LAMPLIGHT RESIDENCES

Drainage Easement

BOYCHUCK AVE

1.) Owner agrees to maintain drainage access road.
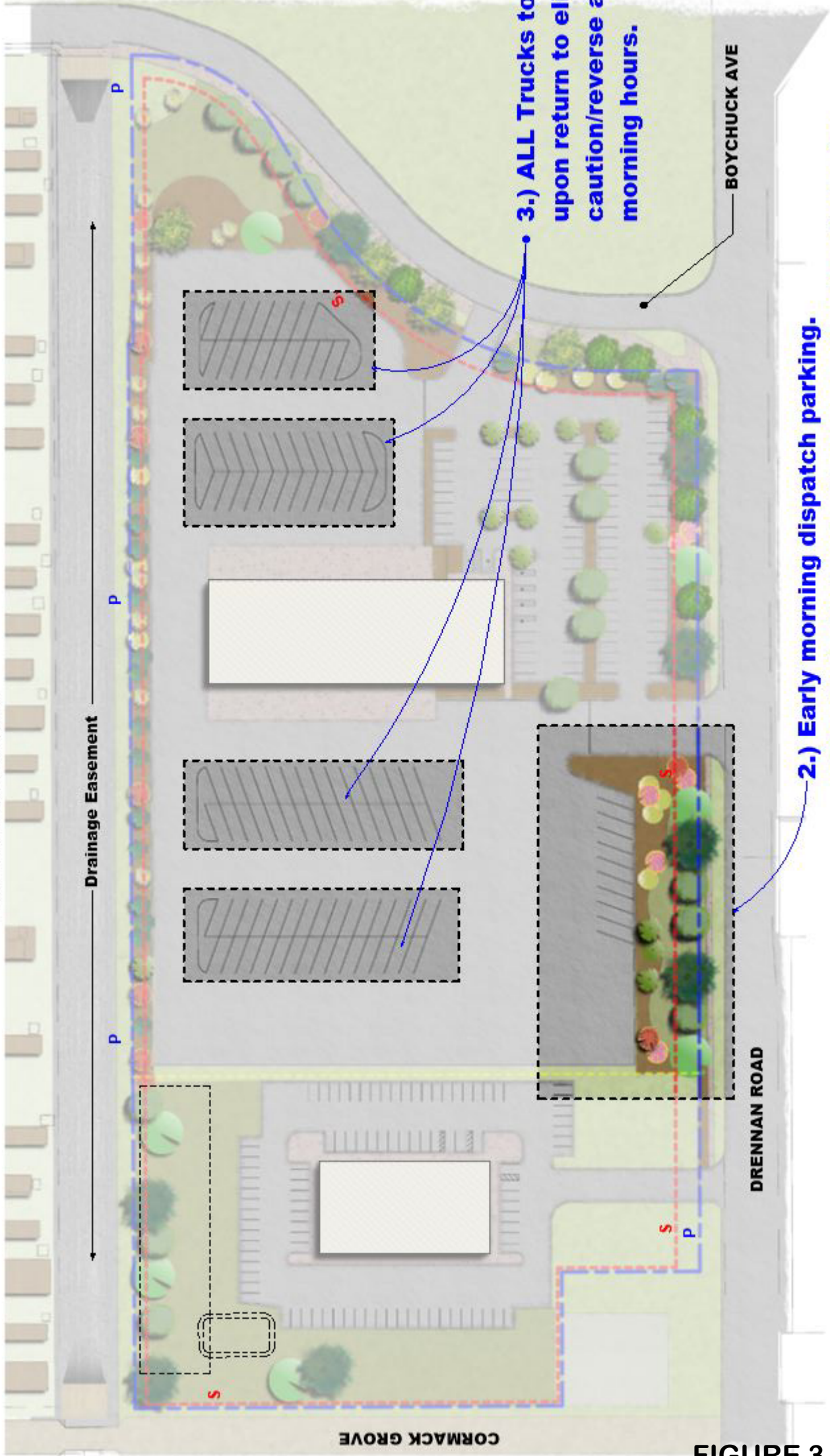
CORMACK GROVE

