

BSK INVESTMENTS
SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO

PARCEL ID#5308000015
OWNER: MARK & SHARON SILVERS
ZONE: RR-5
USE: RESIDENTIAL

PARCEL ID#5308000106
OWNER: MARY WESTFALL
ZONE: RR-5
USE: RESIDENTIAL

PARCEL ID#5308000070
OWNER: REBECCA J GARLETS
ZONE: RR-5
USE: RESIDENTIAL

PARCEL ID#5308000060
OWNER: SANDRA GEE
ZONE: RR-5
USE: RESIDENTIAL

CITY BOUNDARY
PARCEL ID#5308000042
GINGRICH, PHYLLIS J & MERLIN D
ZONE: CITY A-AO
USE: WAREHOUSE/STORAGE

PARCEL ID#5308000047
OWNER: WELLS & WEST PROPERTIES OF MURPHY LLC
ZONE: A-5
USE: RESIDENTIAL

PARCEL ID#5308000129
OWNER: MOUNTAIN SPRINGS CHURCH
ZONE: A-5
USE: RELIGIOUS INSTITUTION

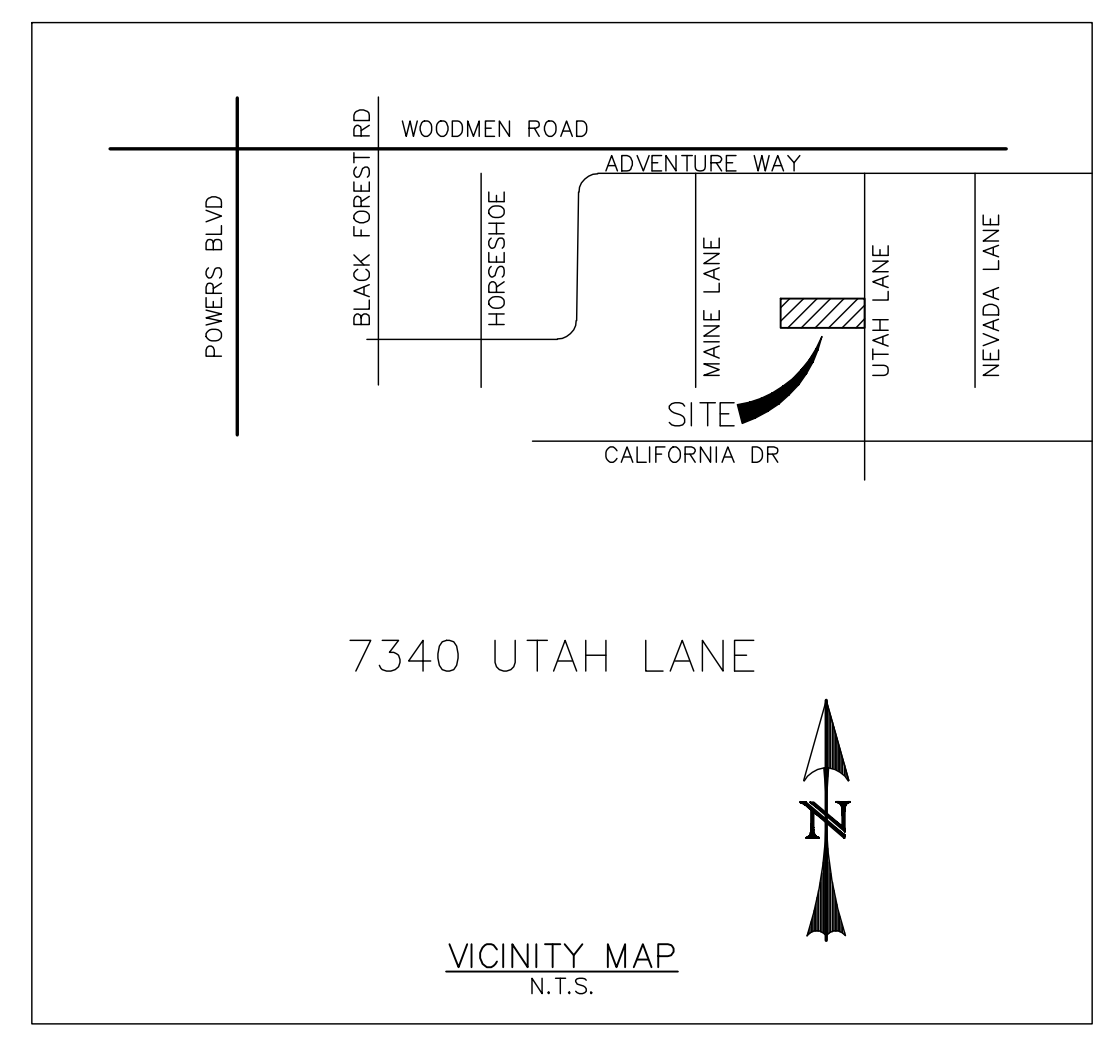
PARCEL ID#5308000062
OWNER: ANTHONY SALAZAR
ZONE: RR-5
USE: RESIDENTIAL

PARCEL ID#5308000028
OWNER: JO CAROL & PHILIP CIBOROWSKI
ZONE: RR-5
USE: RESIDENTIAL

PARCEL ID#5308000071
OWNER: WOOMEN-UTAH LLC
ZONE: RR-5
USE: VACANT

PARCEL ID#5308000082
OWNER: WOOMEN-UTAH LLC
ZONE: RR-5
USE: VACANT

PARCEL ID#5308000074
OWNER: RONALD & ANNA HUNTER
ZONE: RR-5
USE: RESIDENTIAL



SITE INFORMATION:

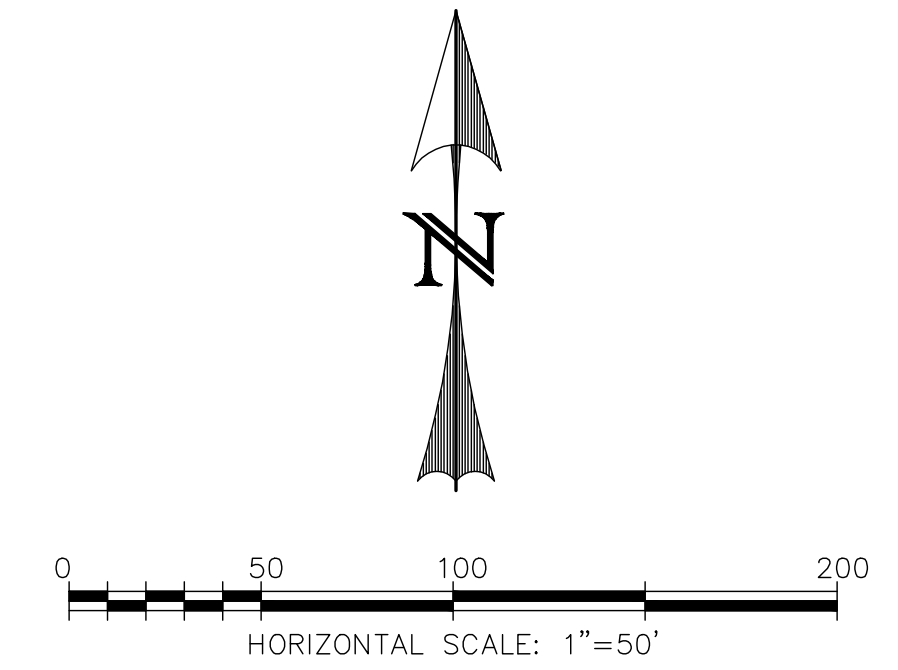
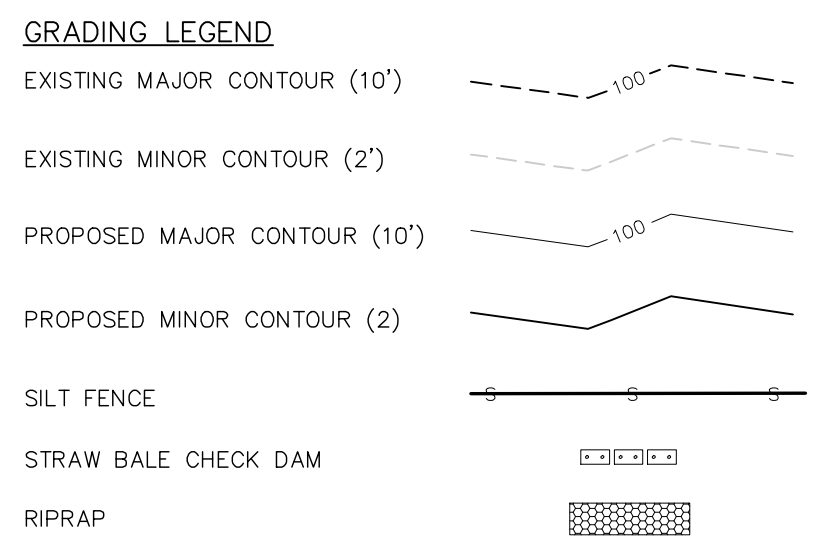
OWNER: BSK INVESTMENTS, LLC
7340 UTAH LANE
COLORADO SPRINGS, COLORADO 80923
719-520-5959

