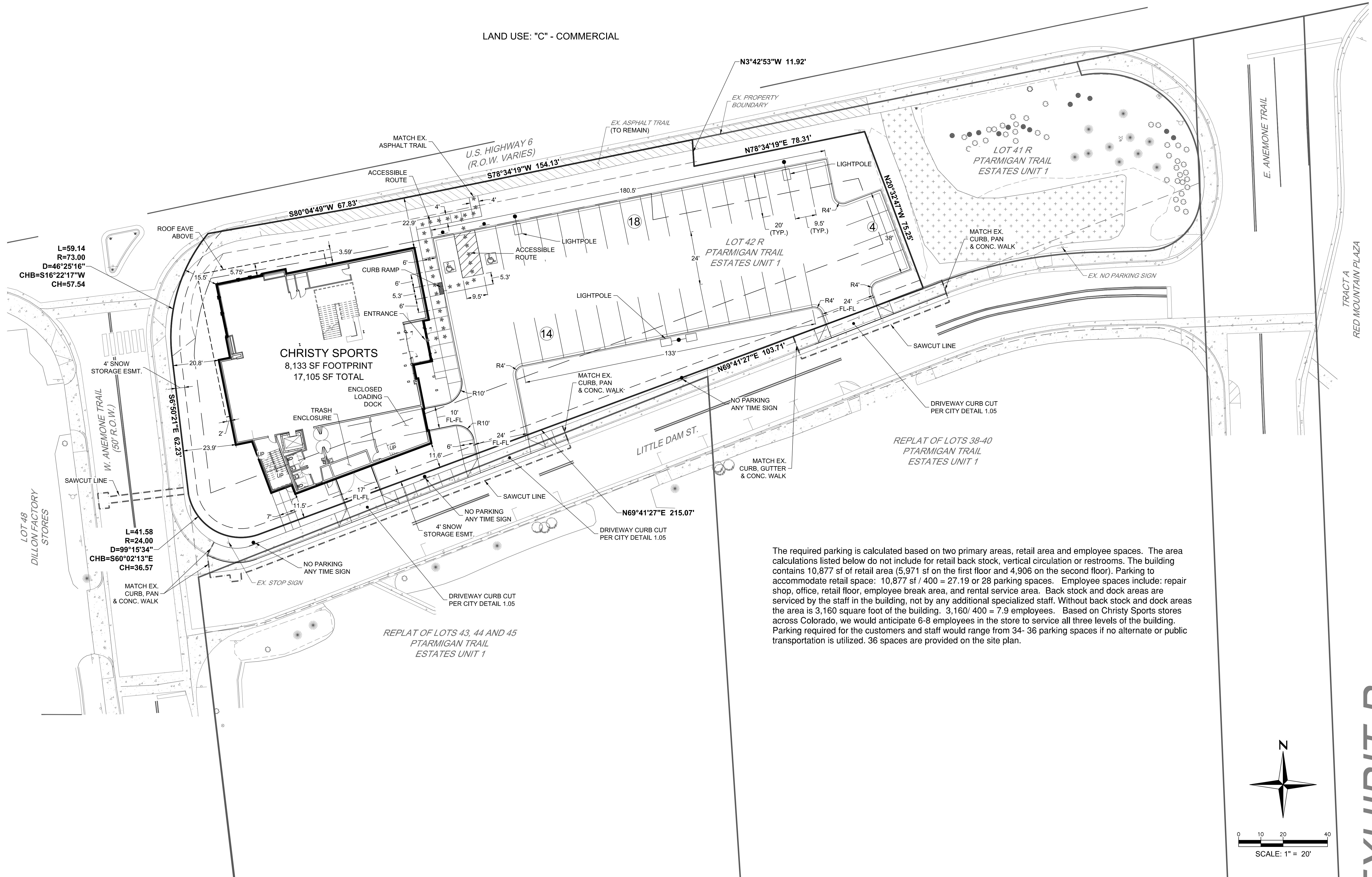


DEVELOPMENT PLAN

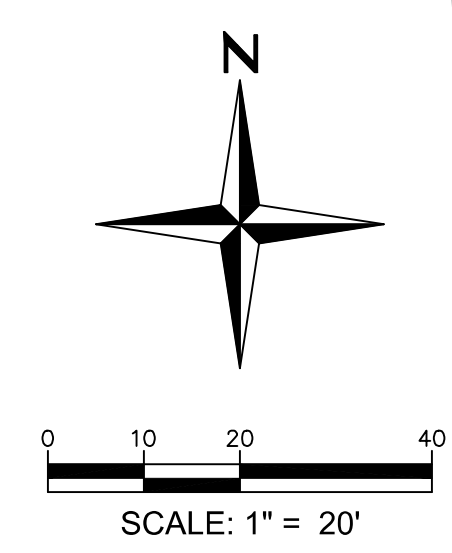
CHRISTY SPORTS

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

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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CHRISTY SPORTS - DILLON
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 875 PAFLET STREET, LAKEWOOD, CO 80215



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SITE PLAN
 RTA PROJECT NUMBER: **14093.00**
 DATE: **08.17.2017**
 REVISIONS:
 # DATE DESCRIPTION
 1 08/16/2017 2ND SUBMITTAL
 GAGC: MDC
 DRAWN BY: WC
 CHECKED BY: MDC
 ISSUED FOR:
PUD APPLICATION
 SHEET NO.
2

I:\2015\1604 - Christy Sports Dillon\CADD\Sheet\Site\DP-SITE PLAN.dwg Job: SITE PLAN Aug 16, 2017 - 12:58pm bwelshman

EXHIBIT B