

August 29, 2023

Plan Revision Narrative

Project Skifree – Site Plan Amendment 1

This bulletin narrative contains the civil updates for the previously approved site plan. These changes are reflected in the Site Plan sheets provided with this narrative. The site plan is being amended to show improvements, some of which may be built in the future.

The changes are as follows:

1. Sheet 1 – Cover Sheet
 - a. Fence and Gate Detail sheet 36 was added.
2. Sheet 3 – Phasing Plan
 - a. Concrete pad and power equipment across from southwest corner of the building moved to future improvements. The curb is to continue around the equipment pad adjacent to the parking lot as shown.
 - b. Enlarged trash enclosure and screen fencing on north side of building moved to future improvements.
3. Sheet 4 – Overall Site Plan
 - a. Linear footage of automatic barrier arm decreased from 16 linear feet for each arm to 14 linear feet for each arm.
 - b. Manual swing gate moved before automatic barrier arms (no change in size).
4. Sheet 6 – Site Plan
 - a. Monument Sign location changed in the northwest direction. The original sign was to be approximately 9.02' from back of walk. The new monument sign has moved approximately 16.60' west and 7.6' north and is to be 1.21' off back of walk.
5. Sheet 7 – Site Plan
 - a. Linear footage of automatic barrier arm decreased from 16 linear feet for each arm to 14 linear feet for each arm.
 - b. Manual swing gate moved before automatic barrier arms (no change in size).
6. Sheet 9 – Site Plan
 - a. New Monument Sign on the southwest corner of Salida Street and 37th Avenue. From the middle of the eastern side of the sign to Salida street sidewalk, the sign is 12.2' off the back of the walk. From the northwest corner of the sign to the 37th Avenue sidewalk the sign is 9.8' off the back of the walk.
 - b. Box Truck entry gate changed to a swing gate.
 - c. Curb line gets wider where the swing gates are to be stationed to allow for full movement in the drive aisle.
 - d. North trash enclosure and screening walls have been enlarged and moved to a future improvement.
7. Sheet 11 – Site Plan
 - a. Linear footage of automatic barrier arm decreased from 16 linear feet for each arm to 14 linear feet for each arm.
 - b. Manual swing gate moved before automatic barrier arms (no change in size).
 - c. Pad for power equipment moved to future improvements. Curb to continue around the future power equipment adjacent to the parking lot.

8. Sheet 13 – Site Plan
 - a. Enlarged trash enclosure and screening wall to the south side of the building. Loss of one truck parking bay adjacent to the building
9. Sheet 20 – Preliminary Grading Plan
 - a. Pad for power equipment moved to future improvements.
10. Sheet 33 – Overall Fence and Gate Plan
 - a. Showing screening for enlarged trash enclosures to be per Gateway Standards.
 - b. Showing screening for the future equipment pad to be per Gateway Standards.
 - c. Chain link fence for manual swing gates at main truck entry moved north along access road.
 - d. Box truck entry fencing adjusted to fit with the new automatic swing gate.
 - e. Added detail 2 and 3 for the south and north trash enclosure.
11. Sheet 34 – Fence and Gate Details
 - a. Box truck entry plan (Detail 2) updated to a swing gate.
 - b. Auto entry plan (Detail 4) updated.
 - c. Barrier arm elevation – at auto parking (guardhouse similar) (Detail 5) updated.