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Utah Lane Site Development Plan

May 1, 2019

Property: 53080-00-007 Unplatted parcel

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 Lighting Plan was incorporated into the Landscape Plan and 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.

Provide justification for this alternative landscape request
(IE why the trees are not provided this time when a new site
plan is proposed.)