DRENNAN ROAD

FIGURE 3

FIGURE 3

LAMPLIGHT RESIDENCES

Drainage Easement

CORMACK GROVE

BOYCHUCK AVE

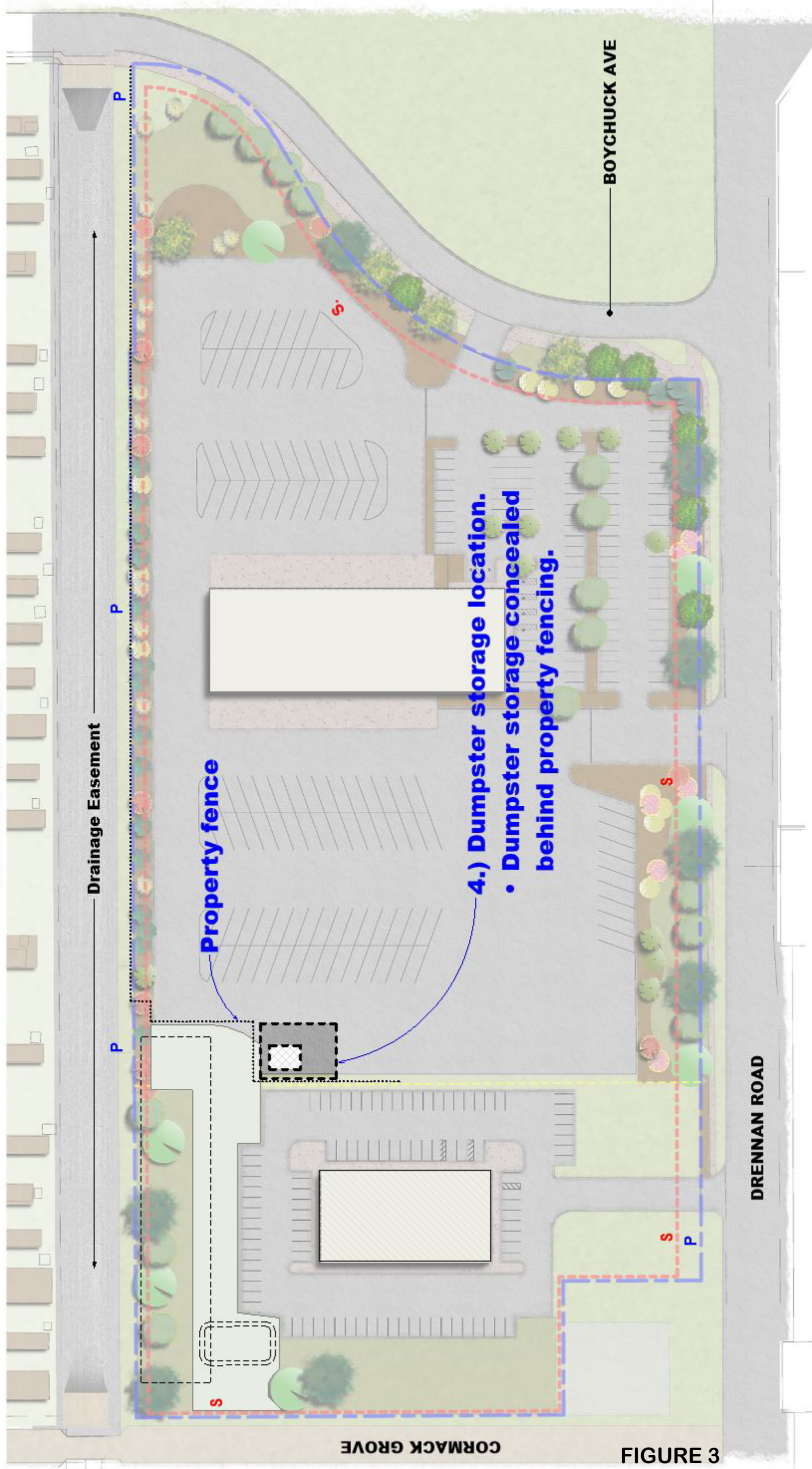DRENNAN ROAD

3.) ALL Trucks to be backed in upon return to eliminate caution/reverse alarm in the morning hours.

2.) Early morning dispatch parking.
• Trucks to be backed in upon return to eliminate caution alarm in the morning hours.
• located furthest from residences on the north boarder

LAMPLIGHT RESIDENCES

Drainage Easement

BOYCHUCK AVE

Property fence

4.) Dumpster storage location.
• Dumpster storage concealed
behind property fencing.