ASSESSORS' PARCEL NO.: 53080-00-007
SITE ACREAGE: 5.01 ACRES
EXISTING LAND USE: EXISTING CONTRACTORS EQUIPMENT YARD
PROPOSED LAND USE: CONTRACTOR'S EQUIPMENT YARD W/ ACCESSORY RETAIL SALES (LANDSCAPING/GROUNDSKEEPING BUSINESS)
ZONE: RR-5-CAD-AO
BUILDING LAND USE: -WAREHOUSE/SHOP - 6,000 S.F. PARKING REQ.: 1/1000 = 6
-OFFICE ADMIN. - 1,456 S.F. PARKING REQ.: 1/200 = 7
-PROPOSED ACCESSORY RETAIL SALES - 464 S.F.
PARKING REQ.: 1/250 = 2
-NO. OF EMPLOYEES: 12-14
TOTALS: 15 REQ'D, 29 PROVIDED

SITE COVERAGE:

DESCRIPTION	AREA [SF]	% SITE
BUILDING	7,920	3.6%
GRAVEL/ASPHALT LOT	32,149	14.8%
NATIVE FRONTAGE AND SIDEYARD	20,135	9.3%
FENCED STORAGE YARD	102,829	47.2%
PASTURE/OPEN SPACE	54,767	25.1%
TOTAL	217,800	100.0%

- NOTES:**
- VARIANCE OF USE TO ALLOW CONTRACTOR'S EQUIPMENT YARD IN RR-5 DISTRICT APPROVED May 14, 2009 (VA -08-010) AND PREVIOUSLY ON 11/13/03 (VA-03-011).
 - CURRENT VARIANCE OF USE REQUEST (RENEWAL AND MODIFICATION) TO ALLOW CONTRACTOR'S EQUIPMENT YARD AND ACCESSORY RETAIL SALES IN RR-5 DISTRICT AS PREVIOUSLY APPROVED AND HAVE THE LAND USE RUN WITH THE PROPERTY DEED.
 - NO PARKING ALLOWED ON UTAH LANE.
 - THIS PLAN DOES NOT REPRESENT A BOUNDARY, TOPOGRAPHIC, OR IMPROVEMENT SURVEY.



The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

Add PCD File #
PPR 19-024

11/08
DebG
revised
03-14-2019
DebG

D.D. Greer Design Studio
13075 Sunny Slope Rd., Falcon, CO 80831
(719) 499-3874
deb.j.greer@gmail.com

Markup Summary

5/30/2019 4:15:06 PM (1)



Subject: Area Measurement
Page Label: 1
Author: dsdgrimm
Date: 5/30/2019 4:15:06 PM
Color: ■

28,064 sf

5/30/2019 4:18:40 PM (1)



Subject: Engineer
Page Label: 1
Author: dsdgrimm
Date: 5/30/2019 4:18:40 PM
Color: ■

Label this PLD.
Label both PLDs as proposed.

5/30/2019 6:14:44 PM (1)



Subject: Engineer
Page Label: 1
Author: dsdgrimm
Date: 5/30/2019 6:14:44 PM
Color: ■

Outline the boundary of the contractor storage yard area. If it is within the gravel driving area, it appears that the total area of the gravel driving area and the storage yard is 28,064 sf.

6/25/2019 3:37:57 PM (1)

Add PCD File #
PPR 19-024

Subject: PCD File #
Page Label: 1
Author: Lindsay Darden
Date: 6/25/2019 3:37:57 PM
Color: ■

Add PCD File # PPR 19-024

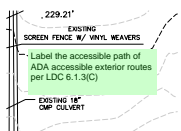
6/25/2019 3:39:29 PM (1)



Subject: ADA Note
Page Label: 1
Author: Lindsay Darden
Date: 6/25/2019 3:39:29 PM
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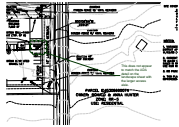
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6/25/2019 3:40:57 PM (1)



Subject: Text Box
Page Label: 1
Author: Lindsay Darden
Date: 6/25/2019 3:40:57 PM
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Label the accessible path of ADA accessible exterior routes per LDC 6.1.3(C)



Subject: Cloud+
Page Label: 1
Author: dsddarden
Date: 6/25/2019 4:21:35 PM
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This does not appear to match the ADA detail on the landscape sheet with the larger access aisle.