPTION
1	08.16.2017	2ND SUBMITTAL

GACC: **MDC**
 DRAWN BY: **WC**
 CHECKED BY: **MDC**

ISSUED FOR: **PUD APPLICATION**

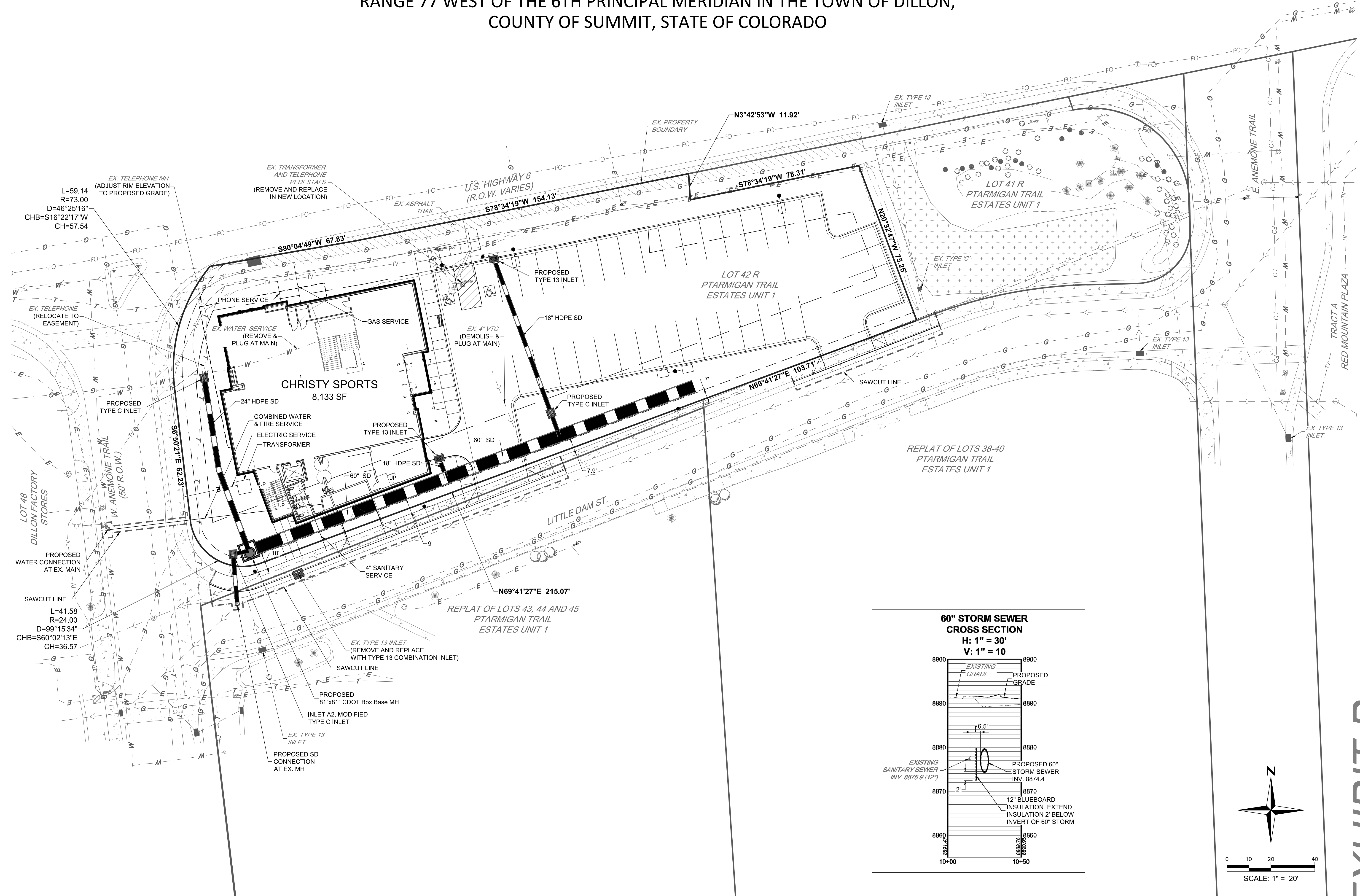
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EXHIBIT B

DEVELOPMENT PLAN

CHRISTY SPORTS

LOT 42R OF A REPLAT OF LOTS 41 & 42, PTARMIGAN TRAIL ESTATES, UNIT 1
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CHRISTY SPORTS - DILLON

817 DILLON ROAD LLC
 875 PAFET STREET, LAKEWOOD, CO 80215



UTILITY PLAN

RTA PROJECT NUMBER: **14093.00**

DATE: **08.17.2017**

REVISIONS:

#	DATE	DESCRIPTION
1	08/16/2017	2ND SUBMITTAL

ISSUED FOR: **MDC**
 DRAWN BY: **WC**
 CHECKED BY: **MDC**

ISSUED FOR: **PUD APPLICATION**

SHEET NO. **5**

EXHIBIT B