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CORMACK GROVE

DRENNAN ROAD

FIGURE 3

FIGURE 3

Labels within the figure:

LAMPLIGHT RESIDENCES
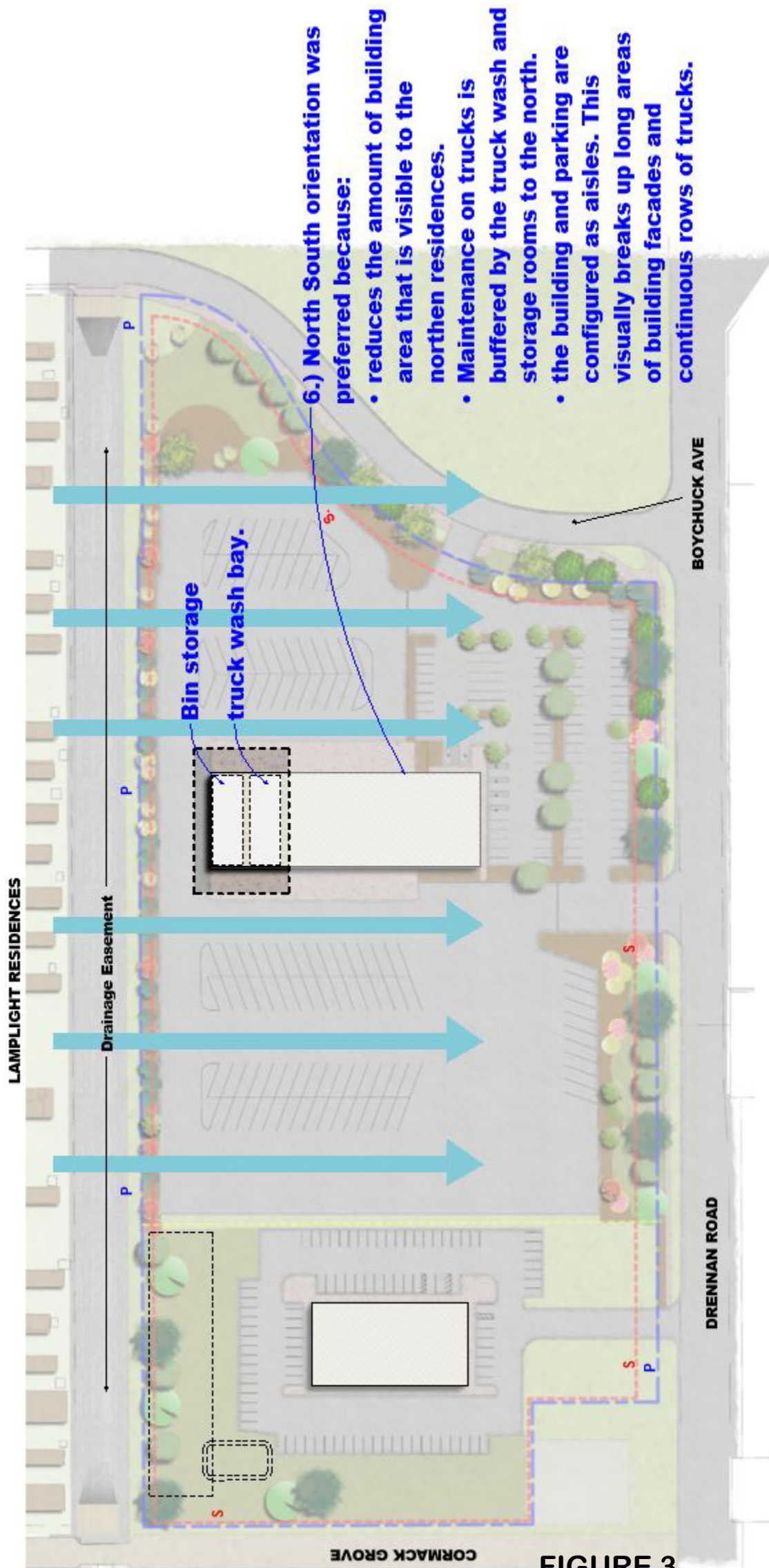
Drainage Easement

BOYCHUCK AVE

DRENNAN ROAD

CORMACK GROVE

noise

5.) East/West building orientation was not chosen because :
- residents would have more visibility into the truck bays.
- Maintenance on trucks is more likely to be in audible range.
- creates a continuous, linear row of truck parking to the north instead of the current, broken aisle configuration.

