



D.D. Greer Design Studio
*Urban Planning, Site, Subdivision and Landscape
Design*
13075 Sunny Slope Rd., Falcon, CO 80831
(719) 499-3874 (cell)
email: deb.j.greer@gmail.com

BSK Investments Site Development

Plan PPR 19-024

Property: 53080-00-007 Unplatted parcel

Revised

May 1, 2019

Aug. 13, 2019

Address: 7340 Utah Lane

The site is located southeast of Black Forest and Woodmen Road, on an unpaved private street, Utah Lane.

Area: 5.01 acres

Zone RR-5/UV/AO

Please accept the attached Site Development Plan for BSK Investments, located at 7340 Utah Lane.

The site is existing, and is being submitted for review in conjunction with a request to extend the existing use variance. No changes are proposed to the building, fencing or parking lot.

In a meeting at the site, Engineering asked us to update the drainage for the site to meet current standards and add a graveled drive area in the lower contractor's storage area.

Please see the Site Development Plan, sheet 1 for these updates. The delineation of the new graveled drive area was developed using the current wear paths taken from aerial photography.

A Landscape and Lighting Plan is also submitted showing some improvements in landscaping that have been successful, although the site was exempted from the landscape code requirements in the previous Zoning Variance due to well restrictions. The Landscape plan illustrates that all but a parking requirement of 2 parking lot trees are actually met on this site. The property's well permit allows no outside irrigation, and there is no reasonable place to try to establish parking lot trees due to the existing compaction and lack of planting barriers. Alternatively, the site features an excellent screen fence, which provides the lot with periodic solid bands of shade depending, as with trees, on the angle of the sun. Also, this site contains a huge marsh, pond and stream at the west end, which provides an incredible amount of habitat and greenery (approx. 52,077 sf) for a site like this.

The Lighting Plan illustrates the six wall mounted light fixtures on the building, their wattages, bulb and fixture types, pooling and grade level photometric according to the manufacturer. There are no other exterior lights on the site.