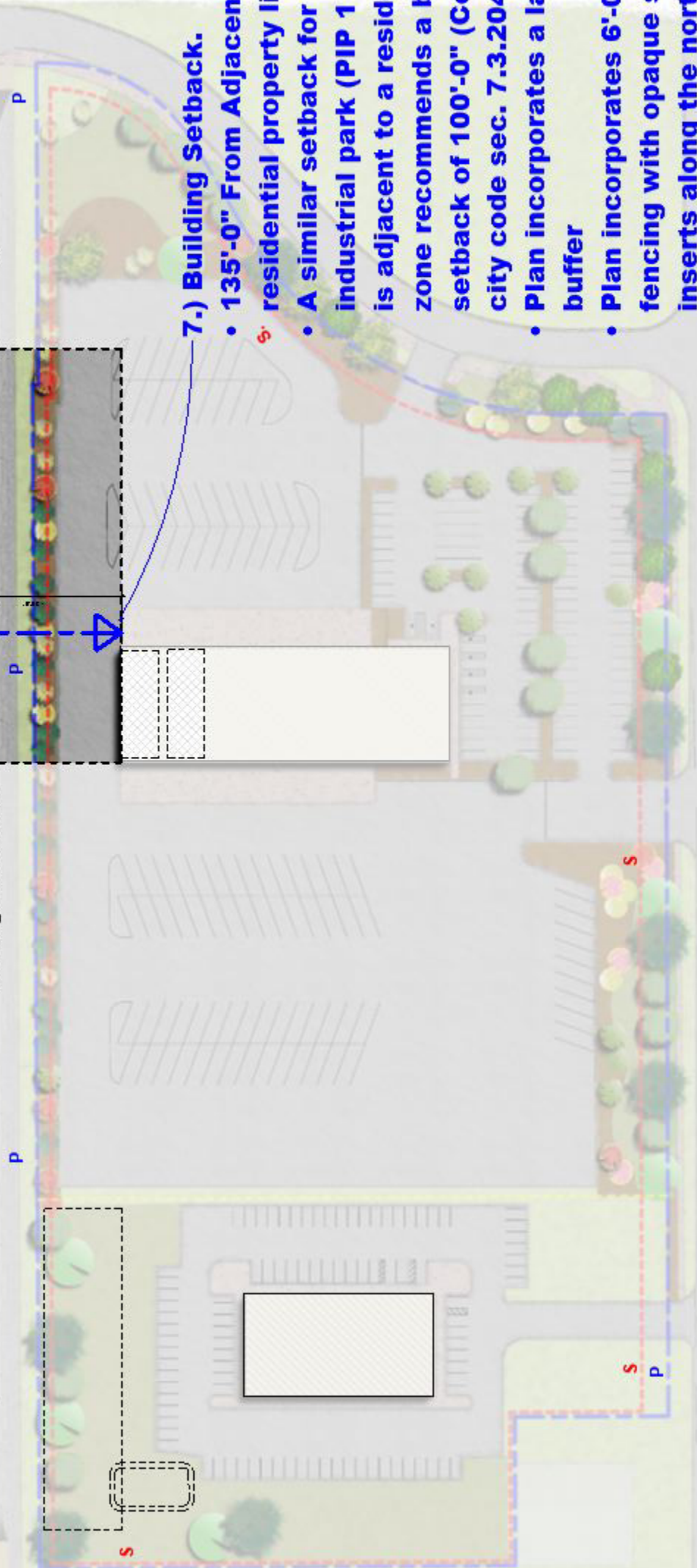LAMPLIGHT RESIDENCES

Drainage Easement

Bin storage

truck wash bay.

6.) North South orientation was preferred because:
- reduces the amount of building area that is visible to the northen residences.
- Maintenance on trucks is buffered by the truck wash and storage rooms to the north.
- the building and parking are configured as aisles. This visually breaks up long areas of building facades and continuous rows of trucks.

BOYCHUCK AVE

DRENNAN ROAD

CORMACK GROVE

FIGURE 3

LAMPLIGHT RESIDENCES

Drainage Easement

7.) Building Setback.
• 135'-0" From Adjacent residential property line.
• A similar setback for an industrial park (PIP 1 &2) that is adjacent to a residential zone recommends a building setback of 100'-0" (Co Spgs city code sec. 7.3.204)
• Plan incorporates a landscape buffer
• Plan incorporates 6'-0" high fencing with opaque slat inserts along the northern boarder.

DRENNAN ROAD

CORMACK GROVE

FIGURE 3

ACADEMY BLVD.

LAMPLIGHT RESIDENCES

Drainage Easement

8.) Residential boundary approximately 80'-0" from Academy Boulevard

DRENNAN ROAD

CORMACK GROVE

FIGURE 3